



Planning and Zoning Commission
Goldberg/LGD Ventures, LLC. - Conditional Rezone — RZ2021-0030

Findings of Fact, Conclusions of Law, and Order
Conditional Rezone - RZ2021-0030

Findings of Fact

1. Darren Goldberg of LGD Ventures, LLC, is requesting a conditional rezone of parcel R30117 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone Rural Residential) Zone. The request also includes a proposed Development Agreement with conditions.
2. The 78.5-acre property (Parcel No. R30117) is located on the south side of Lewis Lane, approximately 1300 ft. east of the intersection of Sky Ranch Road and Lewis Ln., Nampa, Idaho. The property is located in a portion of the NE ¼ of Section 13, T2N, R3W, B.M., Canyon County, Idaho.
3. The conditional rezone is being considered concurrently with the Preliminary Plat for Lewis Heights Subdivision (SD2021-0018).
4. The subject property is not located within an area of city impact.
5. The subject property is located within Nampa Highway District No. 1, Upper Deer Flat Fire District, Nampa School District and Boise Project Board of Control.
6. On April 7, 2022, the Planning and Zoning Commission recommended denial of Case No. RZ2021-0030 and SD2021-0018.
7. On November 16, 2022, the Board of County Commissioners held a public hearing at which time they agreed with the applicants request to send the case with new evidence back to the Planning and Zoning Commission review and recommendation.
8. Additional materials from applicant including, but not limited to, updated Preliminary Plat, memo related to community water system, modified letter of intent, and fire district information has been submitted.
9. A neighborhood meeting was held on March 16, 2021 pursuant to CCZO §07-01-15.
10. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on November 8, 2023. Full political notice was sent on November 8, 2023. Newspaper notice was published on November 10, 2023. Property owners within 600' were notified by mail on November 8, 2023. The property was posted on November 16, 2023.
11. The record includes all testimony received at the public hearing held on December 21, 2023, as well as public testimony from other hearings, as noted in the minutes of those hearings, the staff report, exhibits, late exhibits entered into the record on December 21, 2023 at the Planning and Zoning hearing and documents in Case file No. RZ2021-0030.

Conclusions of Law

For this request, the Planning and Zoning Commission must find and conclude the following regarding the Standards of Review for a Conditional Rezone (CCZO §07-06-07(6)):

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The proposed conditional rezone is in general conformance with the 2020 future land use map and comprehensive plan.

Finding: The subject property is designated as "residential" on the Future Land Use map within the 2020

Canyon County Comprehensive Plan. The request is in general conformance with the following policies and goals:

Chapter 1. Property Rights

Goal 1. Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.

Policy 7. Develop ordinances that identify or define uses associated with each land use zone to promote clear understanding of property rights.

Policy 8. Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.

Policy 12. Property owners acknowledge and expect that Canyon County will preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land uses.

Chapter 2. Population

Goal 1. Consider population growth trends when making land use decisions.

Policy 3. Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.

Chapter 5. Land Use

Goal 1. To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.

Goal 2. To provide for the orderly growth and accompanying development of the resources within the county that is compatible with the surrounding area.

Goal 3. Use appropriate techniques to mitigate incompatible land uses.

Goal 5. Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

Goal 6. Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur.

Policy 1. Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.

Policy 2. Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.

Policy 6. Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.

Agricultural Policy 3. Canyon County supports Idaho's Right to Farm laws (Idaho Code § 22-4501-22-4504), as amended.

Residential This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established.

Chapter 8. Public Services, Facilities and Utilities Component

Policy 3. Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.

Chapter 9. Transportation

Policy 13. Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes.

Chapter 11. Housing

Goal 1. Encourage opportunities for a diversity of housing choices in Canyon County.

Chapter 12. Community Design

Policy 9. Encourage pressurized irrigation systems using non-potable water where reasonably possible (Idaho Code 67-6537).

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: The proposed conditional rezone is not more appropriate than the current zoning designation of agriculture.

Finding: When considering the surrounding land uses, the proposed conditional rezone is not more appropriate than the current zoning of "agriculture." The parcel is still in productive agriculture based on site photos taken and public testimony received.

3. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The proposed conditional rezone is not compatible with the surrounding land uses.

Finding: The proposed conditional rezone is not compatible with the surrounding uses. The parcel is still in productive agriculture based on site photos taken and public testimony received.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed conditional rezone will have a negative impact to the character of the area.

Finding: The proposed conditional rezone will have a negative impact to the character of the area. Changing the zone to residential will affect productive agriculture including aerial spraying. The productive agriculture operations in the surrounding area is a concern for agricultural vehicle traffic. There are concerns about water availability and the impact of increased traffic.

5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed conditional rezone?

Conclusion: Adequate sewer, water & drainage will be provided to accommodate the conditional rezone.

Finding: Platting as a residential subdivision is required for the proposed development. The developer shall meet agency requirements at the time of development.

- *Individual septic systems* are proposed for each residential lot. The site is not located within a nitrate priority area. The requirements of Southwest District Health Department shall be met, including, but not limited to, an approved Subdivision Engineering Report (SER) with the final plat. A Pre-Development meeting was conducted with Southwest District Health showing that groundwater monitoring has begun.
- *Community Water System* is proposed this development. The applicant provided hydrology studies that demonstrate development will not impact the aquifer or existing property owner's rights to the aquifer.
- *Pressurized irrigation* will be provided to each residential lot. The applicant's letter of intent indicates the existing irrigation well on the property will be used to supply the water. A pump station will be placed within a common lot to be used for irrigation and fire suppression.
- *Storm Water Drainage* will be retained on site via retention ponds.

6. Does the proposed conditional rezone 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? What measures have been taken to mitigate road improvements or traffic impacts?

Conclusion: The conditional rezone of the subject property will not cause undue interference with existing or future traffic patterns as proposed.

Finding: No evidence has been provided that the proposed conditional rezone will require public street improvements to provide adequate access. The number of lots proposed will not trigger a traffic impact study.

The requirements of Nampa Highway District No. 1 shall be met throughout the platting stage of the development.

7. Does legal access to the subject property for the development exist or will it exist at the time of development?

Conclusion: The property has frontage on Lewis Lane, a public road.

Finding: The requirements of Nampa Highway District No. 1 shall be met for access to the site. The highway district is a signatory on the final plat.

8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Some essential services will not adequately be provided to accommodate the proposed use.

Finding: The proposed use will negatively impact schools that are overcrowded. The applicant did not identify a school bus stop location. Nampa School District is requesting a lighted bus stop area. (Exhibit I, Attachment 7a) Emergency Services would be negatively impacted with the partial reliance on in-home sprinkler systems, which the County has a problem enforcing. Public testimony was given that Emergency Services will be impacted. Deer Flat Fire District has approved the applicant's plan for fire suppression. (Exhibit C, Attachment 8)

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case #RZ2021-0030, a conditional rezone from an "A" zone (Agricultural) to an "CR-R-R" zone (Conditional Rezone Rural Residential) for Parcel No. R30117.

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. Apply at a later time when residential uses have expanded and there is less nearby active agriculture in the area.
2. Apply at a later date when more definitive information exists for ground water levels and impact of development.

DATED this 4 day of January, 2024.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO


Robert Sturgill, Chairman

State of Idaho)

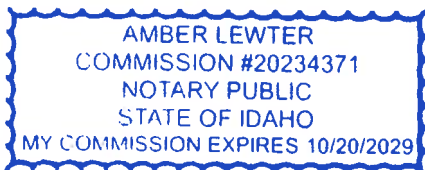
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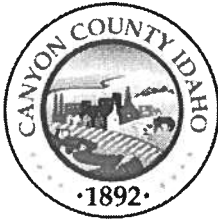
County of Canyon County)

On this 4 day of January, in the year 2023, before me Amber Lewter, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: Amber Lewter

My Commission Expires: 10/20/2029





CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, December 21, 2023
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Brian Sheets, Acting Chairman
Patrick Williamson, Commissioner
Harold Nevill, Commissioner
Geoff Mathews, Commissioner
Matt Dorsey, Commissioner

Staff Members Present: Sabrina Minshall, Director of Development Services
Jay Gibbons, Assistant Director of Development Services
Debbie Root, Principal Planner
Dan Lister, Principal Planner
Michelle Barron, Principal Planner
Emily Keister, Associate Planner
Amber Lewter, Hearing Specialist

Acting Chairman Sheets called the meeting to order at 6:30 p.m.

Commissioner Williamson read the testimony guidelines and proceeded to the first business item on the agenda.

Director of Development Services Sabrina Minshall advised there is a request for a continuance on an item and the Commissioner can amend the agenda or address it when they get to that case. Acting Chairman Sheets asked if there was a motion to amend the agenda. Commissioner Nevill stated they could amend the agenda to discuss if they are going to continue it and if the decision is they will hear the case then put the case back to where it originally was on the agenda. Acting Chairman Sheets stated the agenda has been set and noticed and would not be in favor of amending the agenda, if there is good reason to continue the case, those will be brought up during that portion of the hearing. The issue of continuance died due to lack of a motion by the commission.

Item 1A:

Case No. CU2022-0036- AK Feeders - Approval of revised FCO's.

Commissioner Nevill stated he has a suggested change on page 13 finding 9, it is a quote, there needs to be a closed quotation mark. Acting Chairman Sheets agrees.

MOTION: Commissioner Nevill moved to approve & sign the revised Findings of Facts. Motion seconded by Commissioner Dorsey. Commissioner Williamson and Commissioner Mathews abstained. Voice vote, motion carried.

Item 2A:

Case No. SD2021-0058- Ridgeline Vistas Subdivision: The applicant, Ridgeline Vistas, LLC, represented by KM Engineering, LLP, is requesting approval for a Preliminary Plat, Irrigation Plan, Grading and Drainage Plan, and Hillside Development Plan subject to conditions of development in DA-21-033 recorded as instrument #2021034824. The proposed development, Ridgeline Vistas Subdivision on

approximately 189.84 acres of conditionally zoned "CR-R-R" (Rural Residential) property. The proposed development consists of twenty (20) residential lots with an average lot size of 8.92 acres and one (1) common road lot. The subject property is located to the east of 11509 Shalako Street, Caldwell, Idaho and is also referenced as Parcels R37369 (a portion of the SE ¼ of Section 06, Township 5N, Range 2W) and R37368 (a portion of the SW quarter of Section 05, T5N, R2W, BM, Canyon County, Idaho).

Planner Debbie Root viewed the Staff report for the record.

Commissioner Nevill stated he is concerned that 10 years from now the homeowners in High Plains and Ridgeline will be in trouble when these things fall apart because it is difficult for the County to enforce some conditions. Commissioner Nevill asked if they transfer to their own domestic well will they still be upheld to the rule of Idaho's code that says you can only irrigate a half acre. Planner Debbie Root advised these are legitimate ground water rights and they will be transferred to the wells. Commissioner Nevill expressed they have had issues in the past enforcing sprinklers in the home and asked if the developer is going to build every home. Planner Debbie Root advised she is not sure but the condition indicates that they must comply with the agency requirements and every building permit is approved by the fire district. Commissioner Nevill stated that the applicant is willing to meet the development agreement through the CC&R's, that is a concern because CC&R's go away. Commissioner Nevill asked if this will be on the plat. Planner Debbie Root stated we cannot enforce the CC&R's but they can do their best to enforce the conditions on the preliminary plat and development agreement that applies to the development. Commissioner Nevill asked for clarification that there is an agreement between High Plains and Ridgeline that exists already or a proposed agreement. Planner Debbie Root advised that would be a question for the applicant. Commissioner Nevill asked if the individual owner has to come up with drainage on their own lot. Planner Debbie Root advised every lot will have to retain their storm water drainage and irrigation.

Commissioner Williamson asked for clarification on irrigation ground water and domestic well water rights. Planner Debbie Root states it is her understanding that the half acre is a domestic water right but not a deeded water right and then the ground water right is an addition.

Acting Chairman Sheets asked if there is an existing agreement between High Plains and Ridgeline for shared access. Planner Debbie Root stated she is not aware of a recorded agreement but would be a better question for the developer.

Acting Chairman Sheets affirmed the witnesses to testify.

Testimony:

Stephanie Hopkins (Representative) – IN FAVOR – 5725 N Discovery Way, Boise, ID, 83713

Ms. Hopkins stated that Planner Debbie Root explained everything well. Ms. Hopkins stated the property was originally rezoned in 2021 to rural residential. The average lot size will be 9 acres, they are proposing individual well and septic for each lot in the development. They met with Southwest District health and will keep coordinating with them. A portion of the lot is zoned A, they did a flood study which was provided and they will work with FEMA. Irrigation water will be threaded into the individual wells. Ms. Hopkins stated preservation of land was a large topic, although some of the lots are steep and will be difficult to be used for agricultural purposes they still have some options, 119 acres which accounts for approximately 60% of the development can be used for agricultural purposes such as, crop cultivation, livestock grazing, orchards, vineyards, nurseries and bee keeping. A water study was completed for the water rights and how they would be elevated to different lots within the development, there are two water irrigation

rights, each water rights can be distributed to the lots differently for example the steeper lots will receive less water whereas the flatter lots will receive more water to irrigate. Ms. Hopkins stated she agrees with Staff and the conditions.

Commissioner Dorsey asked with the water rights getting broken up per parcel will the existing irrigation well be the fire well. Ms. Hopkins confirmed that is correct. Commissioner Dorsey asked what water right the existing well have. Ms. Hopkins advised .11 csf not to exceed 13 thousand gallons per day from the existing well. Commissioner Dorsey asked if each lots owner is the one that needs to come up with a plan on how they are going to incorporate agriculture use. Ms. Hopkins stated that is correct the CC&R's encourage agricultural use but doesn't dictate what use they do. Commissioner Dorsey asked if it is the same land owner that transferred all the building lots off to the highland subdivision. Ms. Hopkins stated she doesn't believe so.

Acting Chairman Sheets asked how the lots on the north east side are going to get up to their property with the slope. Ms. Hopkins advised Mr. McCarthy can better answer.

Matt Drown – IN FAVOR – 2150 W Pacific Ridge St, Eagle, ID, 83616

Mr. Drown explained they applied and got approved for a specific fire flow permit for fire protection back in 2022. Mr. Drown stood for questions.

Commissioner Dorsey asked how long a thousand gallons per minute can go. Mr. Drown stated until the fire goes out.

Commissioner Nevill stated he has concerns about the sprinklers being in the homes and asked if Mr. Drown is going to be the developer and the builder. Mr. Drown explained he may build some of the homes, but in order to get approved it is in the plans to have the fire suppression sprinklers. Commissioner Nevill expressed he isn't in favor of stating something is going to happen because he has seen in the past the houses get built without the sprinklers.

Acting Chairman Sheets asked if Mr. Drown has got to review the conditions of approval and if he has any issues with them. Mr. Drown stated he has reviewed them and has no issues.

Todd Lakey – IN FAVOR – 12905 Venezia Ct, Nampa, ID, 83651

Mr. Lakey explained as part of the conditions of approval they developed the Ag plan which is exhibit 9, it notes several things such as how they are handling irrigation water for each lot, utilizing 2 acre building envelopes, and describes some of the potential uses. Mr. Lakey stated this land is a lot in the original High Plains project so they are subject to their CC&R's and HOA but they are also doing their own CC&R's and HOA for the 20 subject properties. Mr. Lakey explained that the original High Plains residence will not be subject to the new CC&R's and HOA such as the fire hydrant in question.

Mr. Lakey's 3-minutes of testimony time ended. He requested an additional minute.

Motion: Commissioner Nevill moved to grant an additional minute of testimony time. Seconded by Commissioner Williamson. Voice vote, motion carried.

Mr. Lakey continued testimony. Mr. Lakey advised it is up to the land owner to submit an Ag plan and they are required within the CC&R's to implement and maintain that plan. The plans will be reviewed and approved by the HOA.

Commissioner Nevill clarified the High Plains HOA already exists, the new development Ridgeline will be subject to the existing CC&R's and HOA as well as their own CC&R's and HOA. Commissioner Nevill asked about having a road user's agreement. Mr. Lakey stated a road user's agreement is already part of the CC&R's in High Plains. Commissioner Nevill asked how they are going to resolve the issue of having 41 lots with one access. Mr. Lakey stated that was a subject of discussion with the fire district and they agreed to the conditions that are in the CC&R's. Mr. Lakey pointed out that under state code these lots are exempt but they still came up with an agreement with the fire department to widen and improve the road, include the sprinklers in the homes, as well as having a fire hydrant. Commissioner Nevill clarified that it is Mr. Lakey's testimony that the sprinklers will mitigate the concerns with the response time being distant.

Acting Chairman Sheets stated he knows there are fires out there and difficulty getting fire equipment to the lots with the slopes. Acting Chairman Sheets asked Mr. Lakey if it is his testimony that the agreements they have made with the fire district will mitigate the risk to those potential properties. Mr. Lakey confirmed that it is his belief that the widening of the road, sprinkler requirement, hydrant requirement, and the requirements of the homes and landscape being constructed with materials from the wildlife interface standards will mitigate the concerns.

Kevin McCarthy – IN FAVOR – 5725 N Discovery Way, Boise, ID 83713

Mr. McCarthy stood for questions.

Commissioner Nevill asked how he is going to get homeowners to the lots that are on a high slope. Mr. McCarthy stated they will need to look at different ways to get a road there that comply with the code, which will require some grating. Commissioner Nevill asked about turn arounds for the fire district. Mr. McCarthy stated that will be incorporated into the building plan. Planner Debbie Root advised that is why the County Engineer required as a condition that the grating and drainage plans will be required for everyone of the lots at the time of development. Commissioner Nevill asked what the plan is for the natural drain going through lot 1, if it is going to be stopped or conveyed. Mr. McCarthy stated it can't be stopped but they have to contain all the drainage on their lots. Mr. McCarthy explained the lot next to theirs has an existing home in High Plains that was built in a flood plain, they will be able to improve the flooding going to that property from the property they can control.

Andrea Vance – NEUTRAL – 12101 Shalako Rd, Caldwell, ID, 83607

Ms. Vance requested to go after Opposition testimony.

Acting Chairman Sheets agreed to move Ms. Vance testimony to after Opposition.

Eileen Gardiner – IN OPPOSITION – 12181 Shalako Rd, Caldwell, ID, 83607

Ms. Gardiner expressed her concerns with 20 additional homes being added to the already 21 homes in the subdivision because there is only one access to the public road. Another concern is the irrigation plan for the proposed development not having water rights to all the properties. Ms. Gardiner questions how the 20 proposed homes can be a part of High Plains development and a separate development as well.

Ms. Gardiner's 3-minutes of testimony time ended. She requested an additional 2 minutes.

Motion: Commissioner Nevill moved to grant an additional 2 minutes of testimony time. Seconded by Commissioner Dorsey. Voice vote, motion carried.

Ms. Gardiner continued testimony. Ms. Gardiner advised historically the lot has been a potato field. Ms. Gardiner went over the natural wildlife in the area that would be affected with the additional homes being added. They include the long-billed curlews, deer, elk, antelope, golden eagles, and bald eagles.

Bill McFarland – IN OPPOSITION – 11791 Rio Lobo Rd, Caldwell, ID, 83607

Mr. McFarland expressed that it would be nice to see what Mr. Lakey said in writing. Mr. McFarland provided his history of 30 years as a captain in the fire department and has been to wildlife fires in California, so he is aware that this is a bad area for fires. Mr. McFarland stated the fire hydrant will never be used as an attack engine hydrant, it will be used to fill up the tank after. With the delayed response times for fire services he believes the hydrant and the sprinklers in the homes are a good idea. Mr. McFarland stated he has seen the flooding on the property and doesn't know how they are going to contain it. He expressed that if the pump were to break it would flood a lot of homes. Mr. McFarland stated that the pump house and pump is in bad condition, it has been shot at and will not last much longer.

Acting Chairman Sheets asked if the pump is a drainage pump or a well pump. Mr. McFarland advised it is a well pump.

Mike Wieland – IN OPPOSITION – 29122 High Plains Rd, Caldwell, ID, 83607

Mr. Wieland clarified that the Idaho Code that was being referred to is 41-253 that exempts them from the secondary access road and the hydrant. The International Fire Code Appendix D also exempts them. Mr. Wieland referred to exhibit 8 where the fire department did not ask for a hydrant, he doesn't understand if the hydrant isn't required why they are proceeding with one. Mr. Wieland believes having two separate HOA's in addition to all being a part of one HOA is going to be an issue with paying for the well.

Commissioner Nevill clarified that Mr. Wieland does not want a hydrant because it is not required. Mr. Wieland confirmed he also doesn't want to incur the cost for one. Commissioner Nevill asked if there was an existing fire suppression system and if there is, if Mr. Wieland is comfortable with it. Mr. Wieland stated there isn't one other than the fact that their properties are large and the weeds are so low that the fire would go out before getting to their properties. Commissioner Nevill asked if it was Mr. Wieland's testimony that there is no need for the pump. Mr. Wieland confirmed.

Commissioner Williamson stated it is his understanding that Ridgeline Development would have their own sub set of rules that only apply to them and the High Plains Development would be grandfathered in to their set of rules that Ridgeline also has to abide by. Mr. Wieland stated that is his understanding as well but he is concerned about the legality how that would work.

Melissa Wieland – IN OPPOSITION – 29122 High Plans Rd, Caldwell, ID 83607

Ms. Wieland stated there was a late exhibit from Lynn Warren who is the HOA president, she is the treasurer. Ms. Wieland read the late exhibit into testimony, "The private road and driveway requirements were a topic of discussion at the Canyon County access workshop that occurred on August 17, 2023. The October minutes also captured references below", Ms. Wieland stated she doesn't have time to read all of it but Mr. Warren's questions are, "If the current requirements are revised or a new code adopted will the developer still be required to update Shalako to the 24-foot width and the current minimum standards and what is the timing for the requirements to bring Shalako (the existing private road) to the minimum requirement".

Andrea Vance – NEUTRAL – 12101 Shalako Rd, Caldwell, ID, 83607

Ms. Vance believes having two HOA's within the community will create division with confusing guidelines,

that it doesn't build a community, it tears it down. Ms. Vance would like clarification if the hydrant is or isn't required as well as the necessity of having two HOA's.

Commissioner Dorsey asked if Ms. Vance would be opposed to the hydrant if they would not have to pay for it. Ms. Vance stated she would still be opposed because it tears down the responsibilities who everyone shares within a community, they are going to be a part of the community but then also have a separate fee imposed to them and it isn't required.

Commissioner Nevill stated he believes in the fire departments exhibit they say that the fire hydrant has to be present or they will not approve the development, he is interested in the rebuttal to see if it is required. Ms. Vance stated she is asking for it to get reviewed because it is not required by state code and law. Ms. Vance is also concerned with the end of Shalako Road showing that it is a temporary turn around because the land beyond that is not public land, it is owned by Little Enterprises. If Shalako were to be extended at a future date, this would increase traffic. Ms. Vance would like that turn around to be a permanent end point.

Commissioner Williamson clarified if the fire district says they need a fire hydrant, regardless of state code, that is the fire districts determination and the Commissioners cannot pull that out. Ms. Vance stated she just wants it clarified if the fire district is requiring the hydrant or not.

Todd Lakey – REBUTTAL – 12905 Venezia Ct, Nampa, ID, 83651

Mr. Lakey stated some of the opposition testimony was related to the land use which already has been decided. Mr. Lakey explained they are required to improve the entire existing road, this will need to be done before final plat and in performance with code. Mr. Lakey expressed there is no confusion regarding HOA's and CC&R's, they are subject to High Plains CC&R's and they cannot change them. However, there will be additional requirements for the additional 20 lots. The owners understand the sub set when they purchase a lot. Mr. Lakey addressed the fact that they are exempt but regardless they met with the fire district to gain their support. In the fire districts letter, exhibit 16, notes that it is exempt, it also notes that the drivable surface for the road needs to be 24 feet per the fire code, residential homes will be equipped with the sprinklers and one hydrant will provide at least one thousand gallons per minute and that the 2018 Wild Land Urban Interface code needs to be complied with. Mr. Lakey expressed these are all conditions of approval. Mr. Lakey stated the well has been there a long time and the pump was put in 2014, it has been tested and works fine, but they are required to establish that it does work before the project can move forward.

Commissioner Williamson asked if the code changes would they need to follow the old code or the new code for the road width concern. Mr. Lakey stated they are subject to the code that exists at the time they apply. Commissioner Williamson asked about the temporary termination of Shalako Road. Mr. Lakey stated that road has to be to the fire district code and will not be temporary.

Commissioner Nevill asked what the process will be to certify the pump. Mr. Lakey stated he has to provide proof that it is operational and meets the gallons per minute for the County's requirements. He isn't sure of the process itself on who signs off on it.

Commissioner Dorsey asked who owns Shalako Road because it is a private road. Mr. Lakey stated the road lot is owned by his client and once the road is improved it will get turned over to the HOA so the maintenance and shared cost would get turned over to the HOA and they will be owners of the road lot. Commissioner Dorsey asked for clarification on which HOA would own the road. Mr. Lakey advised the ownership would be turned over to the High Plains development of the portion of the road that they all

share, the part of the road that goes to Ridgeline would go to Ridgeline to obtain ownership of, unless High Plains wants to own the whole thing. Commissioner Dorsey asked who would make the determination if the end of Shalako would allow use for the Little Enterprises. Mr. Lakey stated it is a private road therefore the owners of the private road would make that determination.

Planner Debbie Root stated that the rebuttal covered all the questions that came up during testimony.

Acting Chairman Sheets asked if the Little Enterprises access their properties from a different road. Planner Debbie Root advised many of the properties would be considered land locked and that they do have other access points.

MOTION: Commissioner Williamson moved to close public testimony on Case SD2021-0058, seconded by Commissioner Mathews, voice vote, motion carried.

DELIBERATION:

Acting Chairman Sheets asked if the Commissioners had any changes or discussions.

Commissioner Nevill stated the land use has already been decided and restricted to specific development agreement and staff has provided an additional 14 conditions of approval, the applicant agrees to all the conditions. Commissioner Nevill has concerns about CC&R's and HOA's because they can change but with what they have in front of them he is satisfied that they have done their due diligence and comfortable recommending approval.

Commissioner Mathews stated he is concerned with having two HOA's because it is going to create problems. Acting Chairman Sheets asked if he had any recommendations. Commissioner Mathews expressed he would like to see it all under one HOA. Acting Chairman Sheets stated it is his understanding that having the separate HOA's is a way to deal with infrastructure there related to specific proportional use of water use and fire suppression. Commissioner Sheets doesn't believe the County has the capability or jurisdiction to enforce the organization of distribution of costs. Commissioner Mathews agrees he doesn't believe they can either, he believes the applicant needs to figure that out upon themselves.

Commissioner Dorsey agrees they have done everything they can with the codes they have to follow. Commissioner Dorsey made a statement that he doesn't believe having rural subdivisions is preserving Ag land.

Commissioner Williamson recalled when the rezone came through preserving Ag land was on the top of the agenda and the concerns brought forward are valid, he just doesn't see a way that the Commissioners can mitigate them so recommends everyone involved having more communication. Commissioner Williamson stated by the codes they have to follow the development meets all of them.

MOTION: Commissioner Williamson moved to approve Case SD2021-0058 based on the Findings of Fact and Conclusions of Law and conditions of approval and recommends approval to the Board of County Commissioners. Seconded by Commissioner Dorsey.

Roll call vote: 5 in favor, 0 opposed, motion passed.

Item 2B:

Case No. CR2023-0008- Zion Ventures, LLC: The applicant, Zion Ventures, LLC, is requesting a

conditional rezone of a 30.42-acre parcel from an "A" (Agricultural) zone to a "CR-C-2" Zone. The request includes a development agreement limiting the use to an outdoor storage facility for the storage of recreational vehicles, campers, boats, trailers, and trucks. The subject property is located at 19933 Midland Blvd., Caldwell, also referenced as Parcel R34295, a portion of the NE¼ of Section 29, T4N, R2W, BM, Canyon County, Idaho.

Planner Dan Lister reviewed the Staff report for the record.

Commissioner Nevill stated on exhibit 4C1 the Caldwell Rural Fire District stated there should be fire hydrants out there and he isn't seeing a plan for one. Commissioner Nevill asked if there is a plan for fire fighting water anywhere. Planner Dan Lister stated he hasn't seen one. Planner Dan Lister stated there is a condition to work with Caldwell Rural Fire District to meet international fire code for this request. Commissioner Nevill asked if there is an international fire code for fire hydrants. Planner Dan Lister expressed not that he knows of. Commissioner Nevill asked if there is any condition that they have to come up with a drainage plan. Planner Dan Lister stated there is a comment letter with one of the consulting engineers asking one of the conditions to be providing an engineered storm water collection disposal plan and demonstrate applicable DEQ requirements and standards, which has been included in as one of the conditions. Commissioner Nevill stated the City of Caldwell doesn't allow the requested use on the highway corridor and recommend denial. Commissioner Nevill asked how we got to approval with the City recommends denial. Planner Dan Lister stated one of the reasons staff is recommending approval is because the County's Comprehensive Plan applies to the impact area in addition the City's Comprehensive Plan it supports a community commercial which would support this use if it was annexed into the City. Commissioner Nevill stated our comprehensive plan states we need to preserve agriculture. Commissioner Nevill asked if this is still in productive agriculture. Planner Dan Lister confirmed the land is still in productive agriculture as well as surrounded by agriculture. The plan does show this is a growth area for commercial and industrial uses. There are industrial uses that have been approved across the street. Planner Dan Lister stated the applicant has agreed that the type of use they are doing won't require a lot of improvements as well as not hindering other improvements such as widening the highway or allowing the City to provide services.

Acting Chairman Sheets asked about City of Caldwell's highway corridor designation on exhibit 3E-1 and it is surrounded by subdivision on both sides, how does this work with the plan for a highway corridor. As well as if you look at the aerial maps they are still in Ag production but in there is preliminary subdivisions that have been approved. Planner Dan Lister stated when doing the analysis, they were looking at the future plan and again services are not out there and there is no time frame on when services will be available, the property is adjacent to railroad tracks and industrial uses and therefore staff was looking at this as a potential buffer for in between use of the high density residential to the industrial. Acting Chairman Sheets asked if this is a rezone request only and a conditional use permit would follow. Planner Dan Lister advised the rezone into a C2 zone allows storage use as an allowed use.

Commissioner Williamson asked when the adjacent properties were annexed into the City. Planner Dan Lister advised 2006 and services are still three thousand feet away.

Acting Chairman Sheets affirmed the witnesses to testify.

Testimony:

Riley Verner (Representative) – IN FAVOR – 19933 Midland, Caldwell, ID, 83605

Mr. Verner requested a power point to be submitted as a late exhibit.

Commissioner Williamson asked if there was anything they didn't see during Planner Dan Lister's presentation. Mr. Verner stated it is a lot of the same. No motion was made to accept the late exhibit. Mr. Verner proceeded with testimony.

Mr. Verner stated the project will be completed in two phases, the Northside being the first and the Southern half being the second phase. They have one neighboring parcel who they met during the neighborhood meeting and intentionally did not put any parking stalls in the design next to their property line and instead landscaped. Mr. Verner stated it will be owned and operated by himself, there will be entrance keypad gate, the house on the property will remain as an onsite. The middle access will be primary and the access to the south will be secondary emergency access. Mr. Verner agrees with Highway Department District 4. Mr. Verner stated they are one of the few designated areas in Canyon County's comprehensive plan that is designated for commercial, the proposed storage units are allowed in the C2 zoning. Mr. Verner understands Caldwell asked for the rezone to not be approved but they are not providing any services and they are meeting what Canyon County has designated the area as. Mr. Verner is agreeable to the conditions and is willing to annex to the City of Caldwell once services are available. Mr. Verner believes this plan is agreeable to the comprehensive plan.

Commissioner Williamson asked if the plan is to eventually switch from having an office space to storage units, where are people going to go to get a storage unit and talk with someone. Mr. Verner explained it will be remote with someone answering a phone line, online with a code generated, or someone meeting onsite by appointment.

Commissioner Nevill asked what the solution is going to be to provide fire fighting capability. Mr. Verner advised he will sit down with the Fire Department to work out the details and that he is agreeable to Staff's condition to meet the International Fire Code. Commissioner Nevill asked what the demand is for RV storage currently. Mr. Verner stated the demand is significant, the current RV storages are at capacity or close to it because a lot of people are moving to Canyon County and not a lot of homes are built with RV space, plus you have CC&R's that restrict the parking of recreational vehicles at your residence. Commissioner Nevill brought the attention to the Soil Conservation District having the land classified as class 2, he asked what the justification is of taking prime Ag land. Mr. Verner advised the land is in Caldwell's impact area and right for development with it pushing in that direction and with Canyon County's Comprehensive Plan they have designated area to protect and preserve farmland and this land was not one of those areas, it was designated commercial. Commissioner Nevill asked if Mr. Verner agrees that the development should occur when it is time because the area still has a lot of active agriculture. Mr. Verner agreed that a lot of the land in the area is productive Ag land, he pointed out most of the land isn't owned by farmers and instead leased out to farmers, so he doesn't foresee the area being farmed in the nearby future. Commissioner Nevill asked if Mr. Verner owns the property and leasing it out to a farmer and if he is if the farmer will continue to farm as long as possible. Mr. Verner confirmed and agreed the land needs to be farmed as long as possible, he stated the land is a priority growth area.

Commissioner Williamson asked if Mr. Verner understands he has to follow the conditions in exhibit 4C the letter from the Caldwell Fire District stating fire hydrants need to be present. Mr. Verner stated the condition in the development agreement is they meet the International Fire Code and agrees with meeting the International Fire Code. Commissioner Williamson asked for confirmation that the fire hydrants will be put in and the well can withstand the per minute requirements. Mr. Verner stated he will if the International Fire Code requires it.

Commissioner Dorsey confirmed Mr. Verner is going to follow the International fire code, not what

Caldwell Fire Department is asking for. Mr. Verner confirmed that is correct.

Acting Chairman Sheets asked if Mr. Verner is going to be operating the business and if he has other storage facilities he operates. Mr. Verner confirmed he will be operating the business and this is his first storage project.

Kevin Chester – NEUTRAL – 19757 Midland Blvd, Caldwell, ID 83605

Mr. Chester stated he is concerned with fire because RV's can be a tinder box and requests that there is adequate protection. He is also concerned with exhibit 2C, it looks as if there is a road close to his house and would like confirmation if it is an emergency exit or something else. Mr. Chester stated if this project gets approved his property will be surrounded on 3 sides by commercial properties and one of the reasons he bought the property was being surrounded by Ag land. Mr. Chester believes it is to soon to develop and remove the Ag land at this time.

Commissioner Nevill asked how long Mr. Chester has lived at his property and in that time what kind of crops has been produced on this site. Mr. Chester advised he has lived on his property for 5 years and he has seen them rotate between corn, wheat and beets. Mr. Chester stated it has been very productive crops. Commissioner Nevill asked for confirmation that Mr. Chester is surrounded by active agriculture. Mr. Chester confirmed. Commissioner Nevill asked if the farmers are still able to go down the roads and move equipment. Mr. Chester stated he hasn't seen anything to oppose that so he assumes it is fine. Mr. Chester expressed he has heard concerns from farmers about the shrinking of Ag land.

Riley Verner (Representative) – REBUTTAL – 19933 Midland, Caldwell, ID, 83605

Mr. Riley stated that Winco Foods is in the planning process, big box retail and apartment complexes have all been approved in this area which will change the nature of the area as well as ITD expanding to 5 lanes within the next 2-3 years. The area is primarily Ag currently, but Mr. Verner believes that will all quickly change. Mr. Verner confirmed that the access to the north is an emergency access.

Commissioner Dorsey asked for clarification because Mr. Verner is stating this is not Ag land, yet he received the Ag land exemption, doesn't want to pay City taxes for any infrastructure and with the development he still wouldn't want to be annexed into the City to pay those taxes. Mr. Verner stated his project doesn't require utilities or sewer hook ups so there is no desire to pay for services they aren't connecting to. His desire is to have it be commercial which is designated in the Comprehensive Plan. Commissioner Dorsey asked if he would be paying commercial taxes. Mr. Verner stated his assessment value would go up significantly.

MOTION: Commissioner Williamson moved to close public testimony on Case CR2023-0008, seconded by Commissioner Mathews, voice vote, motion carried.

DELIBERATION:

Commissioner Mathews stated with the City of Caldwell surrounding the development and their intent for the property with our working agreement with them he is in opposition, he believes this project is premature and would like to see the property stay in Ag for as long as it can.

Commissioner Williamson agrees with Commissioner Mathews but also questions the future land use, that the City of Caldwell wants to put there is potentially residential so having commercial as a buffer makes more sense. His understanding is this area is very productive seed crop ground and Idaho is an international producer of a lot of seed crops. Commissioner Williamson believes this project is to early and the surrounding area still has a lot of productive Ag.

Commissioner Nevill stated he is not in favor and believes it is too soon. The land is still in productive agriculture.

Acting Chairman Sheets stated he knows the area and it is not going to stay in Ag very long, it is going to turn into apartment buildings, and houses, he doesn't believe they will be able to keep it in Ag very long and understanding that he believes that this is a good use for the land. Acting Chairman Sheets would approve as is.

MOTION: Commissioner Nevill moved to deny Case CR2023-0008 to modify findings of fact number 2 to state that it is not a more appropriate use, number 3 that it is not more compatible with the surrounding land uses, and number 4 stating that it will negatively affect the character of the area. Commissioner Mathews Seconded.

Discussion on the motion:

Planner Dan Lister asked the Commissioners to provide the evidence for each one of the findings they want modified.

Commissioner Nevill stated the evidence for findings 2 is it is currently productive Ag land and until it is unable to be active Ag land because it is encroached upon, the answer is it is not more appropriate. Findings 3 the evidence from the staff report and testimony that all of those productive fields in that area are still in Ag production and if anything would detract the farmers ability to move machinery and to farm would make it not compatible. For Findings 4 the evidence is from the pictures they have viewed and testimony received, that the land is surrounded by productive agriculture and anything not conducive to production agriculture would negatively affect the character of the area.

Roll call vote: 3 in favor, 2 opposed, motion passed.

Item 2C:

Case No. RZ2021-0030 & SD2021-0018- LGD Ventures / Goldberg / Lewis Heights: The applicant, Darren Goldberg, LGD Ventures, LLC, is requesting a conditional rezone of parcel R30117 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone - Rural Residential) zone. Included with the conditional rezone is a development agreement. The request also includes a preliminary plat (with irrigation and drainage plan) for Lewis Heights Subdivision. The subdivision consists of 31 buildable lots and 9 common lots. The 78.5-acre property is located on the south side of Lewis Lane, approximately 1300 feet east of the intersection of Sky Ranch Road and Lewis Lane, Nampa, Idaho. The property is located in a portion of the NE1/4 of Section 13, T2N, R3W, B.M., Canyon County, Idaho.

Declaration: Commissioner Nevill declared he lives within 1 mile of the subject property and familiar with the roads but has not had any discussion with the applicant or spoke to any parties regarding the case.

Planner Michelle Barron viewed the Staff report for the record.

Commissioner Williamson confirmed the only comment they have from Highway Nampa District or the School District is exhibit E, attachment 5. Planner Michelle Barron confirmed that is correct.

Commissioner Nevill confirmed what has changed from the last time they heard the case is that there is fewer lots, there is a community domestic well proposal and they are proposing a combined irrigation firefighting system that has gained the Fire Districts approval. Planner Michelle Barron advised that is

correct. Commissioner Nevill confirmed that this land is still in productive Ag land. Planner Michelle Barron stated she hasn't been out there recently but believes there is an operation that is active. Commissioner Nevill asked which access is proposed for the bus stop. Planner Michelle Barron advised the applicant can address that and one of the conditions is that they work with the school district. Commissioner Nevill asked if we know where the closest intact 80-acre field is in this area. Planner Michelle Barron stated she is unsure.

Commissioner Williamson asked about the land nearby that is going through a rezone. Planner Michelle Barron advised it was recently approved. Commissioner Williamson clarified that the property in question is almost completely surrounded by residential use.

Commissioner Mathews asked if we asked for comments from Deerflat Wildlife Sanctuary. Planner Michelle Barron advised this is a conditional rezone so a full political was sent out and they would have been one of the entities that was noticed.

Acting Chairman Sheets affirmed the witnesses to testify.

Testimony:

Becky Yzaguirre (Representative) – IN FAVOR – 2471 S Titanium Place, Meridian, ID, 83642

Ms. Yzaguirre stated this property is encircled by residential development making it a text book example of where development should occur. Ms. Yzaguirre went into the details of the development plan. The property has one existing well with irrigation ground water rights. Adjacent to the canal the property is uphill and has no surface water rights. The project consists of 31 buildable lots and 9 common lots with a minimum lot size of 1.6 acres and a max of 2.79 acres with an average of 2.3 acres. The lot sizes are compatible with the adjacent properties which average 2.2 acres. The development will have a community well and a community fire suppression system, each home will have fire sprinklers and individual septic systems. Ms. Yzaguirre advised the design has been updated from the last Planning and Zoning hearing to address the feedback that was received, key changes include, reduction in lots, community water system, fire suppression system with home sprinklers, the storm water management plan has been reevaluated to insure it can hold the 100-year flood event, the common lot south of the canal they plan to sell it to the Taylor Dean property owners. Ms. Yzaguirre stated in the common area, the landscaping will be minimum and consist of drought resistant plants and trees. Most of the landscaping will be located along Lewis Lane to provide a screen for the neighbors to the north. There is also a plan to install a 6-foot safety fence around the canal. The community fire suppression system will be set up on common lot 17 delivering 500 gallons per minute to a hydrant across the development. There will be two wells, one will be running at all times and the second will serve as a backup. The existing well on the property will be used for fire flow and pressurized irrigation. Ms. Yzaguirre advised the reason for wells drying up South of Lake Lowell is due to high capacity agricultural wells. They operate around the clock which temporarily lowers the water in the area and the shallow wells in the area may run dry during irrigation system. The development plan will be using less water. Ms. Yzaguirre believes the development aligns with Canyon County's comprehensive plan for rural residential development.

Commissioner Williamson asked for clarification that Ag is the cause for wells going dry in the area. Ms. Yzaguirre deferred the question. Commissioner Williamson asked where the bus stop will be located. Ms. Yzaguirre advised they will work with the bus company to determine the location of the bus stop. Commissioner Williamson asked the location of the hydrant. Ms. Yzaguirre deferred the question. Commissioner Williamson stated they are being proactive with the fence around the canal.

Commissioner Nevill asked for confirmation that they are proposing a combined irrigation and fire fighting water system. Ms. Yzaguirre stated that is correct. Commissioner Nevill asked if it is intended there will be enough flow so they will always be able to meet the fire fighting need even if it is at the height of the irrigation season or if there is a switch from one to the other. Ms. Yzaguirre deferred the question. Commissioner Nevill stated there has been issues with combined systems in the area. Commissioner Nevill confirmed they will have the home fire sprinkler requirement on the plat. Ms. Yzaguirre confirmed that is correct and will be enforceable by going through the building department and occupancy code, through the County process. Commissioner Nevill asked if this is still productive Ag land. Ms. Yzaguirre stated no, it is moderately, as well as surrounded by homes on all four sides so it makes sense to cluster the development.

Commissioner Mathews stated in 2022 when it was denied, it was denied because it would have a negative effect of the character of the area, even though it is designated as residential on the future land use map, however there is areas of agriculture including a large dairy operation. Commissioner Mathews asked what has changed since the denial. Ms. Yzaguirre stated there is going to be more residential homes now in that area. There will be conflicting uses in the area if this land continues to be farmed, it makes sense to cluster the development. Commissioner Mathews asked where the dairy is located. Ms. Yzaguirre stated that it is farther south.

Commissioner Dorsey asked for clarification about the testimony stating the homes will use less than Ag land if that was based upon the consumption of the home and disregarding the landscape. Ms. Yzaguirre deferred the question.

Planner Michelle Barron supplied the map for the location of the Dairy. It was presented to be further than 2 miles away.

Zane Cradic - IN FAVOR – 332 N Broadmore Way, Nampa, ID, 83687

Mr. Cradic addressed the questions regarding the fire hydrant. Stating the fire hydrants are going to have a minimum spacing of 500 ft throughout the development but the locations are subject to change while they do final design. Mr. Cradic addressed the changes from when they were before Planning and Zoning previously. They increased lot sizes, added the community well system, added the fire hydrant suppression system, verified they have ample room for the storm water storage, and added the “thumb” to the HOA agreement that they will maintain that area until it is sold off.

Commissioner Nevill asked for explanation on how the combined fire suppression and water irrigation system is going to work. Mr. Cradic deferred the question.

Commissioner Williamson asked about common lot 21C, “the thumb”, that it was requested not to be a part of the HOA. Mr. Cradic stated it will be maintained by the HOA until it gets sold off. Commissioner Williamson asked if they can’t have a bridge to access the lot but they have to maintain it, how do they have access to the lot. Mr. Cradic stated the road for the canal is on the south side of the canal, they would have to get permission through the irrigation district to do so.

Commissioner Mathews asked about the wells. Mr. Cradic advised there will be 3 working wells on the property and in any given time only 2 actively working.

Darren Goldberg – IN FAVOR – 35 Greenhorn Rd, Hailey, ID, 83333

Mr. Goldberg introduced himself as part of the managing team of LGD Ventures and owner of the current property in question. Mr. Goldberg explained when the future comp plan came out showing the parcel as

residential and with the land getting harder to farm and no longer to get market rent for the farm, he decided to proceed with the rezone process. The intent is to create a subdivision that is consistent with the surrounding rural residential in the area. Mr. Goldberg asked to consider the development on facts and the recommendation from staff.

Terry Scanlan- IN NEUTRAL – 412 E Parkcenter Blvd, Boise, ID, 83706

Mr. Scanlan stood for questions.

Commissioner Nevill asked how the combined fire and irrigation system works. Mr. Scanlan stated the well is going to be able to produce 500 gallons a minute of pressure and two water lines going away from the well. One that goes to pressurized irrigation will have a pressure sustaining valve on it so that it is always maintains an upstream pressure on the well side. The other line will be a deep buried line that can stay active during the winter and go to the fire hydrants, if the fire hydrants open, it will lower the pressure on the well side causing the pressure sustaining valve to close, causing all the water from the irrigation to go to fire protection. Commissioner Nevill asked for confirmation that it is one or the other and that both sides aren't going to be running at the same time. Mr. Scanlan stated it is 500 gallons of pressure per minute and typically when using a fire hydrant, it will take all 500. Commissioner Nevill confirmed it is all automatic and no one has to change it manually. Commissioner Nevill asked what the testing frequency is. Mr. Scanlan advised that would be up to the fire district but typically once a year.

Commissioner Dorsey asked if the claim stating they will be saving more water than the Ag land if that is based on the house usage or based upon overall house plus the 2-acre lot. Mr. Scanlan stated it is based on the overall and gave an example stating it is about 77 acres irrigated now and post development it will be about 55-60 acres irrigated because you lose irrigated land to the roads, driveways and houses. Commissioner Dorsey stated it doesn't account for the grass landscape that is going to use more water than other crops because it is going to be irrigated all the time to keep the grass green. Mr. Scanlan stated blue grass uses the same amount of water as alfalfa. Commissioner Dorsey stated it is his experience that although they are not going to use as much irrigation as a farmer at one time, a homeowner is going to use more water on their grass.

Commissioner Williamson asked if the irrigation and fire suppression well is going to be VFD. Mr. Scanlan stated it would. Commissioner Williamson asked how many inches of water 31 homes will use with domestic and lawn irrigation compared to a farmer running the whole thing for land irrigation. Mr. Scanlan stated it will be reduced in irrigation water by 21 million gallons and the domestic in-home use will add 3 million gallons so the net savings is going to be 18 million gallons. Comparing the different crops against grass will differ, grain there won't be a savings, comparing against alfalfa there will be water savings. Commissioner Williamson stated there is comments using some of Mr. Scanlan's previous testimony from past hearings talking about conflicting information. Mr. Scanlan stated he isn't sure what Commissioner Williamson is referring to but he does know a year or two ago, it was the year wells were going dry at Deer Sky Ranch, there was a comment from Department of Water Resources of what they thought was going on but since that time they have been monitoring water levels.

Kim Yanecko – IN OPPOSITION – 13038 Skyview St, Nampa, ID, 83686

Ms. Yanecko stated she represents a lot of people so will request 10-minutes of testimony. Acting Chairman Sheets stated everyone has 3 minutes. Ms. Yanecko stated she has always had 10 minutes and has done her presentation based on the fact that at BOCC she has always had 10 minutes. Acting Chairman Sheets advised besides the applicant and the rebuttal, everyone gets 3 minutes, if more time is needed, additional time can be requested. Ms. Yanecko advised the order of testimony she would prefer. Ms. Yanecko asked for additional exhibits. Acting Chairman Sheets when they are presented they will decide

if they want to enter them into the record.

Claudia Haynes – IN OPPOSITION – Deersky Ranch Rd, Nampa, ID 83686

Ms. Haynes introduced herself as one of the directors of Canyon County Alliance for Responsible Growth, representing 65 families of the area. Ms. Haynes stated she submitted an exhibit which is in the staff report, at the time she did not know she also had to turn in the evidence of what she stated in her exhibit. Ms. Haynes asked to submit a late exhibit which is the evidence to her previous written statement. Acting Chairman Sheets asked what the evidence contains. Ms. Haynes advised there is a map from water resources, rules, laws and documentation for evidence of her written statement that was provided.

Commissioner Williamson stated this is a 762-page document and asked how many pages and how long will it take to process the additional exhibit. Ms. Haynes stated no time because everything in there is already written in her exhibit she originally provided. Acting Chairman Sheets advised if they accept the exhibit they are still deciding tonight, they will not be able to review the documents. Ms. Haynes stated she understands and there is no new information that the Commissioners haven't read, just proof of what she wrote is true.

Planner Michelle Barron advised the exhibit would be exhibit J.

Motion: Commissioner Nevill moved to accept exhibit J. Seconded by Commissioner Dorsey. Voice vote, motion carried.

Ms. Haynes stated the map from the Department Water Resources has an area that indicates there is a problem with water south of Lake Lowell and it has to do with agricultural wells. The hydrologist report is saying there is poor soil in the area, the season fluctuation is 150 feet, the wells are to close together in the subdivision, the clay soil is not permeable, there are pits and tectonic cracks in the ground, there was a drought this year, the zones are collapsing, there are large scale farms in the area, the engineer Devin put in exhibit C2. Ms. Haynes 3 minutes testimony time ended, she asked for an additional 2 minutes of testimony time.

Motion: Commissioner Nevill moved to allow two additional minutes of testimony time. Seconded by Commissioner Williamson. Voice vote, motion carried.

Ms. Haynes continued testimony stating in exhibit C2, the engineer indicated when you approve subdivisions in an area and you do average acreage, wells and sewer systems are becoming too close together causing a problem with the quality of water.

Commissioner Dorsey stated water is an issue in the area and with the developers saying they are going to use less water by converting into houses and Ms. Haynes testimony stating the farms are drying up the wells. Commissioner Dorsey asked what Ms. Haynes recommends. Ms. Haynes stated she recommends the land staying how it is. Ms. Haynes stated a lot of people in the area have had to pay to drill their wells deeper.

Commissioner Nevill asked besides the water issues if there are any other issues that should prevent the development from occurring. Ms. Haynes stated the land is producing a good crop of hay. Commissioner Nevill asked if it is productive Ag land. Ms. Haynes stated the land is productive and have been so for the past 23 years that she knows of.

Kim Yanecko – IN OPPOSITION – 13038 Skyview St, Nampa, ID, 83686

Ms. Yanecko requested her Powerpoint to be submitted as a late exhibit. Acting Chairman Sheets advised she is able to pull the Powerpoint up and reference it but it may not be submitted into evidence. Ms. Yanecko requested additional late exhibits. Acting Chairman Sheets asked for a brief description. Ms. Yanecko stated one is an email from IDWR received on December 12th, 2023 and it is from the director summarizing the well issues in the area. Acting Chairman Sheets offered for Ms. Yanecko to read it allowed in her testimony. Ms. Yanecko would still like it submitted into evidence. Acting Chairman Sheets explained they have deadlines because it makes it difficult to analyze the information when presented late. Ms. Yanecko stated if the Commissioners do not approve it, it will be excluded from the record. Acting Chairman Sheets stated that is correct and the deadlines are there so they have time to review them.

Director of Development Services Sabrina Minshall clarified that testimony can be with a Powerpoint but if the Commissioners are going to reference it, the Powerpoint would need to be submitted into evidence.

Ms. Yanecko advised Commissioner Williamson to ask her about the Taylor Jene parcel to the south, there staff admits there is water availability issues in the summer. The solution from IDWR is to turn your water off for a few hours or few days and it should resolve itself. Ms. Yanecko advised she could give information about her community well in the area. Ms. Yanecko stated there is one monitoring well in the area and drops about 85 feet, it takes 6.5 months to recover and it is only doing so during the summer and spring time. The former County Engineer Devin Krasowski is concerned about the arsenic in the area and there could possibly be interference with the septic that are higher than lower well locations. There has been admittance that the wells run dry but no solution to the problem. Ms. Yanecko would like to know the status of the water study done of the Treasure Valley Aquifer System for the ground water. Ms. Yanecko's 3-minute testimony time ended and requested an additional 7 minutes of testimony time.

Motion: Commissioner Nevill moved to allow 7 additional minutes of testimony time. Seconded by Acting Chairman Sheets. Voice vote, motion carried.

Ms. Yanecko continued her testimony stating the email to Claudia Haynes from Nick Miller says, "there appears to be season fluctuations. The water doesn't quickly move into the area. That the pits slowly refill once the homeowners reduce their pumping at the end of the irrigation season and water is able to flow through the clay soils. Pit may be deeper in the last few years maybe due to drought or additional development." Ms. Yanecko stated this was previously denied due to water availability and she hasn't seen any documentation for the contrary. The comments from Nick Miller are concerning to Ms. Yanecko because they contradict what the applicants are saying that there is plenty of water and the aquifer is recharging. In July 2021 engineer Woodward testified that HOA's have a hard time maintaining community wells because it is an expensive infrastructure, in Ms. Yanecko's own community, they do not have how much they are supposed to for maintenance and repairs. The County states this area is not in a high nitrate area but if you look at the 2023 map from DEQ goes one mile beyond calling in stratus 2, they still consider it contaminated soils. In January 2021 Leslie Vanbeck stated, "there is all kinds of conflicting information and I cannot in good faith approve something that might render someone without water and the county does place value in Ag especially when we are in the midst of a transition from one comprehensive plan to another the Ag component will be a valuable part of the comprehensive plan and another one that does have a negative affect of the character of the area, I was very surprised in hearing that South and Southwest of lakeshore which is a large scale agricultural potato, dairy farm, onions, sugar beets, all those high dollar crops they are falling one by one because farmers cannot continue to farm around that kind of residential development." Ms. Yanecko is concerned we are not protecting our Ag.

Commissioner Nevill asked about Taylor Jene. Ms. Yanecko stated Taylor Jean was recently approved, it was originally denied, but it is currently in Judicial review so you cannot consider that property until there

is a final decision. Director of Development Services Sabrina Minshall clarified as far as the County is concerned on a legal perspective, Taylor Jene is approved, if something changes during the judicial review that will get changed depending on what that is. Commissioner Nevill asked about Ms. Yanecko's community well. Ms. Yanecko advised they have two community wells because you have to have the redundant well, they have been in for 20 years, last year there was no water coming out of the faucet, one of the neighbors sent an email out asking everyone to stop watering the lawns so she could take a shower. These are half million to a million-dollar homes and having to ask to take a shower. Commissioner Nevill asked about the green area on the map.

Acting Chairman Sheets paused to discuss adding the Powerpoint into evidence. Planner Michelle Barron advised if anymore exhibits will be added she will change Ms. Haynes exhibit number to J1 and then just increase in number each exhibit. With the Powerpoint being J2.

Motion: Commissioner Williamson motioned to approve the Powerpoint as exhibit J2 and entered into the record. Seconded by Commissioner Nevill. Voice vote, motion carried.

Commissioner Nevill asked about the green area on the map. Ms. Yanecko stated IDWR in 2013 did an order in state of processing because they wanted to know the impact from 5 open applications from 2008. The green area is the impact area. Noble Farms pull water from the river, they are concerned that they will not be able to do that in the future.

Commissioner Williamson stated he is going to play devil's advocate and with having residential all around the lot, that makes it hard to do a lot of farming practices. Commissioner Williamson asked if consideration has been made about the cost that is being incurred by the farmer because they have to go around the homes and not being able to get as close as they used to with their spray applications. Commissioner Williamson asked how it is beneficial or productive for a farmer to continue to farm this land. Ms. Yanecko stated if you look at the bigger picture the area is surrounded by farm land. Commissioner Williamson stated if you look at a 5000-foot view it is a solid fence of residential. Ms. Yanecko expressed she doesn't want the area to be allowed to grow until there is water for everybody daily and year-round. Ms. Yanecko is not opposed to growth she is opposed to irresponsible growth and feels the County doesn't have enough answers and it would negatively affect the surrounding Ag land. Commissioner Williamson asked Ms. Yanecko's thoughts on Nampa School District and 30 plus more homes. Ms. Yanecko stated she believes the Nampa school district is failing students because having a bus stop on a major roadway that is 55 mph and hope that the kids are safe is irresponsible.

Beverly Cavazos – IN OPPOSITION – 11968 Deer Flat Rd, Nampa, ID, 83686

Ms. Cavazos stated there is a lot of traffic in the area right now, going 30 mph in a 55 mph, she sees people going around buses when loading and unloading the kids instead of stopping behind them, they do not have the resources to have patrol vehicles out there and with the new traffic that would be added she will not be able to pull out of her driveway safely. Ms. Cavazos expressed she doesn't want to live in downtown Los Angeles and believes that is what this area will turn into if the homes are allowed to be built. Ms. Cavazos stated there was a development that guaranteed there would be sprinkler systems in the homes, when the homes were built, most of them did not have the sprinkler systems, then Canyon County did not make them go back and put them in. Ms. Cavazos does not have confidence in stating there will be sprinkler systems in the homes.

Wes Weidner – IN OPPOSITION – 12575 Anakate Ln, Nampa, ID, 83686

Mr. Weidner stated most of what he wanted to discuss has been said but he isn't sure the accumulated effects are being understood, Commissioner Williamson touched on effects of having 30 houses in this

area, the area is productive farmland, the road structure is not capable of handling this type of traffic and the law enforcement is in the state of crisis because of the lack of personnel that they have, the national average is 2.4 officers per a thousand people, Canyon County last summer had .7 officers per thousand, they have hired 6 deputies since then, the law enforcement problem has not been solved. Mr. Weider stated for question 8 the answer is the area infrastructure is not anywhere close to being capable of handling the amount of development that is being proposed. Mr. Weidner asked why we are still looking at the 2020 Comp plan.

Acting Chairman Sheets advised the 2020 Comp plan is still in play because that is when the application was submitted.

Jeanie Amen – IN OPPOSITION – 9125 Sky Ranch Rd, Nampa, ID, 83686

Ms. Amen expressed her position is to emphasize the Agricultural interference. Ms. Amen's husband is a crop duster. Last season they lost their well at the end of July and the driller stated that the water went down to a level that prevented the pump from being submerged so it burned up the pump. They got the part replaced but for three weeks the farmers were bringing them water in tanker trucks so they could finish the season. Ms. Amen believes rezones and subdivisions are harming the agriculture operations, her husband has lost two fields that he provided services to and lost thirty thousand dollars as a result. Ms. Amen asks to get a stop light put in before anything gets approved to make the roads safer.

Dawn Schwab – IN OPPOSITION – 10146 Vista Del Lago, Nampa, ID, 83686

Ms. Schwab stated everyone has spoken to what she had to say about the water and the roads not being wide enough. Ms. Schwab stated they live in the county so they don't have replenishable resources if you put someone there that doesn't understand that, they don't respect the resources or understand the conservation necessity. Ms. Schwab stated that the traffic is already congested with people passing, including buses when they are stopped at the 3 different bus stops. Ms. Schwab believes adding more people will cause fatalities on the road.

Amy Weidner – IN OPPOSITION – 12575 Anakate Ln, Nampa, ID, 83686

Ms. Weidner stated she agrees with the testimony on lack of law enforcement. Ms. Weidner would like to speak on conditional use permits, conditional rezones and homeowners' associations and how ineffective and terrible it is to rely on them. There was a conditional use permit that was approved in 2001, the developer agreed to everything Planning and Zoning said the Board of County Commissioners said, and then did what he wanted regardless. Ms. Weidner has a conditional use permit on a deed restriction that prohibits the challenging of any agricultural activities and that deed restriction is on all 30 lots in her subdivision, then in the CCR's they prohibited livestock. The CCR's stated the community well was to be used for pasture irrigation and fire suppression only, everyone started hooking up and watering their lawns, when Ms. Weidner pointed that out she was told by the HOA Board Directors to mind her own business and leave it alone. Ms. Weidner believes CCR's are just a piece of paper and some will abide by them but most will not. Ms. Weidner has lawsuits against her because she has a farm but she is using her conditional use permit. Ms. Weidner expressed there are no regulatory actions set in place to make sure the conditions are being met.

Gianni Ramani – IN OPPOSITION – 12605 Anakate Ln, Nampa, ID, 83686

Mr. Ramani stated the consequences from the proposed subdivision was already covered for the water rights and response times for emergency services. The fire department in the area is volunteers only and at best it takes 20 minutes to respond. Mr. Ramani believes services need to be available before the development because at this time it is the cart before the horse, there will be overcrowding in the already crowded schools and the traffic will be affected, potentially causing serious accidents and fatalities. Mr.

Ramani doesn't believe the 600ft requirement for notifications are effective and believes that the notifications should be sent to everyone in the area.

Kerry Greenfield – IN OPPOSITION – 102243 Lewis Lane, Nampa, ID, 83686

Ms. Greenfield stated about two months after she moved into her home they had pump problems. At that time the well driller told her that the whole area is historically plagued with inadequate water and the problem isn't going to go away. Ms. Greenfield referenced a letter that was provided last year from a well driller named Carl Davis, "In his 35 years of experience he witnessed everything southwest of Lake Lowell and specifically Rim Rd going west and Lakeshore going south to be an area of concern when it comes to future growth. The aquifer will not sustain the growth being proposed. More wells will go dry, new wells will have to go deeper and, in the end, whoever has the deepest straw wins." Ms. Greenfield stated the current residence do not have the deepest straws so the burden gets put on them to re-drill there well. Ms. Greenfield stated this area was removed from the impact area on the comprehensive plan which is proof that this area is not conducive to growth.

Beverly Cavazos – IN OPPOSITION – 11968 Deer Flat Rd, Nampa, ID, 83686

Ms. Cavazos came forward requesting an additional testimony. Commissioner Nevill advised that there are rules regarding testimony. Director of Development Services Sabrina Minshall clarified to allow another testimony would be a violation of the normal procedures to re-introduce someone. Acting Chairman Sheets agrees and advised Ms. Cavazos she would not get an additional testimony. Commissioner Nevill advised that this is a recommendation and the case will be heard by the Board of County Commissioners so Ms. Cavazos will have another opportunity there to give testimony.

Zane Cradic – REBUTTAL – 332 N Broadmore, Nampa, ID, 83687

Mr. Cradic advised the application was submitted in 2021 before the new comprehensive plan was out. Originally it was denied and the complaints were water with too many wells, they came back with a community well and now the complaint is the community well system is too expensive, as a developer they are doing everything they can to meet the requirements. One of the complaints was the wells being too close together and with eliminating 33 wells, that is no longer an issue. Mr. Cradic stated the community well is a benefit even to the surrounding neighbors because of the fact that they are providing fire hydrants that will be accessible to everyone in the area. Mr. Cradic addressed the nitrate area of concern stating that is the buffer that DEQ puts out to monitor from 2014-2020 that line closes to the subdivision hasn't moved. Mr. Cradic stated the biggest concern is water from opposition and with their development they are not going to increase water, they are trying to decrease water. The land has historically had irrigation on this lot and at most they will use what has historically been used for the last 30 years. Mr. Cradic stated the people who would be moving in would be expecting country living with the large lot sizes. The Nampa school district closed four different schools because they don't have enough students so the Nampa school district in general doesn't have the overcrowding issue. In regards to the traffic, anytime there is growth there will be more traffic, they are working with the highway district and providing 50 ft ride away on Lewis Lane for future widening, the intersection at highway 45 is too far away to have ability to do anything there. With the fluctuating ground water, that fluctuation has been known for a long time and they have two years of data showing that the water replenishes. Mr. Cradic believes this is a responsible growth, you wouldn't be able to crop dust this land because of the houses around, it makes sense to have more houses there.

Commissioner Williamson asked if the existing well onsite has had any issues of it running dry. Mr. Cradic advised the farmer has not had any issues on the well construction or the well itself, he did have issues with the pump. Commissioner Williamson stated his understanding on why Nampa School District shut the schools down is due to funding which is different from Mr. Cradic stating it was due to low occupancy.

Mr. Cradic stated to his understanding they had four schools with 50% occupancy and they couldn't afford to keep them open, so it is both. Commissioner Williamson stated that IDWR says to wait a couple hours or days to get the water going again but the graph shows the level gets back up in 6.5 months which is a lot longer than a few days. Mr. Cradic stated that comes down to proper design of the well for the area.

Planner Michelle Barron provided a reminder that this case is based on the 2020 comprehensive plan. If the Commissioners are going towards approval Planner Michelle Barron has some additional conditions that could be added that addresses some of the concerns from testimony.

MOTION: Commissioner Nevill moved to close public testimony on Case RZ2021-0030 and SD2021-0018, seconded by Commissioner Williamson. Voice vote, motion carried.

DELIBERATION:

Commissioner Nevill stated this is a better application than the previous one, they did try to address the concerns. The one concern that remains is this is productive Ag land and 87% of the population of the County wants preservation. Commissioner Nevill expressed the County cannot afford to lose anymore Ag land even if it is surrounded by houses, this is an intact 80 acres and they have pictures and testimony proving that it is productive. Commissioner Nevill is not in favor.

Commissioner Mathews agrees with Commissioner Nevill. The traffic that comes with development causes conflict for farmers. Commissioner Mathews believes they need to stop approving spot developments and they need to go to areas they need to go. Commissioner Mathews is not in favor.

Commissioner Williamson stated he is still unsure about the adequacy of water. With findings number 5, Commissioner Williamson is leaning toward opposition, there is overwhelming evidence in opposition that the water is not adequate. Commissioner Williamson is still unsure about the school district and hopes that the Board of County Commissioners receive a letter from the school district elaborating if they have the space.

MOTION: Commissioner Nevill moved to deny Case RZ2021-0030 based on the Findings of Fact and Conclusions of Law and change the findings for question 2 that it is not more appropriate because it is productive ag land with evidence being photos and testimony, question 3 that it is not compatible based on the evidence (photos and testimony) the land is still in productive ag land, question 4 that it will negatively affect the character of the area with the water issues through testimony and that it is productive agriculture through photos and testimony, and question 8 that it does impact essential services such as schools and emergency services through testimony. Seconded by Commissioner Dorsey.

Discussion on Motion:

Commissioner Williamson stated he would put the water in question 5 because it specifically talks about adequate facilities and services including sewer, water, drainage, irrigation and utilities. Commissioner Williamson asked Commissioner Nevill if in his motion he is not having 5 being changed. Commissioner Nevill stated for him question 5 is what is the proposed solution and they have a community well, their proposal should provide adequate amounts, with evidence and testimony from both sides he doesn't want to say the solution won't work. Commissioner Nevill stated they know from other testimony that there are water issues all around the area. Commissioner Williamson stated he understands but while they can't say the community well won't work, they also can't say the community well will work. Commissioner Nevill stated he is fine with adjusting it if Commissioner Williamson wanted to get the wording.

Acting Chairman Sheets advised there is a motion on the floor with proposed changes and asked if there is a second. Seconded by Commissioner Dorsey.

Director of Development Services Sabrina Minshall asked for clarification on which changes are being proposed due to discussion before seconded. Acting Chairman Sheets clarified it was the original motion that Commissioner Nevill proposed and not including question 5 proposal. Planner Michelle Barron asked for details on the proposed changes. Commissioner Nevill provided the details of the proposed changes to Planner Michelle Barron.

Commissioner Dorsey stated for question 4, he doesn't believe there is anyway to mitigate the water issues in the area. The area is predominantly Ag, Commissioner Dorsey knows there are dairies within three quarters of a mile and even a half a mile in the area. Having more houses out there does not make sense.

Roll call vote: 5 in favor, 0 opposed, motion passed.

Discussion on Motion:

Acting Chairman Sheets addressed Commissioner Nevill asking to provide what the applicant can do to gain approval. Commissioner Nevill stated the land is productive agriculture and there will come a time where it is no longer productive and will have to become residential, until that time, they wait. Acting Chairman Sheets rephrased that the applicant to gain approval could be to apply at a later time when there is no longer any other use in the area but residential use.

Commissioner Dorsey stated the area is historically bad for water and believes it didn't get mitigated. Acting Chairman Sheets stated offering water management practices will be a way to get approval. Commissioner Dorsey agrees. Commissioner Nevill stated there is intentional recharge. Acting Chairman Sheets asked if there was objection to adding that as a way to seek approval. No objection.

MOTION: Commissioner Williamson moved to deny Case SD2021-0018 based on the Findings of Fact and Conclusions of Law. Seconded by Commissioner Mathews.

Roll call vote: 5 in favor, 0 opposed, motion passed.

APPROVAL OF MINUTES:

MOTION: Commissioner Nevill moved to approve the minutes from 10/19/2023 with the approved revisions done via email, seconded by Commissioner Dorsey. Voice vote, motion carried.

MOTION: Commissioner Nevill moved to approve the minutes from 11/2/2023 with the approved revisions done via email, seconded by Commissioner Williamson. Voice vote, motion carried.

MOTION: Commissioner Nevill moved to approve the minutes from 11/16/2023 with the approved revisions done via email, seconded by Commissioner Dorsey. Voice vote, motion carried.

DIRECTOR, PLANNER, COMMISSION COMMENTS:

Acting Chairman Sheets advised he is seeing more crosses on old Highway 30 and doesn't like the increase of fatal accidents. Commissioner Williamson states there is an impact with the cumulative effects. Acting Chairman Sheets agrees such as developments being approved in the past but not being built yet and not being captured correctly. Acting Chairman Sheets believes if that data could get captured it would be helpful to understanding what is around areas. Commissioner Dorsey stated he

isn't sure why the dairies weren't on the map staff provided. Commissioner Williamson advised that not all dairies are reported.

ADJOURNMENT:

MOTION: Commissioner Williamson moved to adjourn, seconded by Commissioner Dorsey. Voice vote, motion carried. Hearing adjourned at 12:51 am.

An audio recording is on file in the Development Services Departments' office.

Approved this 18th day of January, 2024



Robert Sturgill, Chairman

ATTEST



Amber Lewter – Hearing Specialist

16, 2022, and prior to the deadline for comments for the second Planning and Zoning Commission Meeting. These can be seen in Exhibit C for Agency Comments and Exhibit D for Public Comments.

DECISION OPTIONS for Conditional Rezone:

- The Planning and Zoning Commission may recommend approval of the conditional rezone to the Board of County Commissioners as conditioned and/or amended;
- The Planning and Zoning Commission may recommend denial of the conditional rezone to the Board of County Commissioners and direct staff to return with findings that support the decision; or
- The Planning and Zoning Commission may continue the discussion and request additional information on specific items.

DECISION OPTIONS for Preliminary Plat:

Subject to conditional rezone approval:

- The Planning and Zoning Commission may recommend approval of the preliminary plat to the Board of County Commissioners as conditioned and/or amended;
- The Planning and Zoning Commission may recommend denial of the preliminary plat to the Board of County Commissioners and direct staff to return with findings that support the decision; or
- The Planning and Zoning Commission may continue the discussion and request additional information on specific items.

ATTACHMENTS/EXHIBITS:

Exhibit A: Draft P & Z FCO's for RZ2021-0030 and SD2021-0018

Exhibit B: Updates from Applicant

Attachment 1: Amended Letter of Intent and email from Ardurra

Attachment 2: Cover letter for Planning and Zoning from applicant with attachments

Attachment 3: Updated Plat for Lewis Heights with Community Water System

Attachment 4: Technical Memorandum on Lewis Heights Subdivision Water Supply

Attachment 5: Request for Remand back to P & Z Commission (Late exhibit for BOCC hearing)

Exhibit C: Agency Comments received at or after the November 16, 2022 BOCC Hearing

Attachment 1: Keller Associates (acting as County Engineer)

Attachment 2: Devin Krasowski, Canyon County Engineer (Late exhibit for BOCC hearing)

Attachment 3: Black Canyon Irrigation

Attachment 4: Boise Project Board of Control

Attachment 5: City of Nampa

Attachment 6: Idaho Transportation Department

Attachment 7: Nampa & Meridian Irrigation District

Attachment 8: Deer Flat Fire District

Attachment 9: Southwest District Health

Attachment 10: Boise Kuna Irrigation

Exhibit D: Public Comments received at or after the November 16, 2022 BOCC Hearing

Attachment 1: Patrick & Carolyn Derrick (Late Exhibit for BOCC hearing)

Attachment 2: Claudia Haynes (Late Exhibit for BOCC hearing)

Attachment 3: Terry Mahoney (Late Exhibit for BOCC hearing)

Attachment 4: Manuel Cavazos (Late Exhibit for BOCC hearing)

Attachment 5: Cynthia Sanford (Late Exhibit for BOCC hearing)

Attachment 6: Amy Weidner (Late Exhibit for BOCC hearing)

Attachment 7: Kim Yanecko Presentation & Documentation (Late Exhibit for BOCC hearing)

Attachment 8: Jeanie Amen

Attachment 9: Maureen Angerman

Attachment 10: Tom & Angela Bratcher
Attachment 11: Richard & Keri Bucknell
Attachment 12: Mike & Maggie Chenore
Attachment 13: Claudia Haynes
Attachment 14: Claudia Haynes
Attachment 15: Claudia Haynes, Canyon County Alliance for Responsible Growth
Attachment 16: Walter & Deborah Kane
Attachment 17: Eunice Howard
Attachment 18: Traci Brock
Attachment 19: Traci Brock
Attachment 20: Kurt & Traci Brock
Attachment 21: Gianni & Gina Ramani
Attachment 22: Kerry Greenfield
Attachment 23: Horsehappy
Attachment 24: John & Lori Johnson
Attachment 25: Walter & Deborah Kane
Attachment 26: Jim & Irene Leavell
Attachment 27: Mark & Brenda Reed
Attachment 28: Kim Yanecko request for reschedule
Attachment 29: Response to Kim Yanecko regarding request
Attachment 30: Kim Yanecko
Attachment 31: Kim Yanecko email with Director Minshall

Exhibit E: BOCC Staff Report for November 16, 2022

Attachment 1: Draft BOCC FCOs
Attachment 2: Application Information
Attachment 3: Maps
Attachment 4: Agency Response
Attachment 5: Public Comments
Attachment 6: Site Photos
Attachment 7: Planning and Zoning Commission Minutes April 7, 2022
Attachment 8: TO Engineer Presentation
Attachment 9: Applicant Request to Table July 2022 Hearing
Attachment 10: Revised Preliminary Plat
Attachment 11: Water Supply Tech Memo dated 10/27/22

Exhibit F: BOCC Minutes from November 16, 2022

Exhibit G: Planning and Zoning Minutes for April 7, 2022

Exhibit H: Planning and Zoning FCO's signed April 21, 2022 for RZ2021-0030 and SD2021-0018

Exhibit I: Planning and Zoning Staff Report for April 7, 2022

Attachment 1: Draft FCO's for RZ2021-0030 and SD2021-0018
Attachment 2: Letter of Intent
Attachment 3: Preliminary Plat
Attachment 4: Neighborhood Meeting sign in sheet
Attachment 5: Draft Development Agreement
Attachment 6: Maps
6a. Small Air Photo 1 Mile
6b. Vicinity
6c. Zoning Map
6d. Subdivision and Lot Report
6e. Soils

- 6f. Prime Farmland & Report
- 6g. Lot Classification
- 6h. Nitrate Priority Area Map
- 6i. Canyon County Future Land Use
- 6j. Case and Report
- 6k. TAZ Households
- 6l. Contour Map
- 6m. Dairy, Gravel pit & Feedlot Map

Attachment 7: Agency Comments

- 7a. Nampa School District
- 7b. Nampa Highway District Variance Approval
- 7c. City of Nampa
- 7d. Idaho Transportation Department
- 7e. Boise Project Board of Control

Attachment 8: Public Comments

- 8a. Claudia Haynes – Canyon County Alliance for Responsible Growth
- 8b. Claudia Haynes – Canyon County Alliance for Responsible Growth

Attachment 9: Additional Exhibits

- 9a. Water Use Assessment submitted by applicant – SPF Water Engineering
- 9b. Geotechnical Evaluation submitted by Applicant – GeoTek, Inc.
- 9c. Site Photos



Planning and Zoning Commission
Goldberg/LGD Ventures, LLC. - Conditional Rezone — RZ2021-0030

Findings of Fact, Conclusions of Law, and Order

Conditional Rezone - RZ2021-0030

Findings of Fact

1. Darren Goldberg of LGD Ventures, LLC, is requesting a conditional rezone of parcel R30117 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone Rural Residential) Zone. The request also includes a Development Agreement with conditions listed as Attachment A.
2. The 78.5-acre property (Parcel No. R30117) is located on the south side of Lewis Lane, approximately 1300 ft. east of the intersection of Sky Ranch Road and Lewis Ln., Nampa, Idaho. The property is located in a portion of the NE¹/₄ of Section 13, T2N, R3W, B.M., Canyon County, Idaho.
3. The conditional rezone is being considered concurrently with the Preliminary Plat for Lewis Heights Subdivision (SD2021-0018).
4. The subject property is not located within an area of city impact.
5. The subject property is located within Nampa Highway District No. 1, Upper Deer Flat Fire District, Nampa School District and Boise Project Board of Control.
6. On April 7, 2022, the Planning and Zoning Commission recommended denial of Case No. RZ2021-0030 and SD2021-0018.
7. On November 16, 2022, the Board of County Commissioners held a public hearing at which time they agreed with the applicants request to send the case with new evidence back to the Planning and Zoning Commission.
8. Additional materials from applicant including, but not limited to, updated Preliminary Plat, memo related to community water system, modified letter of intent, and fire district information has been submitted.
9. A neighborhood meeting was held on March 16, 2021 pursuant to CCZO §07-01-15.
10. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on November 8, 2023. Full political notice was sent on November 8, 2023. Newspaper notice was published on November 10, 2023. Property owners within 600' were notified by mail on November 8, 2023. The property was posted on November 16, 2023.
11. The record includes all testimony received at the public hearing held on December 21, 2023, the staff report, exhibits, and documents in Case file No. RZ2021-0030

Conclusions of Law

For this request, the Planning and Zoning Commission must find and conclude the following regarding the Standards of Review for a Conditional Rezone (CCZO §07-06-07(6)):

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The proposed conditional is in general conformance with the 2020 future land use map and comprehensive plan.

Finding: The subject property is designated as "residential" on the Future Land Use map within the 2020 Canyon County Comprehensive Plan. The request is in general conformance with the following policies and goals:

Chapter 1. Property Rights

Goal 1. Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.

Policy 7. Develop ordinances that identify or define uses associated with each land use zone to promote clear understanding of property rights.

Policy 8. Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.

Policy 12. Property owners acknowledge and expect that Canyon County will preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land uses.

Chapter 2. Population

Goal 1. Consider population growth trends when making land use decisions.

Policy 3. Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.

Chapter 5. Land Use

Goal 1. To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.

Goal 2. To provide for the orderly growth and accompanying development of the resources within the county that is compatible with the surrounding area.

Goal 3. Use appropriate techniques to mitigate incompatible land uses.

Goal 5. Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

Goal 6. Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur.

Policy 1. Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.

Policy 2. Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.

Policy 6. Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.

Agricultural Policy 3. Canyon County supports Idaho's Right to Farm laws (Idaho Code § 22-4501-22-4504), as amended.

Residential This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established.

Chapter 8. Public Services, Facilities and Utilities Component

Policy 3. Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.

Chapter 9. Transportation

Policy 13. Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes.

Chapter 11. Housing

Goal 1. Encourage opportunities for a diversity of housing choices in Canyon County.

Chapter 12. Community Design

Policy 9. Encourage pressurized irrigation systems using non-potable water where reasonably possible (Idaho Code 67-6537).

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: The proposed conditional rezone is more appropriate than the current zoning designation of agriculture.

Finding: When considering the surrounding land uses, the proposed conditional rezone is more appropriate than the current zoning of "agriculture." The property is adjacent to platted residential subdivisions on the east, north, west, and south. The site is also within close proximity to residential uses as well as residential zoning. On December 21, 2022, a Conditional Rezone – Rural Residential and Preliminary Plat for 33 lots was approved immediately to the south of this parcel (RZ2020-0019/SD2020-0035).

3. Is the proposed conditional rezone compatible with surrounding land uses? Conclusion:

The proposed conditional rezone is compatible with the surrounding land uses.

Finding: The proposed conditional rezone is compatible with the surrounding uses. The property is adjacent to platted residential subdivisions on the east, north, west, and south boundaries. The proposed conditional rezone would not introduce an incompatible land use to the area. On December 21, 2022, a Conditional Rezone – Rural Residential and Preliminary Plat for 33 lots was approved to the south of this parcel (RZ2020-0019/SD2020-0035).

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed conditional rezone will not have a negative impact to the character of the area.

Finding: The property is identified as "residential" on the Canyon County Future Land Use Map. Although the property has an agricultural history, the parcel lacks surface water rights. Agricultural uses have water rights to ground water for irrigation. The character of the area has become residential. (Exhibit I, Attachment 6d)

5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed conditional rezone?

Conclusion: Adequate sewer, water & drainage will be provided to accommodate the conditional rezone.

Finding: Platting as a residential subdivision is required for the proposed development. The developer shall meet agency requirements at the time of development.

- *Individual septic systems* are proposed for each residential lot. The site is not located within a nitrate priority area. The requirements of Southwest District Health Department shall be met, including, but not limited to, an approved Subdivision Engineering Report (SER) with the final plat. A Pre-Development meeting was conducted with Southwest District Health showing that groundwater monitoring has begun.
- *Community Water System* is proposed this development. The applicant has provided hydrology studies that demonstrate development will not impact the aquifer or existing property owner's rights to the aquifer. With the updated applicant letter, water memo and proposed community water system, this addresses the concerns of the testimony provided at

the April 7, 2022 Planning and Zoning Commission public hearing indicating the water well construction issues in the area.

- *Pressurized irrigation* will be provided to each residential lot. The applicant's letter of intent indicates the existing irrigation well on the property will be used to supply the water. A pump station will be placed within a common lot to be used for irrigation and fire suppression.
- *Storm Water Drainage* will be retained on site via retention ponds.

6. Does the proposed conditional rezone 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? What measures have been taken to mitigate road improvements or traffic impacts?

Conclusion: The conditional rezone of the subject property will not cause undue interference with existing or future traffic patterns as proposed.

Finding: No evidence has been provided that the proposed conditional rezone will require public street improvements to provide adequate access. The number of lots proposed will not trigger a traffic impact study.

The requirements of Nampa Highway District No. 1 shall be met throughout the platting stage of the development.

7. Does legal access to the subject property for the development exist or will it exist at the time of development?

Conclusion: The property has frontage on Lewis Lane, a public road.

Finding: The requirements of Nampa Highway District No. 1 shall be met for access to the site. The highway district is a signatory on the final plat.

8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will be provided to accommodate the use.

Finding: No evidence has been provided that proposed use will require additional public funding to meet the needs created by the requested use and police, fire, and emergency medical services will be provided to the property. Deer Flat Fire District has approved the applicant's plan for fire suppression. (Exhibit C, Attachment 8) Nampa School District is requesting a lighted bus stop area. (Exhibit I, Attachment 7a)

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case #RZ2021-0030, a conditional rezone from an "A" zone (Agricultural) to an "CR-R-R" zone (Conditional Rezone Rural Residential) for Parcel No. R30117 subject to conditions of the development agreement (Attachment A).

DATED this _____ day of _____, 2023.

**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____ day of _____, in the year 2023, before me _____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

ATTACHMENT A

CONDITIONS OF THE 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 parcel shall be in subjection to the Canyon County Zoning Ordinance Chapter 7, Article 17 for platting with a maximum of 31 buildable lots with an average lot size of 2.00 acres, in substantial conformance of the concept plan (Lewis Heights Preliminary Plat).
3. The applicant 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."
 - a. Commencement shall be the submission of a Final Plat application, submittals and fees to Development Services Department.
5. All storm water drainage shall be retained on site via retention ponds.
6. Internal roadways shall be public roads and built to Nampa Highway District No. 1 standards. The requirements of Nampa Highway District No. 1 shall be met.
7. Pressurized irrigation shall provide irrigation water to each residential lot within the subdivision.
8. A lighted bus stop area shall be placed near the entrance of the subdivision prior to the Board's signature on the final plat.



Planning and Zoning Commission Lewis Heights Subdivision — SD2021-0018

FINDINGS, CONCLUSIONS, CONDITIONS, ORDER

Preliminary Plat — SD2021-0018

Findings

1. Darren Goldberg LGD Ventures, LLC, is a preliminary plat (including irrigation & drainage) for Lewis Heights Subdivision (Attachment A).
2. The 78.5-acre property (Parcel No. R30117) is located on the south side of Lewis Lane, approximately 1300 ft. east of the intersection of Sky Ranch Road and Lewis Ln., Nampa, Idaho. The property is located in a portion of the NE' 4 of Section 13, T2N, R3W, B.M., Canyon County, Idaho.
3. The plat is being considered concurrently with a conditional rezone from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone Rural Residential) Zone (RZ2021-0030). The conditional rezone application was recommended for approval on December 21, 2023.
4. The subject property is not located within an area of city impact.
5. Lewis Heights Subdivision contains 31 residential lots.
6. The Subdivision would be serviced by individual septic systems and a community water system.
7. Internal public roads will provide access to each residential lot.
8. The subject property is located within Nampa Highway District No. 1, Upper Deer Flat Fire District, Nampa School District and Boise Project Board of Control.
9. The development is not located in a floodplain (Flood Zone X).
10. On April 7, 2022, the Planning and Zoning Commission recommended denial of Case No. RZ2021-0030 and SD2021-0018.
11. On November 16, 2022, the Board of County Commissioners held a public hearing at which time they agreed with the applicants request to send the case with new evidence back to the Planning and Zoning Commission.
12. Additional materials from applicant including, but not limited to, updated Preliminary Plat, memo related to community water system, modified letter of intent, and fire district information has been submitted.
13. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on November 8, 2023. Full political notice was sent on November 8, 2023. Newspaper notice was published on November 10, 2023. Property owners within 600' were notified by mail on November 8, 2023. The property was posted on November 16, 2023.
14. The record includes all testimony received at the public hearing held on December 21, 2023, the staff report, exhibits, and documents in Case file No. SD2021-0018.

Conclusions of Law

Pursuant to CCZO §07-17-09(4): Commission Action:

“The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the Commission's minutes. The reasons for action taken shall specify:

- 1. The ordinance and standards used in evaluating the application;*
- 2. Recommendations for conditions of approval that would minimize adverse conditions, if any;*
- 3. The reasons for recommending the approval, conditional approval, modification, or denial; and*

4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.”*

Standard of Review for Subdivision Plat:

- A. Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions);
- B. Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- C. Idaho Code, 31-3805 (Irrigation)
- D. Canyon County Code §07-17-19 (Preliminary Plat)
- E. Canyon County Zoning Ordinance (CCZO), Article 17 (Subdivision Regulations).
 - a. The preliminary plat was found to be complete by Keller Associates (Exhibit C, Attachment 1) subject to conditions of approval.

Conditions of Approval

- 1. All subdivision improvements and amenities shall be bonded or completed prior to the Board of County Commissioner’s signature on the final plat.
- 2. Historic irrigation lateral, drain, ditch flow patterns, and easements shall be maintained unless approved in writing by the local irrigation entity.
- 3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved (Exhibit C, Attachment 1).
- 4. Plat shall comply with the requirements of Nampa Highway District No. 1 (Exhibit I, Attachment 7b). Evidence of compliance shall be Nampa Highway District No. 1 signature on the final plat.
- 5. The development shall comply with Southwest District Health requirements (Exhibit C, Attachment 9). Evidence of compliance shall be Southwest District Health’s signature on the final plat.
- 6. An Irrigation Water User’s Maintenance Agreement for all lots within the development shall be recorded with the Canyon County Recorder’s Office prior to the Board signing the final plat.
- 7. Prior to the Board signing the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
- 10. Plat shall comply with the International Fire Code as administered through Upper Deer Flat Fire District.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2021-0018 the Planning and Zoning Commission recommends approval of the Preliminary Plat (irrigation & drainage plan) for Lewis Heights Subdivision.

DATED this _____ day of _____, 2023.

**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**

Brian Sheets, Acting Chairman

State of Idaho)

) SS

County of Canyon County)

On this _____ Day of _____ in the year of 2023, before me _____, a notary public,
personally appeared _____ personally known to me to be the person whose name is subscribed to the within
instrument, and acknowledged to me that he executed the same.

Notary: _____

My Commission Expires: _____



Exhibit B, Attachment 1

April 20, 2023

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

SUBJECT: Lewis Heights Subdivision | Addendum Letter

Dear Canyon County Development Services Department, Planning and Zoning Commission, and Board of County Commissioners,

I am writing to bring to your attention the changes made to the preliminary plat for Lewis Heights Subdivision, which has undergone significant revisions since the Planning and Zoning Commissioners hearing on April 7, 2022. As a result, we requested that the application be remanded back to Planning and Zoning, which the Board of County Commissioners granted on November 15, 2022.

We have redesigned the Lewis Heights Preliminary Plat to accommodate two community wells. In addition, we have installed a fire suppression pump on common lot 17, which will provide 500 gpm to the fire suppression main line and fire hydrants throughout the development. Furthermore, we plan to install sprinklers for added fire suppression in each home, utilizing the potable service that enters each residence. We have also reduced the number of buildable lots from 34 to 31 and increased the number of common lots from 6 to 9, increasing the open space percentage from 2.7 percent to 4.1 percent. The gross density has also changed from 0.45 units per acre to 0.39 units per acre.

These changes were made in response to feedback from the Canyon County Engineering Department, Planning and Zoning Commission, and the neighboring community. We have received approval from the Upper Deer Flat Fire District regarding this new system.

We are excited to present the new preliminary plat to Planning and Zoning and the Board of County Commissioners. Please do not hesitate to contact us with any questions or concerns regarding these revisions.

Sincerely,

Becky Yzaguirre
Land Use Planner

From: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Sent: Tuesday, April 18, 2023 10:04 AM
To: Becky Yzaguirre
Subject: Re: [External] Lewis Heights Subdivision

I will get it to them. I can go ahead and send out the agency notices as soon as I get an addendum to the LOI and renoticing fee.

Thanks,
Michelle

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Sent: Tuesday, April 18, 2023 8:13:21 AM
To: Michelle Barron
Subject: RE: [External] Lewis Heights Subdivision

Good morning,

I don't believe engineering has seen the plat. I just sent the plat to you as I don't know your internal process. Should I start sending the plat to Engineering and bypass planning?

Thank you!



Becky Yzaguirre

Land Use Planner

O: 208-323-2288

2471 S. Titanium Pl., Meridian ID 83642

BYzaguirre@ardurra.com | www.ardurra.com



From: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Sent: Monday, April 17, 2023 5:22 PM
To: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Subject: RE: [External] Lewis Heights Subdivision

I think that would be a good idea. I'm trying to follow the paper trail, but am unsure if engineering has looked over this plat since the changes happened to accommodate the 2 community wells? I will ask Devin and Stephanie as well.

Thanks,

*Michelle Barron
Planner III
Canyon County Development Services Department*

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6033

DSD Office Phone: 208-454-7458

Email: Michelle.Barron@canyoncounty.id.gov

Website: www.canyonco.org/dsd

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>

Sent: Monday, April 17, 2023 4:05 PM

To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>

Subject: RE: [External] Lewis Heights Subdivision

Hi Michelle,

The BOCC staff report from November 16, 2022, has comments from the Highway District, Southwest District Health, and Irrigation District. I sent you new Fire comments a couple of weeks ago.

The case was remanded back to Planning and Zoning because we decided to redesign the development to accommodate two community wells. In addition, we have installed a fire suppression pump on common lot 17, which will provide 500 gpm to the fire suppression main line and fire hydrants throughout the development. Furthermore, we plan to install sprinklers for added fire suppression in each home, utilizing the potable service that enters each residence. Do you want me to restate that in the addendum Letter?

Thanks so much!



Becky Yzaguirre

Land Use Planner

O: 208-323-2288

2471 S. Titanium Pl., Meridian ID 83642

BYzaguirre@ardurra.com | www.ardurra.com



From: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>

Sent: Monday, April 17, 2023 2:58 PM

To: Becky Yzaguirre <BYzaguirre@to-engineers.com>

Subject: RE: [External] Lewis Heights Subdivision

Becky,

In its current layout, has this application been fully seen by highway district, Southwest District Health, Fire District, Irrigation District? Considering the size of the file, I have found very little information. It looks like there is a large group opposed, so it would be best to have as much details as possible. I will be re-noticing the case with the updated plat layout. It would be best to have an addendum to the letter of intent so that people will notice the change. We also charge a \$100 re noticing fee. With our new process, we are requesting that these entities have already been contacted and applied through. Southwest District Health just needs to be a pre development meeting. Also, it looks like the case was remanded back to the P&Z, but there is no new information that I can find regarding the change in the plan for water. Can you help me locate that information? Is it just the change to the plat? Basically, I need to know what makes this case "ready" for public hearing.

Thanks,

Michelle Barron

Planner III

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6033

DSD Office Phone: 208-454-7458

Email: Michelle.Barron@canyoncounty.id.gov

Website: www.canyonco.org/dsd

*****NEW** public office hours***

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>

Sent: Thursday, April 13, 2023 8:53 AM

To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>

Subject: RE: [External] Lewis Heights Subdivision

Hi Michelle,

Can you please give me an update regarding a hearing date for Lewis Heights?

Thank you,



Becky Yzaguirre

Land Use Planner

O: 208-323-2288

2471 S. Titanium Pl., Meridian ID 83642

BYzaguirre@ardurra.com | www.ardurra.com



From: Becky Yzaguirre
Sent: Thursday, April 6, 2023 5:15 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: RE: [External] Lewis Heights Subdivision

Hi Michelle,

Do you know when will we get a hearing date for Lewis Heights?

Thank you,



Becky Yzaguirre

Land Use Planner

O: 208-323-2288

2471 S. Titanium Pl., Meridian ID 83642

BYzaguirre@ardurra.com | www.ardurra.com



From: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Sent: Wednesday, March 8, 2023 9:22 AM
To: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Subject: RE: [External] Lewis Heights Subdivision

Becky,

I just had this handed off to me. I will look at it as soon as I can to make sure it doesn't need to go back to Engineering for any substantial change. I also want to make sure we have everything in order to move this on through this time, so it may take me a few days.

Thanks,

*Michelle Barron
Planner III
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605*

Direct Line: 208-455-6033

DSD Office Phone: 208-454-7458

Email: Michelle.Barron@canyoncounty.id.gov

Website: www.canyonco.org/dsd

*****NEW** public office hours***

Effective Jan. 3, 2023

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8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Sent: Tuesday, March 7, 2023 11:46 AM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: RE: [External] Lewis Heights Subdivision

Hi Dan and Michelle,

Please let me know what you need to get this on the P&Z agenda.

Thank you!



Becky Yzaguirre

Land Use Planner

O: 208-323-2288

(2471 S. Titanium Pl., Meridian ID 83642)

(BYzaguirre@to-engineers.com) | www.ardurra.com



From: Becky Yzaguirre
Sent: Tuesday, February 28, 2023 3:20 PM
To: 'Dan Lister' <Daniel.Lister@canyoncounty.id.gov>; Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: RE: [External] Lewis Heights Subdivision

Hi Dan,

We decided to go with a community well instead of individual wells, which was deemed a substantial change to get pushed back to Planning and Zoning. Below is a link to the updated preliminary plat showing the well. Do you need me to update the applications? Do we need to hold another neighborhood meeting and repay the fees?

 [200500-PP-Lewis Heights Subdivision-230213-SIGNED.pdf](#)

Thank you for your help!



Becky Yzaguirre

Land Use Planner

O: 208-323-2288

(2471 S. Titanium Pl., Meridian ID 83642)

(BYzaguirre@to-engineers.com) | www.ardurra.com



From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Wednesday, February 22, 2023 3:16 PM
To: Becky Yzaguirre <BYzaguirre@to-engineers.com>; Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: RE: [External] Lewis Heights Subdivision

Becky,

To my understanding, the request by the applicant to remand the case back to the P&Z was due to a substantial change to the application. We have not received any new/revised information. Once we do, it needs to be reviewed by the assigned planner prior to a hearing before the P&Z Commission.

Sincerely,

Dan Lister, Planning Official

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Sent: Wednesday, February 22, 2023 3:12 PM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: RE: [External] Lewis Heights Subdivision

Hi Dan and Michelle,

We would like to get a P&Z date for Lewis Heights. What do you need from me to get going?

Thank you so much!



Becky Yzaguirre

Land Use Planner

O: 208-323-2288

(2471 S. Titanium Pl., Meridian ID 83642)

(BYzaguirre@to-engineers.com) | www.ardurra.com



From: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>
Sent: Tuesday, February 14, 2023 1:13 PM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Cc: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Subject: FW: [External] Lewis Heights Subdivision

Becky:

I am forwarding your information to Dan Lister and Michelle Barron in our office to advise you on the process.



Jennifer Almeida

Office Manager

Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5957

Fax: 208-454-6633

Email: Jennifer.Almeida@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>

Sent: Tuesday, February 14, 2023 1:11 PM

To: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>

Subject: [External] Lewis Heights Subdivision

Hi Jennifer,

As you know, the Lewis Heights Subdivision has been pushed back to the Planning and Zoning Commission because we are now proposing a community well instead of individual wells.

We are now ready to submit the new pre-plat but I'm unsure of the process. Please let me know what we need to do.

Thank you so much!



Becky Yzaguirre

Land Use Planner

O: 208-323-2288

(2471 S. Titanium Pl., Meridian ID 83642)

(BYzaguirre@to-engineers.com) | www.ardurra.com



Canyon County Planning & Zoning Meeting

RE: Lewis Heights Subdivision

Dear P&Z,

My name is Darren Goldberg, managing member of LGD Ventures, an Idaho LLC. This letter is regarding our development plan for 78 acres on Lewis Lane in Canyon County, land that we've held in our family for almost 20 years.

The process started after reviewing the 2020 comprehensive plan that included a residential overlay on the property. It was clear that the County believed there was a need for additional residential in the area to meet demand. A rural residential development was considered consistent and compatible with the surrounding land use.

After our initial application submission, the issue of sustainable water usage was brought up by the community. I'd like to ensure the community we did not take this opposition lightly, and we are not interested in impacting the natural resources of our wonderful state.

We went above and beyond to investigate the matter. This included the hiring of a water expert and tabling our application to allow time to review studies done by the IDWR. After our deep review, the team and IDWR determined the development will have no negative impact on the health of the water aquifer and surrounding residences.

In fact, studies have shown that the subdivision would have a positive impact on local groundwater levels because development would reduce the acreage being irrigated by the on-site well by approximately 18 acres. Currently, we are using a lot of water to farm this land. Please refer to our technical memorandum and exhibit supplied by SPF Water Engineering (HDR).

I'd like to also point out some additional factors to consider while addressing opposition:

1. It's been determined that current issues with wells in the Deer Sky ranch subdivision are due to poor construction rather than a decreasing water table. Deer Sky residents were made aware of the agricultural fluctuations in the water table, and as part of their plat, were strongly advised to build wells to a certain depth to prevent any problems. (See Attached – Exhibit A)
2. IDWR has been monitoring wells in the area for the past year and have discovered no negative impact on the water table. While fluctuations occur due to periods of heavy agricultural irrigation in the summer months, the water table has replenished every year and has even increased in recent years. (See Attached – Exhibit B)

3. Community Well – We have moved from individual wells to a community well system as preferred by the County. This system can be advantageous because water quality and consumption is consistently monitored and meets higher public drinking water standards.
4. CCR's – We've included additional items in the subdivision CCR's that restrict the amount of land to be irrigated to 1.5 acres per lot, to further ensure the development will be a net reduction in water consumption. (See Attached – Exhibit C)
5. The Upper Deerflat Fire Department has given their approval for the proposed development.
6. Development is consistent to the Taylor Jene development directly to the south, which was recently given approval.
7. USDA recent soil reports show that only 7.5% of the parcel is considered Prime farm land (See Attached – Exhibit D).
8. Our application was submitted prior to the adoption of the 2030 comp plan so therefore is bound by the 2020 comp plan.

EXHIBIT A

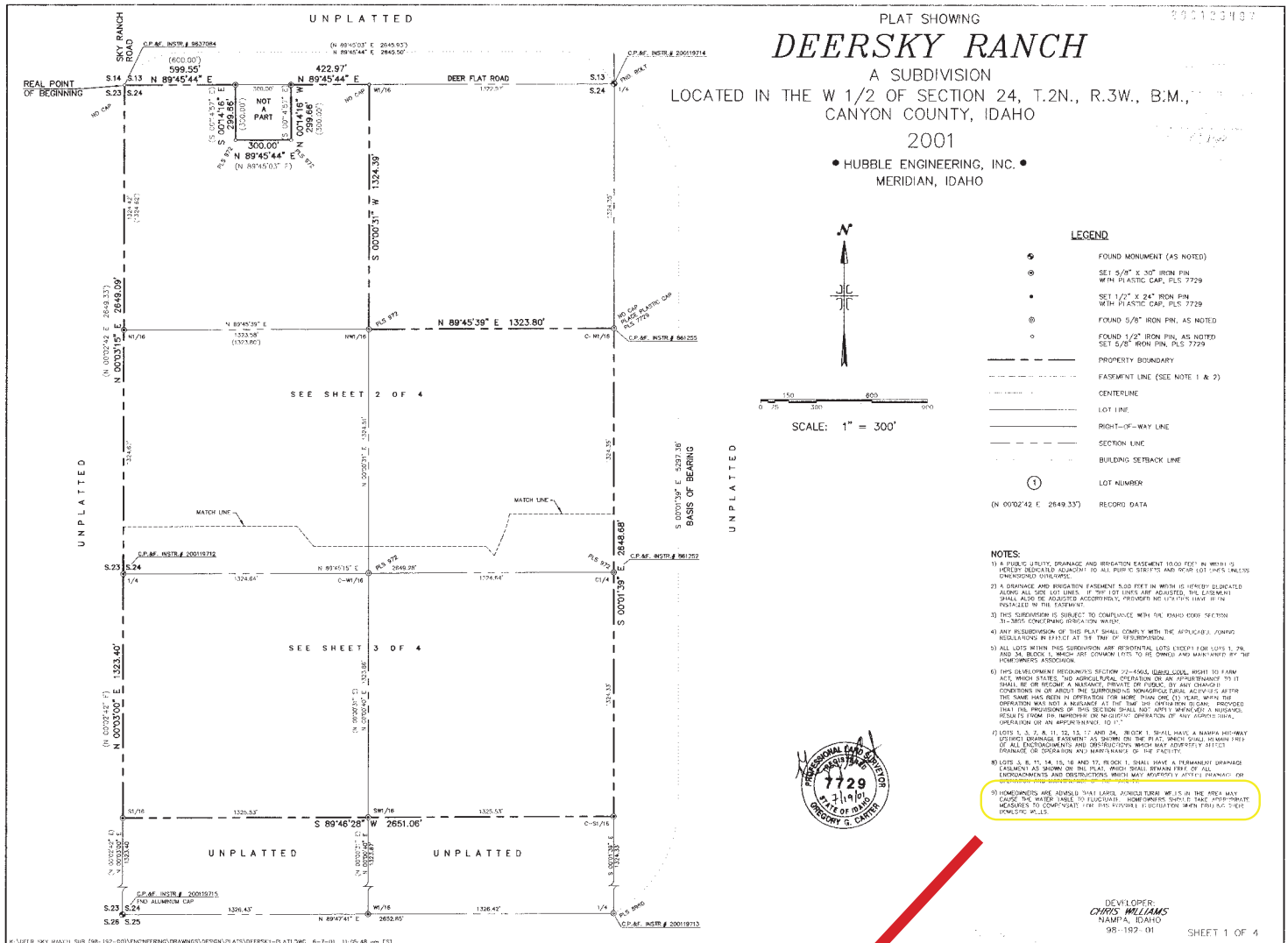


EXHIBIT B

Hydrographs of these five wells are provided in **Figure 4-3** below.

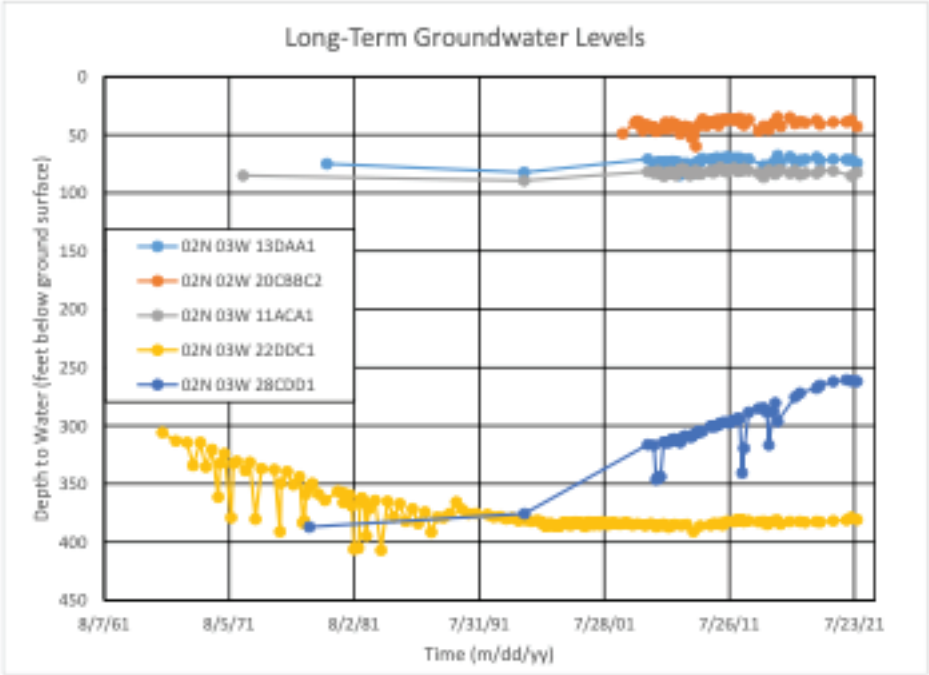


Figure 4-3: IDWR Groundwater Level Monitoring Data

EXHIBIT C

LEWIS HEIGHTS SUBDIVISION CC&R's - ARTICLE II

GENERAL RESTRICTIONS

2.18 **WATER USE PROHIBITIONS.** All Lots within the Lewis Heights subdivision will be restricted to a maximum irrigated area of 1.5 acres per lot, regardless of overall lot size.

2.19 **WATERING SCHEDULE.** The Lewis Heights Homeowners Association will have the power to set a watering schedule for the subdivision as they see fit regarding general usage, climate affects, time of year, drought restrictions and factors of such nature.

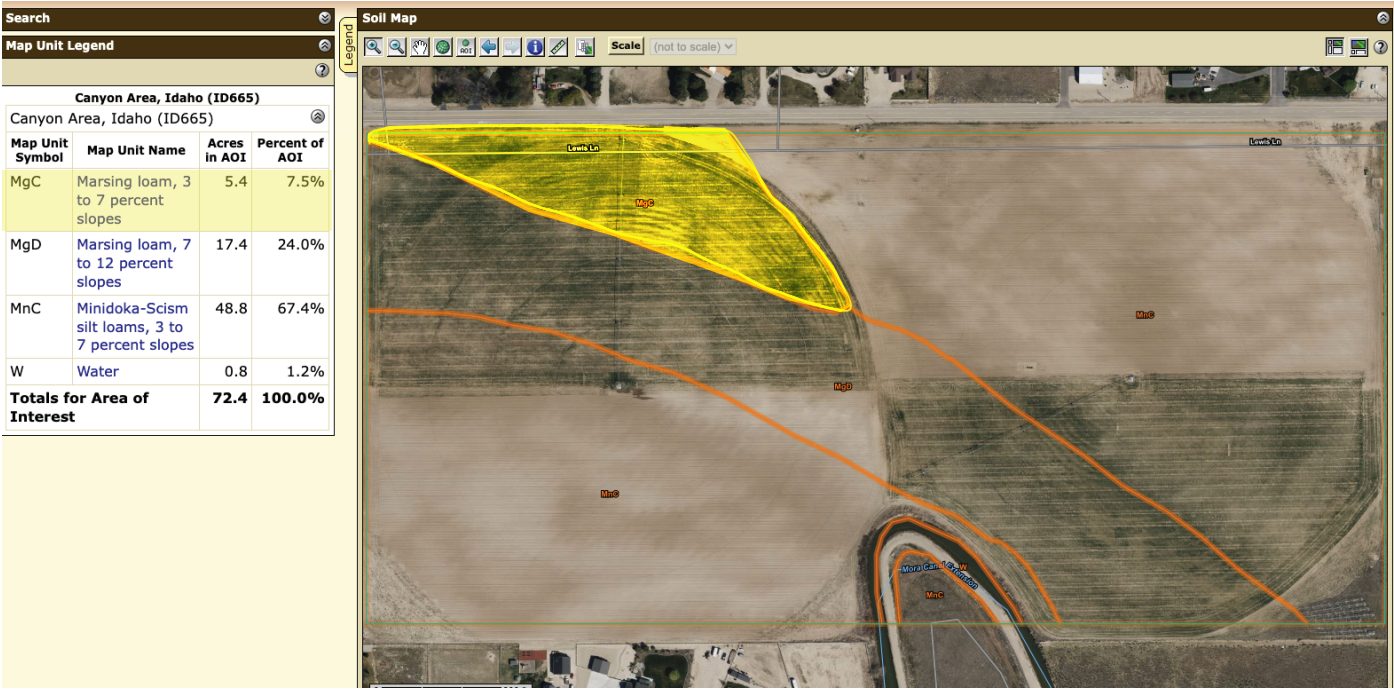
2.20 **DROUGHT TOLERANT LANDSCAPING.** Within the Lewis Heights subdivisions, drought tolerant landscaping (i.e. artificial lawns, rockscapes, native plants) will be highly encouraged for individual lots. Such landscaping will be used on common area lots and common areas to reduce water usage.

2.21 **WELL METERING.** The subdivision will install a meter on the main irrigation well to continually monitor water usage as to adheres to water usage and water flow restrictions set forth in the CCR's. The meter shall be kept in working order and accessible to the Idaho Department of Water Resources.

2.22 **WELL CONSTRUCTION.** All individual and/or community wells bult within the Lewis Heights subdivision will adhere to the guidelines set forth by the Idaho Department of Water Resources to ensure appropriate depth and construction materials. A well construction diagram must be submitted and approved by the ARC prior to construction.

2.23. **COMMON LOT 20.** Common lot number 20, as indicated on the plat, is not included in the subdivision, and not enforceable through the CCR's or HOA. The lot is to remain in ownership of LGD Ventures, LLC.

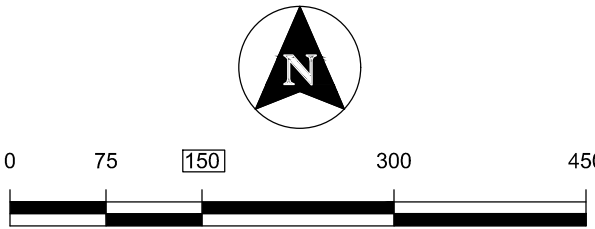
EXHIBIT D



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PRELIMINARY PLAT FOR
LEWIS HEIGHTS SUBDIVISION

A PORTION OF THE NORTH 1/2 OF SECTION 13
TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2022



AREA AND LOT SUMMARY	
TOTAL PROPERTY AREA	78.53± AC
RESIDENTIAL AREA	62.97± AC
RIGHT-OF-WAY TO BE DEDICATED	8.77± AC
COMMON AREA	3.83± AC
TOTAL LOTS	40
BUILDABLE LOTS	31
COMMON LOTS	9
PROPOSED GROSS DENSITY	0.39 UNITS/ACRE
AVERAGE RESIDENTIAL LOT SIZE	2.03± AC
MINIMUM RESIDENTIAL LOT SIZE	1.68± AC
PERCENTAGE OPEN SPACE	4.1%

SITE DATA

OWNER & DEVELOPER
DARREN GOLDBERG
PO BOX 9325
BOISE, IDAHO 83707
PH: (208) 870-0827

ENGINEER
ZANE CRADIC, P.E.
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

SURVEYOR
ROB O'MALLEY, P.L.S.
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

LAND USE PLANNER
BECKY YZAGURRE
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

PARCEL

#R301170000

ROADWAY JURISDICTION
NAMPA HIGHWAY DISTRICT NO. 1

SEWER & WATER DISTRICT
PRIVATE

FIRE DISTRICT
UPPER DEER FLAT FIRE DISTRICT

SCHOOL DISTRICT
NAMPA SCHOOL DISTRICT

ZONING AND SETBACK
EXISTING ZONING: (AG) AGRICULTURAL
PROPOSED ZONING: (RR) RURAL RESIDENTIAL
FRONT = 20'
REAR = 20'
SIDE = 10'
CORNER = 20'

IRRIGATION DISTRICT
BOISE-KUNA IRRIGATION DISTRICT



VICINITY MAP
SCALE: 1" = 1,000'

LEGEND

---	SUBDIVISION BOUNDARY LINE
---	ROAD RIGHT-OF-WAY
---	SECTION LINE
---	ROAD CENTERLINE
---	PHASE LINE
■	FOUND ALUMINUM CAP
•	FOUND MAG NAIL
1	LOT NUMBER
1C	COMMON LOT NUMBER

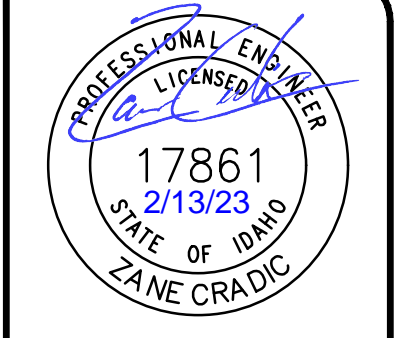
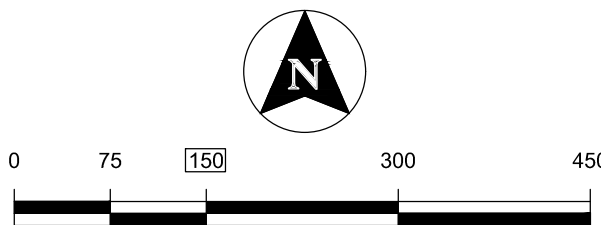
SHEET INDEX

P0.00	COVER
P1.00	EXISTING CONDITIONS
P2.00	SITE PLAN
P3.00	WELL & SEPTIC PLAN

NAME	ADDRESS
LAYNE NATHAN LAYNE LUANITA	9924 WILD PRAIRIE WAY NAMPA ID 83686
HOWARD CHAD HOWARD MELISSA	1525 RUBY CT NAMPA ID 83686
HENEERY SHAWN HENEERY CHRISTIE	9868 WILD PRAIRIE WAY NAMPA ID 83686
REED MARK ALLEN REED BRENDA LEE	9840 WILD PRAIRIE WAY NAMPA ID 83686
COUGHENOUR EDWARD BRYAN	12804 ANAKATE LN NAMPA ID 83686
DABB ANGELA K DABB GREGG H	12772 ANAKATE LN NAMPA ID 83686-7073
HOWARD RON JOSEPH STONE EUNICE M	12644 ANAKATE LN NAMPA ID 83686
PETRUCCI FAMILY 2017 REVOCABLE TRUST	12612 ANAKATE LN NAMPA ID 83686
RAMANI GIANNI RAMANI GINA	11603 HALAWA LN CYPRESS CA 90630
WEIDNER AMY J WEIDNER WESLEY E O HARE JOHN EDWARD O HARE	12575 ANAKATE LN NAMPA ID 83686
VICTORIA ANN	12570 ANAKATE LN NAMPA ID 83686
MURRAY FAMILY IRREVOCABLE TRUST	12538 ANAKATE LN NAMPA ID 83686
TAYLOR JENE HOMES INC	3313 W CHERRY LN STE 1056 MERIDIAN ID 83642
KRAJNIK GARY L	9749 RIM RD NAMPA ID 83686
DILLABAUGH CALVIN L DILLABAUGH TRACEY	246 COLD CREEK CT MCCALL ID 83638
COX ROC COX DEBRA	12153 SWAINSONS LN NAMPA ID 83686
AQUINO JAMES AQUINO JOLYNN	12185 SWAINSONS LN NAMPA ID 83686
HASKINS MADELEINE HASKINS ERIC SCHAEFER JOE SCHAEFER CHERYL	11699 W ALEXANDRA DR NAMPA ID 83686
GREENFIELD KURT GREENFIELD KERRY SKELLINGTON CHRISTINE M	12156 SWAINSON LN NAMPA ID 83686
SKELLINGTON G C C M TRUST	12243 LEWIS LN NAMPA ID 83686
HYLSLOP LYNN D JR	8361 N LEE TREVINO DR TUCSON AZ 85742
WILDER IRRIGATION DISTRICT	425 W MOUNTAIN RD CASCADE ID 83611
MAY ISAAC N	PO BOX 416 CALDWELL ID 83606
HARRIS DONALD B AND REBECCA A TRUST	10030 MALLARD DR NAMPA ID 83686
DAVIES JOSEPH A	10040 MALLARD DR NAMPA ID 83686
WEYERMAN MORLEY J WEYERMAN MELODY A H/W	10049 MALLARD DR NAMPA ID 83686
PRULL PATTERSON TRUST	10029 MALLARD DR NAMPA ID 83686-9183
RHINEHART SCOTT DEAN RHINEHART DEANNA LYNN	10050 VISTA DEL LAGO LN NAMPA ID 83686
SPRINGER ALLEN W SPRINGER ELIZABETH A H/W	12810 LAKECREST DR NAMPA ID 83686
LOTT KYLE LOTT MARIA H/W	400 CREEKSIDE PLACE NAMPA ID 83686
DIAZ ALEJANDRO BRITO	12488 LEWIS LN NAMPA ID 83686
BROCK JOYCE P	10020 KINGDOM LN NAMPA ID 83686
GRAY TYLER L GRAY BRIANNE L	12570 LEWIS LN NAMPA ID 83686
DERRICK PATRICK G DERRICK CAROLYN E	12610 LEWIS LN NAMPA ID 83686
KUSTERER FAMILY LIVING TRUST	12632 LEWIS LN NAMPA ID 83651
PYLE JOHN PYLE CAROL LYNN H/W	12698 LEWIS LN NAMPA ID 83686
ROWE DALE H ROWE BECKLY L MC INTOSH	10056 DUCK LN NAMPA ID 83686
	10055 DUCK LN NAMPA ID 83686



LEGEND			
	SUBDIVISION BOUNDARY LINE		EXISTING POWER POLE
	SECTION LINE		EXISTING PRESSURE IRRIGATION RISER
	EXISTING EDGE OF PAVEMENT		EXISTING PRESSURE IRRIGATION CONTROL BOX
	EXISTING EDGE OF GRAVEL		EXISTING WATER BLOW-OFF
	EXISTING OVERHEAD POWER		EXISTING TELEPHONE RISER
	EXISTING PRESSURE IRRIGATION		EXISTING TRANSFORMER
	TOP OF BANK		EXISTING WATER WELL
	TOE OF BANK		EXISTING CENTER PIVOT STOP BOLLARD
	EXISTING FENCE		WATERWAY FLOW DIRECTION
	EXISTING MAJOR CONTOUR		EXISTING FLOW DIRECTION
	EXISTING MINOR CONTOUR		AREA OF >=15% SLOPE (NO BUILD AREA UNLESS A GRADING PLAN IS PROVIDED)



BORDER SIZE		DESIGNED		DRAWN		CHECKED		APPROVED	
22"x34"		J. LYLE		J. LYLE		Z. CRADIC		Z. CRADIC	
DATE									
NO.									

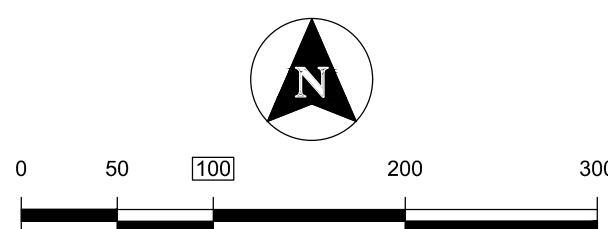
**T-O ENGINEERS**
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPÁ, IDAHO 83887
PHONE: (208) 442-6300 WWW.T-OENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPÁ • SPOKANE

PRELIMINARY PLAT FOR
LEWIS HEIGHTS SUBDIVISION
EXISTING CONDITIONS

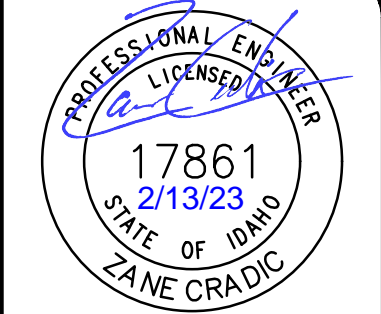
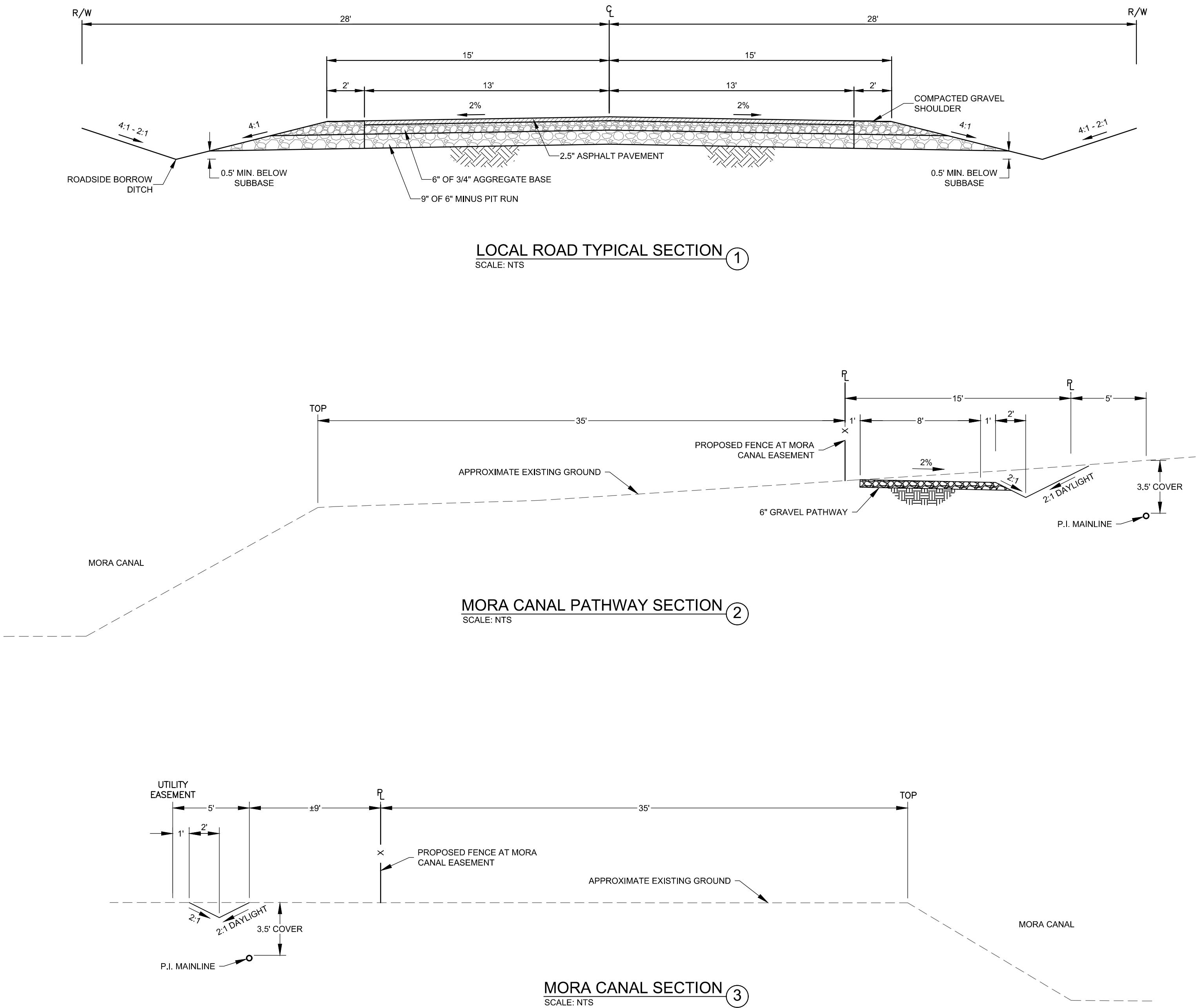


ATTENTION:
1/2
1
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET or 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE

DATE: February 13, 2023
PROJECT: 200500
SHEET: P1.00



P2.00



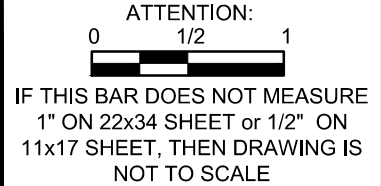
BORDER SIZE		22"x34"	
REVISIONS	DESIGNED	J. LYLE	
	DRAWN	J. LYLE	
	CHECKED	Z. CRADIC	
	APPROVED		
	Z. CRADIC		
NO.	DATE		
	DESCRIPTION		

**T-O ENGINEERS**

CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPÁ, IDAHO 83687
PHONE: (208) 442-6300
WWW.TO-ENGINEERS.COM

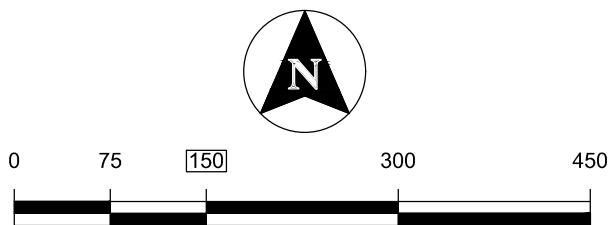
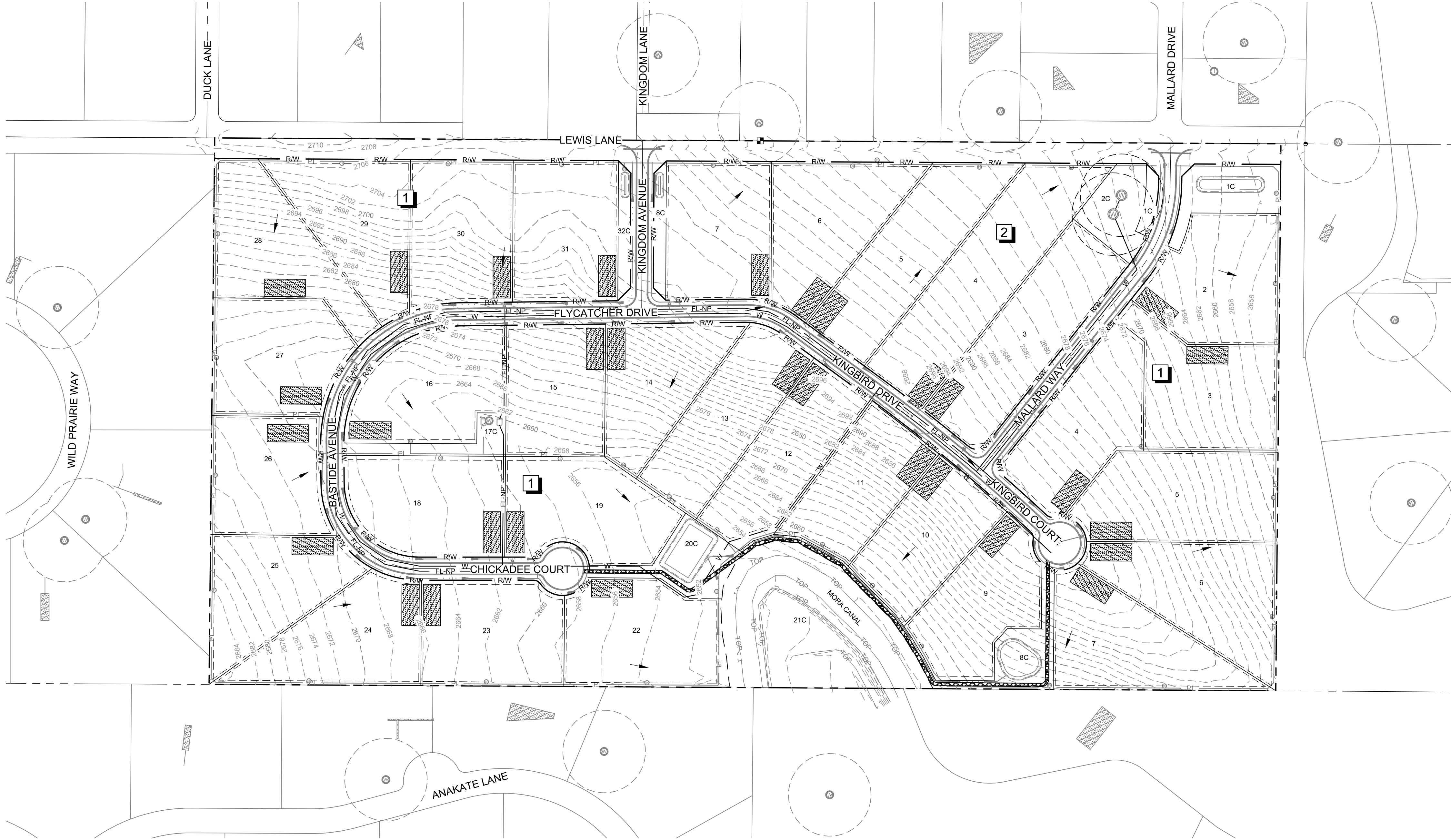
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPÁ • SPOKANE

PRELIMINARY PLAT FOR
LEWIS HEIGHTS SUBDIVISION
GENERAL SECTIONS



DATE:	February 13, 2023
PROJECT:	200500
SHEET:	

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LEGEND	
	PROPOSED BOUNDARY LINE
	SECTION LINE
	ROAD RIGHT-OF-WAY
	PROPOSED EASEMENT
	ROAD CENTERLINE
	PROPOSED FIRE SUPPRESSION MAIN
	PROPOSED PRESSURE IRRIGATION MAIN
	100' WELL RADIUS
	100' EXISTING WELL RADIUS
	EXISTING DRAINAGE DIRECTION
	PROPOSED SEPTIC DRAINFIELD/REPLACEMENT AREA
	EXISTING SEPTIC DRAINFIELD/REPLACEMENT AREA
	PROPOSED WELL LOCATION
	APPROXIMATE EXISTING WELL LOCATION
	APPROXIMATE EXISTING INJECTION WELL LOCATION
	TOP OF BANK OF MORA CANAL
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

PRELIMINARY PLAT FOR
LEWIS HEIGHTS SUBDIVISION
WELL & SEPTIC PLAN

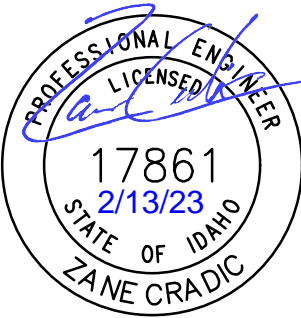
ATTENTION:
1/2" 1"
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET or 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE

DATE: February 13, 2023
PROJECT: 200500
SHEET:

P3.00

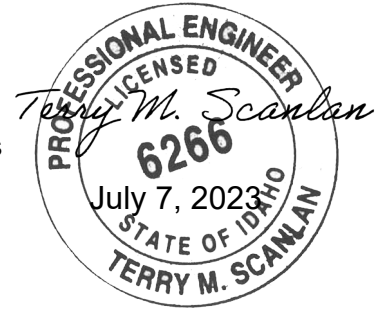
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PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM
BOISE • COEUR D'ALENE • HEBER CITY
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REVISIONS		NO.	DATE	DESCRIPTION
BORDER SIZE	22"x34"			
DESIGNED	J. LYLE			
DRAWN	J. LYLE			
CHECKED	Z. CRADIC			
APPROVED	Z. CRADIC			



TECHNICAL MEMORANDUM

DATE: July 7, 2023
TO: Michelle Barron – Canyon County Development Services
FROM: Terry M. Scanlan, P.E., P.G. HDR|SPF
CC: Zane Cradic and Becky Yzaguirre – Ardurra Group
RE: Lewis Heights Subdivision Water Supply



Lewis Heights is a proposed residential subdivision of 31 buildable lots within a 78.5-acre property located approximately one mile south of Lake Lowell between Sky Ranch Road and Rim Road.

The property is currently irrigated from an on-site irrigation well. The irrigation well will continue to be used for irrigation following subdivision development, although the irrigated area will be reduced because of roads, rooftops, and other non-irrigable areas that result from residential development. The irrigation well will also be used as a fire protection water source. Domestic water supply will be from groundwater through a community well system regulated by the Idaho Department of Environmental Quality.

SPF Water Engineering (now HDR Engineering) prepared a Water Use Assessment dated October 15, 2021 that evaluated the potential impact of the subdivision on local groundwater levels. This Water Use Assessment was updated with a memo dated October 27, 2022 that included additional data regarding local groundwater-level trends. Both documents concluded that the subdivision would have a positive impact on local groundwater levels because development would reduce the acreage currently irrigated from the on-site deep well water source by approximately 18 acres. The reduction in groundwater use for irrigation (estimated at 54 acre feet per year based on 3 acre feet per acre) more than offsets the increase in groundwater use for domestic purposes (estimated at 10 acre feet per year based on 300 gallons per day per home).

The two documents referenced above both assumed that domestic water supply would be provided from individual domestic wells. We understand that Lewis Heights is now moving forward with a community water system. A community system would be supplied from two wells (one of which is redundant) rather than 31 individual wells. A community water system can be advantageous to residents because water quality is monitored and must meet Public Drinking Water System standards.

The shift from 31 individual wells to two community wells should have no net impact on local groundwater conditions. Total domestic water use will be the same whether from 31 wells or 2 wells, with an average daily volume of approximately 9300 gallons (31 homes at 300 gallons each) and a 24-hour average domestic pumping rate of 6.5 gpm.

In summary, Lewis Heights will not have a negative impact on local groundwater conditions because post-development annual groundwater use will decrease. Water quality monitoring will ensure that the water delivered to residents through the proposed community water system will meet Public Drinking Water System standards.

Archived: Tuesday, November 21, 2023 5:56:35 PM

From: [Dan Lister](#)

To: [Keri Smith](#) [Pamela White](#)

Cc: [Leslie Jansen Van Beek](#) [Jenen Ross](#) [Monica Reeves](#)

Subject: RE: **TIME SENSITIVE** FW: [External] Lewis Heights Subdivision - Planning and Zoning Commission Request

Importance: Normal

Sensitivity: None

Thank you, Commissioner Smith. The applicant believes changes to their application (which has not been submitted to staff yet) are substantial changes not reviewed by the P&Z Commission and feel it should be sent back to the P&Z for review of the new information and to provide the Board a recommendation based on updated information prior to Board Hearing.

~

If the Board grants the request, the decision can be made at the beginning of the hearing at 9AM much like tabling an item. If the Board lets me know today that this approach will be taken, I will notify all neighbors in opposition who sent comments of this request and decision by the Board in hopes they don't need to make a trip to the hearing.

~

If not, DSD Staff will continue preparing the PowerPoint Presentation for tomorrow's hearing and sending the Board late exhibits as they are sent in.

~

Sincerely,

~

Dan Lister, Planning Official

Canyon County Development Services Department (DSD)

Office: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

~

From: Keri Smith <Keri.Smith@canyoncounty.id.gov>

Sent: Tuesday, November 15, 2022 12:51 PM

To: Pamela White <Pamela.White@canyoncounty.id.gov>; Dan Lister <Daniel.Lister@canyoncounty.id.gov>

Cc: Leslie Jansen Van Beek <Leslie.JansenVanBeek@canyoncounty.id.gov>; Jenen Ross <Jenen.Ross@canyoncounty.id.gov>; Monica Reeves <Monica.Reeves@canyoncounty.id.gov>

Subject: Re: **TIME SENSITIVE** FW: [External] Lewis Heights Subdivision - Planning and Zoning Commission Request

~

Hi all. ~Joining late because I'm at the Health Board and Health Symposium. ~I added Dan, because I think there is some confusion. ~

~

Dan was asking if we are okay with allowing the applicant to go back to the P&Z for an updated recommendation, rather than proceeding with tomorrow's hearing. ~Please correct me if I'm wrong Dan.

~

I am appreciative of their request and supportive of notifying as many as possible of this change. ~

~

Keri K. Smith

2C Board of County Commissioners

Sent from my iPad

On Nov 15, 2022, at 12:16 PM, Pamela White <Pamela.White@canyoncounty.id.gov> wrote:

I will be there.

Pam White

On Nov 15, 2022, at 12:03 PM, Leslie Jansen Van Beek <Leslie.JansenVanBeek@canyoncounty.id.gov> wrote:

Hi Jenen,

I will be here.

~

From: Jenen Ross <Jenen.Ross@canyoncounty.id.gov>

Sent: Tuesday, November 15, 2022 11:58 AM

To: Keri Smith <Keri.Smith@canyoncounty.id.gov>; Pamela White <Pamela.White@canyoncounty.id.gov>; Leslie Jansen Van Beek <Leslie.JansenVanBeek@canyoncounty.id.gov>

Cc: Monica Reeves <Monica.Reeves@canyoncounty.id.gov>

Subject: **TIME SENSITIVE** FW: [External] Lewis Heights Subdivision - Planning and Zoning Commission Request

Importance: High

~

Please see the below request. This hearing is scheduled for tomorrow morning (Wednesday, 11/16) at 9:00 and anticipated to draw a crowd. Dan is looking for direction in order to get the word out ASAP if the case will not be heard by the Board tomorrow morning.

W~

Jenen

W~

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>

Sent: Tuesday, November 15, 2022 11:52 AM

To: Monica Reeves <Monica.Reeves@canyoncounty.id.gov>; Jenen Ross <Jenen.Ross@canyoncounty.id.gov>

Subject: FW: [External] Lewis Heights Subdivision - Planning and Zoning Commission Request

~

See request below.

~

Dan Lister, Planning Official

Canyon County Development Services Department (DSD)

Office: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

~

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>

Sent: Monday, November 14, 2022 6:09 PM

To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>

Subject: [External] Lewis Heights Subdivision - Planning and Zoning Commission Request

~

Hi Dan,

~

I'd like to request that Lewis Heights Subdivision be sent back to the Planning and Zoning Commission. We have new information regarding well water and are exploring installing a community well. We kindly ask that you allow us to present this additional information and design to the Planning and Zoning Commission.

~

Please let me know if you have any questions.

~

Thank you,

~



\\itap2Becky Yzaguirre\\~

\\itap2Land Use Planner

\\itap2O: 208-323-2288\\~ \\~

\\itap2(2471 S. Titanium Pl., Meridian ID 83642)\\~ \\~

\\itap2(BYzaguirre@to-engineers.com) \\~ \\~ \\~
www.ardurra.com

\\itap2



~

~



August 14, 2023

Ms. Stephanie Hailey
Engineering Coordinator
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Lewis Heights Subdivision Preliminary Plat Application

Dear Ms. Hailey,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Lewis Heights Subdivision dated February 13, 2023. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

1. At the time of construction drawings, depict no build zones on the individual lots.
2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
4. Easements for water facilities will be required where placed outside of public right of way.
5. Plat shall comply with requirements of the local highway district.
6. Plat shall comply with irrigation district requirements.
7. Plat shall comply with Southwest District Health requirements.
8. Community water system shall meet Department of Environmental Quality (DEQ) requirements for public drinking water systems.

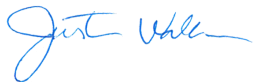
We recommend that the Preliminary Plat be APPROVED with the conditions listed above.

Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat, when granted, does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Justin Walker". The signature is written in a cursive, flowing style.

Justin Walker, P.E.
County Engineer


cc: File

Development Services Department
111 N. 11th Avenue Room 310
Caldwell, ID 83686
208-454-7459



Memorandum

To: Board of County Commissioners

From: Devin Krasowski, Associate Engineer 

Date: 11/14/2022

Subject: Lewis Heights/Goldberg (RZ2021-0030/SD2021-0018) – Water Resources Assessment

Summary

This memo is written considering the proposed Lewis Heights subdivision, the technical memorandum regarding water use in the DSD staff report for the related applications (Exhibit 15), and known relevant data.

The fluctuating groundwater levels south of the Lake Lowell due to active agriculture creates a situation that deserves special attention from homeowners in the area. Safe and reliable sources of drinking water are possible if seasonal water level fluctuations and water quality are taken into consideration when developing domestic water supply in the area. If water supplies are developed without consideration and understanding of those things then the opposite is true and we end up with more Deersky Ranches.

In addition, the proposed development will likely result in slightly less groundwater being used in the area and will likely not impact groundwater levels.

Water Quantity

In summary, I basically have nothing to add to Exhibit 15 (Terry Scanlan's 10/27/22 analysis). Without discussing any numbers here, what we are looking at related to total water use on the property is a small increase due to new domestic use but likely a decrease in irrigation water use resulting in a net decrease of total water use. Thus, resulting in no negative effect to groundwater levels. In addition, the property owner has a groundwater water right for more water than the planned development is likely to use.

More details:

- Currently, there are ≈73 acres being irrigated by groundwater on the property. Development, as proposed, would add 3 acres worth of water use to account for the new domestic in-home use but 18 less acres will be irrigated. The net change with regard to water use on the property is basically like instead of a subdivision being developed, the farmer just stopped irrigating 15 acres. That's a minimum because it assumes all available open space will be irrigated, but it likely won't as indicated in Exhibit 15. So, even in the most conservative scenario, total groundwater use on the property is likely to decrease post development.
- The idea that the property would require less irrigation water after development is corroborated by satellite data collected from 2017-2021 (<https://openetdata.org>). During those years the subject property consumptively used approximately 160 percent of the average volume of water consumptively used by the 80-acre Foothill Ranch and the 80-acre Sky Ranch developments; both within ½ mile of the proposed Lewis Heights. In other words, much more

water is lost (from the aquifer in these cases) to the atmosphere from agricultural land in the area than from residential land in the area.

- Future homeowners near the existing irrigation well might want to consider the local drawdown from that well when deciding where and how to construct their new wells.

Water Quality

- The closest water quality data we have from nearby wells, especially from 02N 03W 13CCA3 which is screened in the same aquifer most people draw water from out here, shows moderate to high levels of arsenic when compared to the Maximum Contaminant Level for safe drinking water set by the EPA.
- I'm always at least slightly concerned with the potential interaction between individual wells and upgradient (like upstream) sewage disposal systems given all the factors that can influence the extent of the interaction.

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

November 9, 2023

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

RE: Conditional Rezone, Preliminary Plat. Parcel 30117
Case No. RZ2021-0030, SD2021-0018
Applicant: Darren Goldberg
Planner: Michelle Barron

The parcel is located on the south side of Lewis Lane, approximately 1300 feet east of the intersection of Sky Ranch Road and Lewis Lane, Nampa, Idaho. The parcel is located outside of Black Canyon Irrigation District (District). There are no District facilities on or adjacent to this parcel.

Thank You,

Donald Popoff

Donald Popoff P.E.
District Engineer
Black Canyon Irrigation District

DONALD BARKSDALE
CHAIRMAN OF THE BOARD

FRED BUTLER
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

13 December 2023

Canyon County Development Services
111 North 11th Ave., Ste. 140
Caldwell, Idaho 83605

RECEIVED
▶ NOV 17 2023 ◀
RECEIVED

RE: LGD Ventures, LLC
0 Lewis Lane., Nampa, Idaho
Boise-Kuna Irrigation District
Mora Canal 1474+00
Sec. 13, T2N, R2W, BM.

RZ2021-0030, SD2021-0018

No Surface Irrigation Water right.

Michelle Barron, Planner:

The United States' Mora Canal lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert this federal easement of 35 feet from the upper most shoulder (water's edge) and 25 feet out and parallel to the lower toe of the embankment of this canal. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping including trees and/or shrubs (other than gravel) within its easements, as this will certainly increase our cost of maintenance. Pathways and/or fences as may be required must be constructed outside of quoted easement. Easements must remain a flat drivable surface.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be located outside of these easements or get the proper consent to use agreement through the Bureau of Reclamation and Boise Project prior to any construction being done within said easement. All work within the easement must take place between October 15th and March 15th (the non-irrigation season).

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a full-size hard copy of the irrigation and drainage plans.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

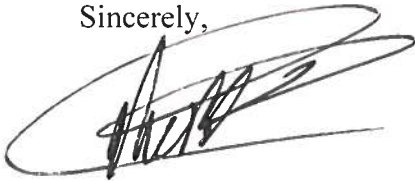
We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors, even during the construction phase.

Storm drainage and/or street runoff must be retained on site.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Ritthaler', enclosed within a large, loopy oval shape.

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore
Alicia Flavel

Watermaster, Div; 3 BPBC
Secretary – Treasurer, BKID

File

Archived: Tuesday, December 12, 2023 11:23:55 AM

From: [Amber Lewter](#)

Mail received time: Thu, 9 Nov 2023 08:04:58

Sent: Thu, 9 Nov 2023 08:04:57

To: [Michelle Barron](#)

Subject: FW: [External] RE: Legal Notice RZ2021-0030 & SD2021-0018

Importance: Normal

Sensitivity: None

~

~

From: Doug Critchfield <critchfieldd@cityofnampa.us>

Sent: Wednesday, November 8, 2023 4:48 PM

To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Subject: [External] RE: Legal Notice RZ2021-0030 & SD2021-0018

~

Amber – This proposal for residential zoning is outside of the Nampa Area of City Impact.~ Nampa supports the County's efforts to keep density within the Area of City Impact.

~

Thank you - Doug

~

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Sent: Wednesday, November 8, 2023 4:41 PM

To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'clerk@greenleaf-idaho.us' <clerk@greenleaf-idaho.us>; 'amy@civildynamics.net' <amy@civildynamics.net>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'jgreen@marsingcity.com' <jgreen@marsingcity.com>; 'mayor@cityofmelba.org' <mayor@cityofmelba.org>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'srule@middletoncity.com' <srule@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; Robyn Sellers <sellersr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Caleb Laclair <laclaire@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks Staff Email <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com>; 'info@parmacityid.org' <info@parmacityid.org>; 'mayor@parmacityid.org' <mayor@parmacityid.org>; 'planning@parmacityid.org' <planning@parmacityid.org>; 'snickel@staridaho.org' <snickel@staridaho.org>; 'wsevery@cityofwilder.org' <wsevery@cityofwilder.org>; 'casanderson@caldwellschools.org' <casanderson@caldwellschools.org>; 'craigbrown@cwidaho.cc' <craigbrown@cwidaho.cc>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>;

'ddenney@homedaleschools.org' <ddenney@homedaleschools.org>; 'drhorras@kunaschools.org' <drhorras@kunaschools.org>; 'bgraves@kunaschools.org' <bgraves@kunaschools.org>; 'rreno@kunaschools.org' <rreno@kunaschools.org>; 'dholzhey@marsingschools.org' <dholzhey@marsingschools.org>; 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'horner.marci@westada.org' <horner.marci@westada.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantz@notusschools.org' <krantz@notusschools.org>; 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'homedalefd@gmail.com' <homedalefd@gmail.com>; 'tlawrence@kunafire.com' <tlawrence@kunafire.com>; 'khinkle@kunafire.com' <khinkle@kunafire.com>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'marsingruralfire@gmail.com' <marsingruralfire@gmail.com>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'Ron Johnson' <johnsonrl@nampafire.org>; 'pfdchief33@gmail.com' <pfdchief33@gmail.com>; 'parmaruralfire@gmail.com' <parmaruralfire@gmail.com>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'chopper@canyonhd4.org' <chopper@canyonhd4.org>; 'lriccio@canyonhd4.org' <lriccio@canyonhd4.org>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'admin1@kunalibrary.org' <admin1@kunalibrary.org>; 'admin2@kunalibrary.org' <admin2@kunalibrary.org>; 'lizardbuttelibrary@yahoo.com' <lizardbuttelibrary@yahoo.com>; 'e Ingram@idahopower.com' <e Ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'shayne.watterud@ziply.com' <shayne.watterud@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'Stephanie Hailey' <Stephanie.Hailey@canyoncounty.id.gov>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'office@idcpas.com' <office@idcpas.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; 'farmers.union.ditch@gmail.com' <farmers.union.ditch@gmail.com>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'wilders04@msn.com' <wilders04@msn.com>; 'johnmcavoy48@yahoo.com' <johnmcavoy48@yahoo.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'terri@nyid.org' <terri@nyid.org>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'sheepmama25@gmail.com' <sheepmama25@gmail.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; 'mack@settlersirrigation.org' <mack@settlersirrigation.org>; 'kchamberlain.fcdc@gmail.com' <kchamberlain.fcdc@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'lisa.bahr@ph3.idaho.gov' <lisa.bahr@ph3.idaho.gov>; 'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>; 'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; 'projectmgr@boiseriver.org' <projectmgr@boiseriver.org>; 'tetrada@starswd.com' <tetrada@starswd.com>; 'jlucas@achdidaho.org' <jlucas@achdidaho.org>; 'clittle@achdidaho.org' <clittle@achdidaho.org>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'itdd3permits@itd.idaho.gov' <itdd3permits@itd.idaho.gov>; 'airport.planning@itd.idaho.gov' <airport.planning@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; 'smm5156@gmail.com' <smm5156@gmail.com>; 'deb0815@yahoo.com' <deb0815@yahoo.com>; 'kunacemetery@gmail.com' <kunacemetery@gmail.com>; '3tjj@frontiernet.net' <3tjj@frontiernet.net>; 'melbacemetery@gmail.com' <melbacemetery@gmail.com>; 'middletoncemdist13@gmail.com'

<middletoncemdist13@gmail.com>; 'ann_jacops@hotmail.com' <ann_jacops@hotmail.com>; 'facjhill@gmail.com' <facjhill@gmail.com>; 'djharrold@frontier.com' <djharrold@frontier.com>; Brian Crawford
<Brian.Crawford@canyoncounty.id.gov>; 'mstowell@ccparamedics.com' <mstowell@ccparamedics.com>;
'tryska7307@gmail.com' <tryska7307@gmail.com>; Curt Shankel <shankelc@cityofnampa.us>; Diana Little
<Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website
<2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; 'roger@amgidaho.com'
<roger@amgidaho.com>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton
<Rickey.Britton@canyoncounty.id.gov>; 'lori.kent@id.nacdnet.net' <lori.kent@id.nacdnet.net>; 'jlunders@2cmad.org'
<jlunders@2cmad.org>; 'jshoemaker@blm.gov' <jshoemaker@blm.gov>; 'mgrodriquez@usbr.gov' <mgrodriquez@usbr.gov>;
'edward_owens@fws.gov' <edward_owens@fws.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>;
'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'john.graves@fema.dhs.gov' <john.graves@fema.dhs.gov>;
'zlathim@idl.id.gov' <zlathim@idl.id.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>;
'aubrie.hunt@dhw.idaho.gov' <aubrie.hunt@dhw.idaho.gov>; 'marilyn.peoples@dhw.idaho.gov'
<marilyn.peoples@dhw.idaho.gov>; 'tricia.canaday@ishs.idaho.gov' <tricia.canaday@ishs.idaho.gov>;
'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'brock.cornell@isda.idaho.gov'
<brock.cornell@isda.idaho.gov>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>; 'carol.chatdwick@usda.gov'
<carol.chatdwick@usda.gov>; 'noe.ramirez@usda.gov' <noe.ramirez@usda.gov>; 'cenww-rd@usace.army.mil' <cenww-rd@usace.army.mil>;
'laura.j.freedman@usps.gov' <laura.j.freedman@usps.gov>; 'rakesh.n.dewan@usps.gov'
<rakesh.n.dewan@usps.gov>; 'chad.m.franklin@usps.gov' <chad.m.franklin@usps.gov>; 'don.g.cassity@usps.gov'
<don.g.cassity@usps.gov>; 'sandra.d.karling@usps.gov' <sandra.d.karling@usps.gov>; 'connie.m.bishop@usps.gov'
<connie.m.bishop@usps.gov>; 'melvin.b.norton@usps.gov' <melvin.b.norton@usps.gov>; 'tammi.l.barth@usps.gov'
<tammi.l.barth@usps.gov>; 'henry.medel@usps.gov' <henry.medel@usps.gov>; 'khrista.m.holman@usps.gov'
<khrista.m.holman@usps.gov>; 'rochelle.fuquay@usps.gov' <rochelle.fuquay@usps.gov>; 'leroy.eyler@usps.gov'
<leroy.eyler@usps.gov>; 'rob.l.herdon@usps.gov' <rob.l.herdon@usps.gov>; 'constance.j.hill@usps.gov'
<constance.j.hill@usps.gov>; 'marc.c.boyer@usps.gov' <marc.c.boyer@usps.gov>; 'mhuff@co.owyhee.id.us'
<mhuff@co.owyhee.id.us>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>; 'gmprdjennifer@gmail.com'
<gmprdjennifer@gmail.com>; 'lisaitano@me.com' <lisaitano@me.com>; 'scott@fccnwi.com' <scott@fccnwi.com>;
'info@snakerivercanyonscenicbyway.org' <info@snakerivercanyonscenicbyway.org>; 'tottens@amsidaho.com'
<tottens@amsidaho.com>; 'melvin.b.norton@usps.gov' <melvin.b.norton@usps.gov>; 'scott.hauser@usrtf.org'
<scott.hauser@usrtf.org>; 'info@destinationcaldwell.com' <info@destinationcaldwell.com>; 'sunnyslopewine@gmail.com'
<sunnyslopewine@gmail.com>; Media - KBOI TV News <news@kboi2.com>; Media - KTVB News
<ktvbnews@ktvb.com>; Media - KBOI Radio News <670@kboi.com>; Media - IPT Newsroom
<newsroom@idahopress.com>; 'middletonexpress1@gmail.com' <middletonexpress1@gmail.com>;
'rmorgan@kellerassociates.com' <rmorgan@kellerassociates.com>

Subject: Legal Notice RZ2021-0030 & SD2021-0018

~

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~

Dear Agencies:

~

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

~

No response is required from your agency unless you have input on the proposed project

~

Contact the planner of record Michelle Barron at michelle.barron@canyoncounty.id.gov with any questions or additional agency comment or concerns if applicable.

~

~

Thank you,

~

~

~



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

~

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

~

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

~

PUBLIC RECORD NOTICE: All~communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.~

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Archived: Tuesday, December 12, 2023 11:24:28 AM

From: [Niki Benyakhlef](#)

Mail received time: Mon, 13 Nov 2023 12:56:45

Sent: Mon, 13 Nov 2023 19:56:34

To: [Michelle Barron](#)

Cc: [Amber Lewter](#)

Subject: [External] RE: Agency Notice of Case RZ2021-0030 & SD2021-0018 LGD Ventures / Goldburg / Lewis Heights

Importance: Normal

Sensitivity: None

Hello Michelle –

~

I don't see where we have responded to you. It may be because this application was a year or so before I came here. However, I reviewed the included in this notice submitted to ITD on November 8, 2023 regarding RZ2021-0031 & SD2021-0019 LGD Ventures/Goldburg/Lewis Heights and have no comments or concerns to make at this time.~This proposed development is greater than 4 miles west of SH-45 and minimal impact is anticipated.

Thank you,



Niki Benyakhlef

Development Services Coordinator

~

~

District 3 Development Services

O: 208.334.8337 | C: 208.296.9750

Email:~niki.benyakhlef@itd.idaho.gov

Website:~itd.idaho.gov

~

~

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Sent: Wednesday, November 8, 2023 4:19 PM

To: 'dleon@nsd131.org' <dleon@nsd131.org>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingleam@idahopower.com' <eingleam@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'shayne.watterud@ziply.com' <shayne.watterud@ziply.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef

<Niki.Benyakhlef@itd.idaho.gov>; 'lori.kent@id.nacdn.net' <lori.kent@id.nacdn.net>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; Rick Britton <Rickey.Britton@canyoncounty.id.gov>
Subject: Agency Notice of Case RZ2021-0030 & SD2021-0018 LGD Ventures / Goldburg / Lewis Heights

~

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

~

Dear Agencies:

~

Please see the attached agency notice regarding the scheduled Planning and Zoning hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. No response is required unless there is an update to your original comments. This is the notification that a hearing date December 21, 2023 at 6:30pm has been set for this case which has a final deadline of December 2, 2023 for agency comments. Any written testimony or exhibits received after the agency comment deadline will need to be brought to the public hearing and read into the record by the person submitting the information. If it is a large document that can't easily be read into the record, the hearing body will determine if they will accept it as a late exhibit.

Please direct your comments or questions to Planner Michelle Barron at michelle.barron@canyoncounty.id.gov.

~

~

Thank you,

~

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~

~



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID ~ 83605

~

Direct Line:~ 208-454-6631~\~\~\~\~\~\~

Fax:~ 208-454-6633

Email:~ amber.lewter@canyoncounty.id.gov

Website:~ www.canyoncounty.id.gov

~

Development Services Department (DSD)

NEW public office hours

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1pm – 5pm

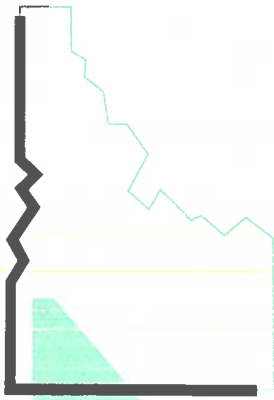
****We will not be closed during lunch hour ****

~

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ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

November 22, 2023

Canyon County Development Services
111 No 11th Ave. Suite 310
Caldwell, ID 83605

RE: RZ202-0030 & SD2021-0018/ NE ¼ SEC 3 2N 3W

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

RECEIVED
▶ DEC 01 2023 ◀
RECEIVED

Cc:

Office/ file
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000



Fire District 9500 MISSOURI AVENUE, NAMPA ID 83686
208) 466-0670

Date: 3/31/2023
From: Upper Deer Flat Fire District

Regarding: Lewis Heights Subdivision
Preliminary Plat Approval
Lewis Lane #R3011700000
S Nampa, ID

Agency Comments: The Fire District can support approval for the proposed residential subdivision based on the following conditions.

- Fire Apparatus Access:
Approved fire apparatus access roads shall be provided for this planned unit development. Two separate points of subdivision access are shown on plans from Lewis Lane public roadway. The fire apparatus access roads shall comply with the requirements of the 2018 International Fire Code section 503 and appendix "D". Public roadway signs shall be designed, installed and maintained in accordance with Canyon County Highway District standards. Individual parcel access driveways shall be a minimum 12 feet in width. (Ref IFC 102.5, 503, Appendix B)
- Fire Fighting Water Supply:
Plans indicate the installation of 9 new fire hydrants along approved roadways providing a minimum of 500 gallons per minute. The subdivision is responsible for all maintenance of said fire hydrants and emergency services roadways. Records of maintenance shall be made available to the Fire Code Official upon request. (Ref IFC 102.5, 507, B103.3, B105.1)

Regards,

Upper Deer Flat Fire District
9500 Missouri Avenue
Nampa, ID 83686
1.208.466.0670

PRELIMINARY PLAT FOR
LEWIS HEIGHTS SUBDIVISION

A PORTION OF THE NORTH 1/2 OF SECTION 13
TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2022



AREA AND LOT SUMMARY

TOTAL PROPERTY AREA	78.53± AC
RESIDENTIAL AREA	62.97± AC
RIGHT-OF-WAY TO BE DEDICATED	8.77± AC
COMMON AREA	3.83± AC
TOTAL LOTS	40
BUILDABLE LOTS	31
COMMON LOTS	9
PROPOSED GROSS DENSITY	0.39 UNITS/ACRE
AVERAGE RESIDENTIAL LOT SIZE	2.03± AC
MINIMUM RESIDENTIAL LOT SIZE	1.68± AC
PERCENTAGE OPEN SPACE	4.1%

SITE DATA

OWNER & DEVELOPER

DARREN GOLDBERG
PO BOX 9325
BOISE, IDAHO 83707
PH: (208) 870-0827

ENGINEER

ZANE CRADIC, P.E.
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

SURVEYOR

ROB O'MALLEY, P.L.S.
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

LAND USE PLANNER

BECKY YZAGURRE
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

PARCEL

#R301170000

ROADWAY JURISDICTION

NAMPA HIGHWAY DISTRICT NO. 1

SEWER & WATER DISTRICT

PRIVATE

FIRE DISTRICT

UPPER DEER FLAT FIRE DISTRICT

SCHOOL DISTRICT

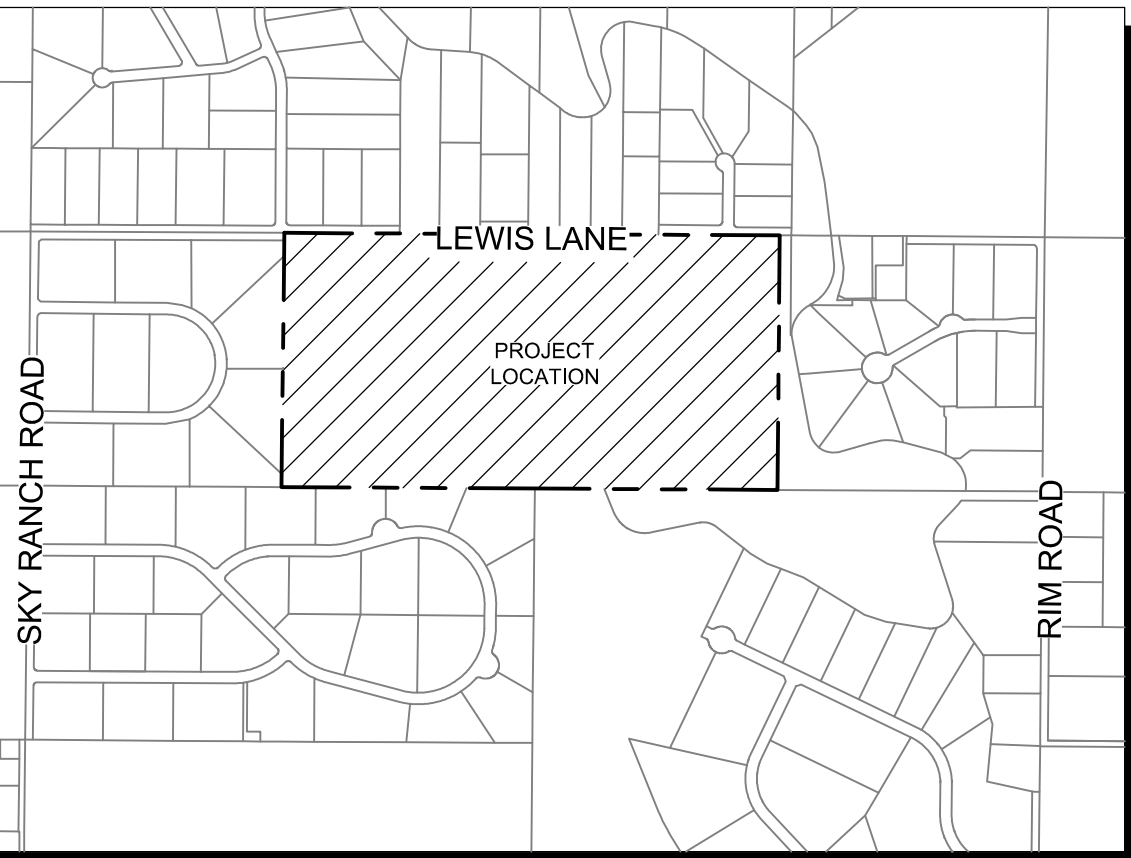
NAMPA SCHOOL DISTRICT

ZONING AND SETBACK

EXISTING ZONING: (AG) AGRICULTURAL
PROPOSED ZONING: (RR) RURAL RESIDENTIAL
FRONT = 20'
REAR = 20'
SIDE = 10'
CORNER = 20'

IRRIGATION DISTRICT

BOISE-KUNA IRRIGATION DISTRICT



VICINITY MAP

SCALE: 1" = 1,000'

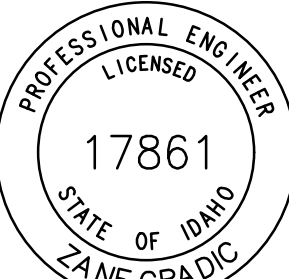
LEGEND

---	SUBDIVISION BOUNDARY LINE
---	ROAD RIGHT-OF-WAY
---	SECTION LINE
---	ROAD CENTERLINE
---	PHASE LINE
■	FOUND ALUMINUM CAP
•	FOUND MAG NAIL
1	LOT NUMBER
1C	COMMON LOT NUMBER

SHEET INDEX

P0.00	COVER
P1.00	EXISTING CONDITIONS
P2.00	SITE PLAN
P3.00	WELL & SEPTIC PLAN

NAME	ADDRESS
LAYNE NATHAN	9924 WILD PRAIRIE WAY NAMPA ID 83686
HOWARD CHAD	1525 RUBY CT NAMPA ID 83686
HENEERY SHAWN	9868 WILD PRAIRIE WAY NAMPA ID 83686
REED MARK ALLEN	9840 WILD PRAIRIE WAY NAMPA ID 83686
COUGHENOUR EDWARD BRYAN	12804 ANAKATE LN NAMPA ID 83686
DABB ANGELA K	12772 ANAKATE LN NAMPA ID 83686-7073
HOWARD RON JOSEPH	12644 ANAKATE LN NAMPA ID 83686
PETRUCCI FAMILY 2017 REVOCABLE TRUST	12612 ANAKATE LN NAMPA ID 83686
RAMANI GIANNI	11603 HALAWA LN CYPRESS CA 90630
WEIDNER AMY J	12575 ANAKATE LN NAMPA ID 83686
O HARE JOHN EDWARD O HARE	12570 ANAKATE LN NAMPA ID 83686
VICTORIA ANN	12538 ANAKATE LN NAMPA ID 83686
MURRAY FAMILY IRREVOCABLE TRUST	3313 W CHERRY LN STE 1056 MERIDIAN ID 83642
TAYLOR JENE HOMES INC	9749 RIM RD NAMPA ID 83686
KRAJNIK GARY L	246 COLD CREEK CT MCCALL ID 83638
DILLABAUGH CALVIN L	12153 SWAINSONS LN NAMPA ID 83686
COX ROC COX DEBRA	12185 SWAINSONS LN NAMPA ID 83686
AQUINO JAMES	11699 W ALEXANDRA DR NAMPA ID 83686
HASKINS MADELEINE	12156 SWAINSON LN NAMPA ID 83686
SCHAEFER JOE	12243 LEWIS LN NAMPA ID 83686
GREENFIELD KURT	8361 N LEE TREVINO DR TUCSON AZ 85742
SKELLINGTON CHRISTINE M	425 W MOUNTAIN RD CASCADE ID 83611
SKELLINGTON G C M TRUST	PO BOX 416 CALDWELL ID 83606
HYSLOP LYNN D JR	10030 MALLARD DR NAMPA ID 83686
WILDER IRRIGATION DISTRICT	10040 MALLARD DR NAMPA ID 83686
MAY ISAAC N	10049 MALLARD DR NAMPA ID 83686
HARRIS DONALD B AND REBECCA A TRUST	10029 MALLARD DR NAMPA ID 83686-9183
DAVIES JOSEPH A	10050 VISTA DEL LAGO LN NAMPA ID 83686
WEYERMAN MORLEY J	12810 LAKECREST DR NAMPA ID 83686
MELODY A H/W	400 CREEKSIDE PLACE NAMPA ID 83686
PRULL PATTERSON TRUST	12488 LEWIS LN NAMPA ID 83686
RHINEHART SCOTT DEAN	10020 KINGDOM LN NAMPA ID 83686
DEANNA LYNN	12570 LEWIS LN NAMPA ID 83686
SPRINGER ALLEN W	12610 LEWIS LN NAMPA ID 83686
ELIZABETH A H/W	12632 LEWIS LN NAMPA ID 83651
LOTT KYLE	12698 LEWIS LN NAMPA ID 83686
LOTT MARIA H/W	10056 DUCK LN NAMPA ID 83686
DIAZ ALEJANDRO BRITO	10055 DUCK LN NAMPA ID 83686
BROCK JOYCE P	
GRAY TYLER L	
GRAY BRIANNE L	
DERRICK PATRICK G	
KUSTERER FAMILY LIVING TRUST	
ROWE DALE H	
BECKY L MC INTOSH	



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED	Z. CRADIC
22'x34'					
REVISIONS	DATE	DESCRIPTION	NO.		

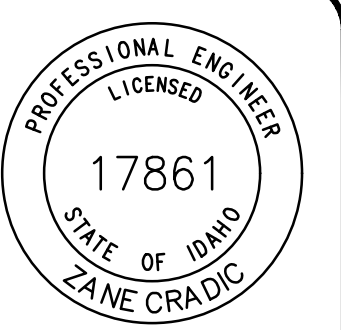
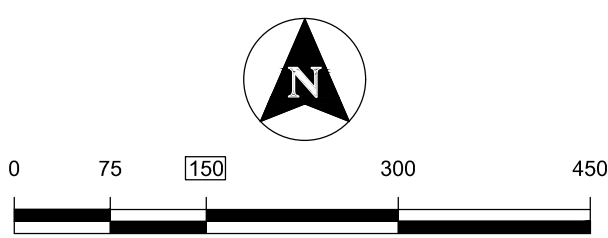
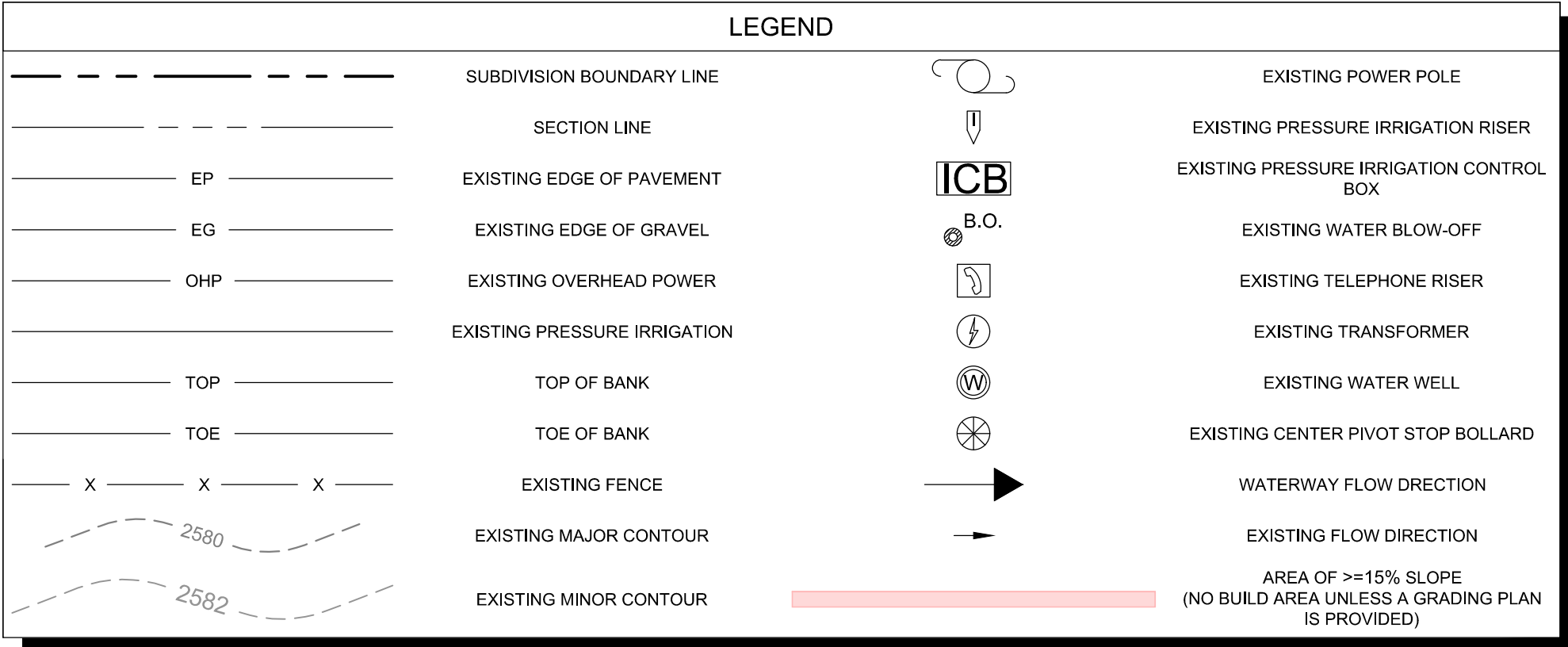
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332 N. BROADMORE WAY
NAMPA, IDAHO 83687
PHONE: (208) 442-6300
WWW.TOENGINEERS.COM
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PRELIMINARY PLAT FOR
LEWIS HEIGHTS SUBDIVISION
COVER

ATTENTION:
1/2" = 1' ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: February 13, 2023
PROJECT: 200500
SHEET:

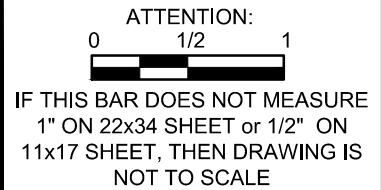
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	BORDER SIZE 22"x34"	
	DESIGNED J. LYLE	
	DRAWN J. LYLE	
	CHECKED	
	Z. CRADIC	
	APPROVED	
	Z. CRADIC	

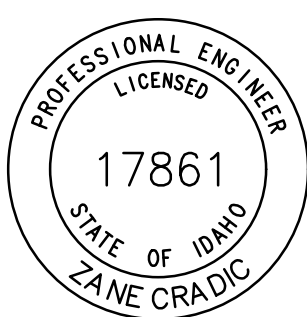
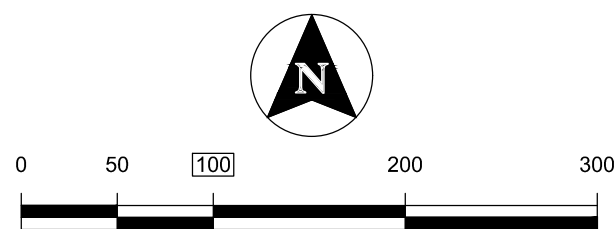
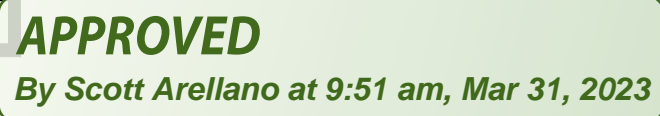
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PRELIMINARY PLAT FOR
LEWIS HEIGHTS SUBDIVISION
EXISTING CONDITIONS



DATE:	February 13, 2023
PROJECT:	200500
SHEET:	

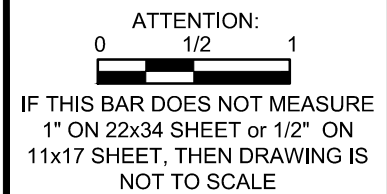
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NO.	REVISONS		DATE	BORDER SIZE 22"x34"
	DESCRIPTION			
				DESIGNED
				J. LYLE
				DRAWN
				J. LYLE
				CHECKED
				Z. GRADIC
				APPROVED
				Z. GRADIC

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PRELIMINARY PLAT FOR
LEWIS HEIGHTS SUBDIVISION
SITE PLAN



DATE:	February 13, 2023
PROJECT:	200500
SHEET:	

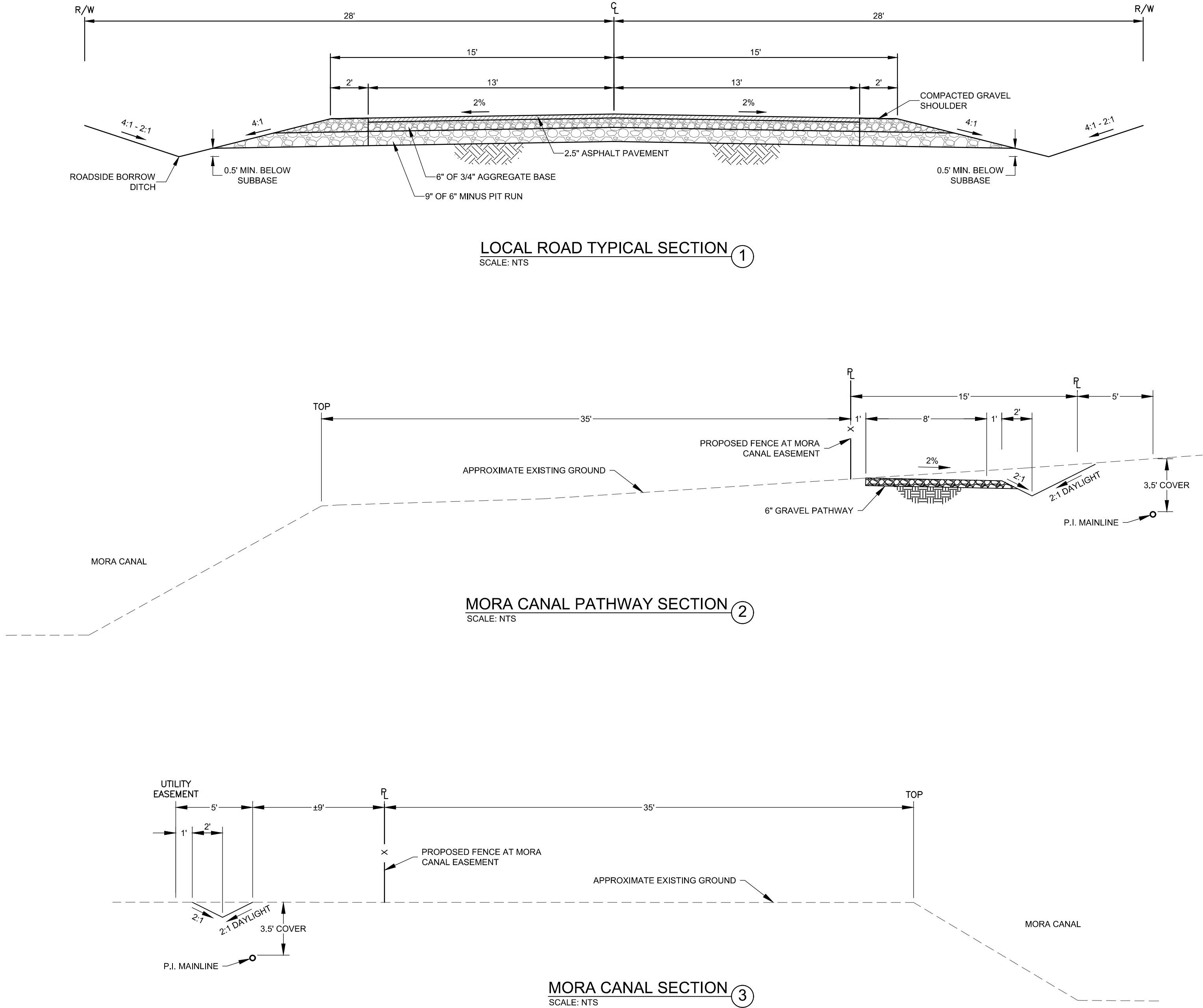
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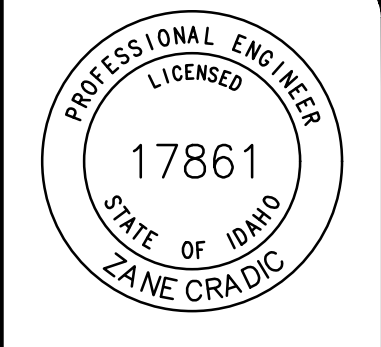
APPROVED
By Scott Arellano at 9:49 am, Mar 31, 2022

L:\2005003_LACAD\DWG\8HEETS\PLAT\200500-PC-C2-SITE PLAN AND DIMS.DWG, 2/13/2023

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By Scott Amelio at 9:49 am, Mar 21, 2023



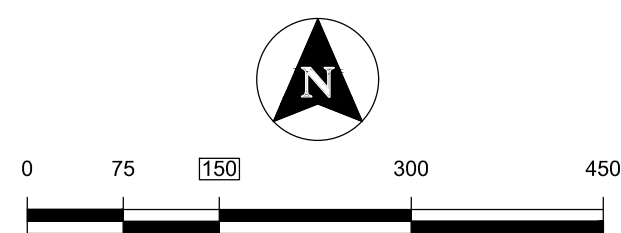
BORDER SIZE		22"x34"	
REVISIONS	NO.	DATE	DESCRIPTION
DESIGNED	J. LYLE		
DRAWN	J. LYLE		
CHECKED	J. LYLE		
APPROVED	Z. CRADIC		
	Z. CRADIC		

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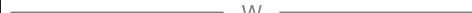


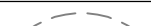

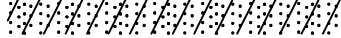







PRELIMINARY PLAT FOR
LEWIS HEIGHTS SUBDIVISION
GENERAL SECTIONS

ATTENTION:
1/2"
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET or 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE

DATE: February 13, 2023
PROJECT: 200500
SHEET:

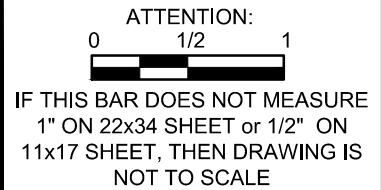


APPROVED
By Scott Arellano at 9:48 am, Mar 31, 2023

LEGEND	
	PROPOSED BOUNDARY LINE
	SECTION LINE
	ROAD RIGHT-OF-WAY
	PROPOSED EASEMENT
	ROAD CENTERLINE
	PROPOSED FIRE SUPPRESSION MAIN
	PROPOSED PRESSURE IRRIGATION MAIN
	100' WELL RADIUS
	100' EXISTING WELL RADIUS
	EXISTING DRAINAGE DIRECTION
	PROPOSED SEPTIC DRAINFIELD/REPLACEMENT AREA
	EXISTING SEPTIC DRAINFIELD/REPLACEMENT AREA
	PROPOSED WELL LOCATION
	APPROXIMATE EXISTING WELL LOCATION
	APPROXIMATE EXISTING INJECTION WELL LOCATION
	TOP OF BANK OF MORA CANAL
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

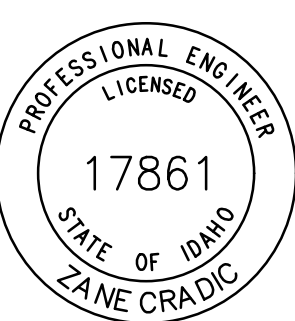
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PRELIMINARY PLAT FOR
LEWIS HEIGHTS SUBDIVISION
WELL & SEPTIC PLAN



DATE:	February 13, 2023
PROJECT:	200500
SHEET:	

P3.00



REVISIONS		BORDER SIZE
NO.	DESCRIPTION	DATE
	DESIGNED	J. LYLE
	DRAWN	J. LYLE
	CHECKED	Z. CRADIC
	APPROVED	Z. CRADIC

Archived: Tuesday, December 12, 2023 3:05:45 PM
From: [Becky Yzaguirre](#)
Mail received time: Wed, 19 Apr 2023 16:05:48
Sent: Wed, 19 Apr 2023 22:05:29
To: [Michelle Barron](#)
Subject: [External] Lewis Heights - SWDH Pre-App Notes
Importance: Normal
Sensitivity: None
Attachments:
[Pre-Development Meeting.pdf](#)

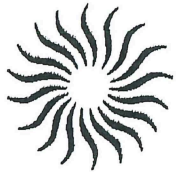
Hi Michelle,

Attached are the Lewis Heights Pre-app Notes from SWDH. Please let me know if you have any questions.

Thank you,



Becky Yzaguirre
Land Use Planner
O: 208-323-2288
22471 S. Titanium Pl., Meridian ID 83642
BYzaguirre@ardurra.com | www.ardurra.com
in | | | |



Southwest District Health

Pre-Development Meeting
Planned Unit/Commercial

John Carpenter TD Eng.

Environmental Health Services
13307 Miami Lane
Caldwell, ID 83607
208.455.5400
FAX 208.455.5405

Name of Development:

Lewis Hights

Applicant:

P.E./P.G.:

All others in Attendance:

Lewis Lane - South of Lake Lowell

EHS #'s

Date

Number of Lots or Flow:

78 acres

Acreage of Proposed Development:

Location of Development:

33 buildable, 7 common lots

Project in Area of Concern:

Groundwater/Rock <10'

Level 1 NP Necessary for N:

LSAS/CSS Proposed:

Septic

BRO meeting for P or above:

Proposed Drinking Water:

Individual ☒, City ☐, Community ☐, Public Water Supply, ☐

BRO meeting for PWS, Com:

Information Distributed:

☒ SER,

☒ N/A

NP Guidance, ☐ Non-Domestic WW ap.

Additional Comments:

Just outside of NP Area

Drain Ponds

Must be

50' Drainfield

near Canal on Southside

has lots of slope

high Point North Side

no bluffs or scarps - Rolling Hills

One Existing well - pressure monitoring

Ground water monitoring started

- 4 Wells


Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

1008 E. Locust
Emmett 83617
365-6371
FAX 365-4729

1155 Third Ave., N.
Payette 83661
642-9321
FAX 642-5098

46 W. Court
Weiser 83672
549-2370
FAX 549-2371

824 S. Diamond St.
Nampa 83686
465-8402
FAX 442-2809

Archived: Tuesday, December 12, 2023 3:18:03 PM
From: aflavel.bkirrdist@gmail.com
Mail received time: Thu, 16 Nov 2023 13:38:37
Sent: Thu, 16 Nov 2023 13:38:12
To: [Michelle Barron](#)
Subject: [External] FW: Legal Notice RZ2021-0030 & SD2021-0018
Importance: Normal
Sensitivity: None
Attachments:
[RZ2021-0030 & SD2021-0018 Full Political.pdf](#) 

There is no surface irrigation water rights on this property.~ This Parcel is on High Ground.~ Thanks!!

~

Alicia Flavel

Secretary-Treasurer

Boise-Kuna Irrigation District

129 N. School Avenue

Kuna, Idaho 83634

Phone: 208-922-5608

Fax: ~ ~ ~ ~ 208-922-5659

~

~

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, November 8, 2023 4:41 PM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'clerk@greenleaf-idaho.us' <clerk@greenleaf-idaho.us>; 'amy@civildynamics.net' <amy@civildynamics.net>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'jgreen@marsingcity.com' <jgreen@marsingcity.com>; 'mayor@cityofmelba.org' <mayor@cityofmelba.org>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'srule@middletoncity.com' <srule@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; 'sellersr@cityofnampa.us' <sellersr@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'laclairc@cityofnampa.us' <laclairc@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'time@cityofnampa.us' <time@cityofnampa.us>; 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com>; 'info@parmacityid.org' <info@parmacityid.org>; 'mayor@parmacityid.org' <mayor@parmacityid.org>

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<snickel@staridaho.org>; 'wsevery@cityofwilder.org' <wsevery@cityofwilder.org>; 'casanderson@caldwellschools.org'
<casanderson@caldwellschools.org>; 'craigbrown@cwidaho.cc' <craigbrown@cwidaho.cc>;
'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'ddenney@homedaleschools.org'
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'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'permits@starfirerescue.org'
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'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; Stephanie
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<office@idcpas.com>; 'fcde1875@gmail.com' <fcde1875@gmail.com>; 'farmers.union.ditch@gmail.com'
<farmers.union.ditch@gmail.com>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'wilders04@msn.com'
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'terri@nyid.org' <terri@nyid.org>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'sheepmama25@gmail.com'
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'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov'
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<airport.planning@itd.iaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>;

'smm5156@gmail.com' <smm5156@gmail.com>; 'deb0815@yahoo.com' <deb0815@yahoo.com>;
'kunacemetery@gmail.com' <kunacemetery@gmail.com>; '3tjj@frontiernet.net' <3tjj@frontiernet.net>;
'melbacemetery@gmail.com' <melbacemetery@gmail.com>; 'middletoncemdist13@gmail.com'
<middletoncemdist13@gmail.com>; 'ann_jacops@hotmail.com' <ann_jacops@hotmail.com>; 'facjhill@gmail.com'
<facjhill@gmail.com>; 'djharrold@frontier.com' <djharrold@frontier.com>; Brian Crawford
<Brian.Crawford@canyoncounty.id.gov>; 'mstowell@ccparamedics.com' <mstowell@ccparamedics.com>;
'tryska7307@gmail.com' <tryska7307@gmail.com>; 'shankelc@cityofnampa.us' <shankelc@cityofnampa.us>; Diana Little
<Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website
<2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; 'roger@amgidaho.com'
<roger@amgidaho.com>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton
<Rickey.Britton@canyoncounty.id.gov>; 'lori.kent@id.nacdnet.net' <lori.kent@id.nacdnet.net>; 'jlunders@2cmad.org'
<jlunders@2cmad.org>; 'jshoemaker@blm.gov' <jshoemaker@blm.gov>; 'mgrodriquez@usbr.gov' <mgrodriquez@usbr.gov>;
'edward_owens@fws.gov' <edward_owens@fws.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>;
'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'john.graves@fema.dhs.gov' <john.graves@fema.dhs.gov>;
'zlathim@idl.id.gov' <zlathim@idl.id.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>;
'aubrie.hunt@dhw.idaho.gov' <aubrie.hunt@dhw.idaho.gov>; 'marilyn.peoples@dhw.idaho.gov'
<marilyn.peoples@dhw.idaho.gov>; 'tricia.canaday@ishs.idaho.gov' <tricia.canaday@ishs.idaho.gov>;
'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'brock.cornell@isda.idaho.gov'
<brock.cornell@isda.idaho.gov>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>; 'carol.chatdwick@usda.gov'
<carol.chatdwick@usda.gov>; 'noe.ramirez@usda.gov' <noe.ramirez@usda.gov>; 'cenww-rd@usace.army.mil' <cenww-
rd@usace.army.mil>; 'laura.j.freedman@usps.gov' <laura.j.freedman@usps.gov>; 'rakesh.n.dewan@usps.gov'
<rakesh.n.dewan@usps.gov>; 'chad.m.franklin@usps.gov' <chad.m.franklin@usps.gov>; 'don.g.cassity@usps.gov'
<don.g.cassity@usps.gov>; 'sandra.d.karling@usps.gov' <sandra.d.karling@usps.gov>; 'connie.m.bishop@usps.gov'
<connie.m.bishop@usps.gov>; 'melvin.b.norton@usps.gov' <melvin.b.norton@usps.gov>; 'tammi.l.barth@usps.gov'
<tammi.l.barth@usps.gov>; 'henry.medel@usps.gov' <henry.medel@usps.gov>; 'khrista.m.holman@usps.gov'
<khrista.m.holman@usps.gov>; 'rochelle.fuquay@usps.gov' <rochelle.fuquay@usps.gov>; 'leroy.eyler@usps.gov'
<leroy.eyler@usps.gov>; 'rob.l.herdon@usps.gov' <rob.l.herdon@usps.gov>; 'constance.j.hill@usps.gov'
<constance.j.hill@usps.gov>; 'marc.c.boyer@usps.gov' <marc.c.boyer@usps.gov>; 'mhuff@co.owyhee.id.us'
<mhuff@co.owyhee.id.us>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>; 'gmprdjennifer@gmail.com'
<gmprdjennifer@gmail.com>; 'lisaitano@me.com' <lisaitano@me.com>; 'scott@fccnwi.com' <scott@fccnwi.com>;
'info@snakerivercanyonscenicbyway.org' <info@snakerivercanyonscenicbyway.org>; 'tottens@amsidaho.com'
<tottens@amsidaho.com>; 'melvin.b.norton@usps.gov' <melvin.b.norton@usps.gov>; 'scott.hauser@usrtf.org'
<scott.hauser@usrtf.org>; 'info@destinationcaldwell.com' <info@destinationcaldwell.com>; 'sunnyslopewine@gmail.com'
<sunnyslopewine@gmail.com>; 'news@kboi2.com' <news@kboi2.com>; 'ktvbnews@ktvb.com' <ktvbnews@ktvb.com>;
'670@kboi.com' <670@kboi.com>; Newsroom <newsroom@idahopress.com>; 'middletonexpress1@gmail.com'
<middletonexpress1@gmail.com>; 'rmorgan@kellerassociates.com' <rmorgan@kellerassociates.com>

Subject: Legal Notice RZ2021-0030 & SD2021-0018

~

Dear Agencies:

~

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

~

No response is required from your agency unless you have input on the proposed project

~

Contact the planner of record Michelle Barron at michelle.barron@canyoncounty.id.gov with any questions or additional agency comment or concerns if applicable.

~

~

Thank you,

~

~

~



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID ~ 83605

~

Direct Line: ~ 208-454-6631 ~ ~ ~ ~ ~

Fax: ~ 208-454-6633

Email: ~ amber.lewter@canyoncounty.id.gov

Website: ~ www.canyoncounty.id.gov

~

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

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PUBLIC RECORD NOTICE: All~communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.~

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Dan Lister

From: hayderrick@aol.com
Sent: Friday, November 11, 2022 2:03 PM
To: Dan Lister
Subject: [External]

November 11, 2022

Daniel

This is a copy of the letter we sent in April, things haven't changed, as far as worrying over our water table and water pressure.

Not only that we are finding it hard to understand why taking away good farm land is acceptable. The last two years farm land has been disappearing at an alarming rate. What is it going to take to get people, that make decisions on this land, to understand just how harmful this is to Idaho. We have always been a farming community, please don't take that away..

I am writing to oppose Goldberg Lewis Heights subdivision

Because

1. this is prime agriculture land, in the past it has produced Alfalfa seed, sugar beets, grain corn, silage corn, pinto beans and wheat. This makes this land prime farm ground
2. infrastructure: Our 1960's road, in this area, will not allow any more traffic, for safety sake. Our roads are already jammed with traffic. These roads can't accommodate another 50 or more vehicles.
3. Water: If we continue to drill wells at the rate that they are, our water table will be in serious trouble. In our sub division Lakeview View Hills, we have to all be put on a lawn watering schedule because the lack of water pressure.

Thanking you in advance in helping to save our farmland

Patrick and Carolyn Derrick

Dan Lister

From: Claudia Haynes <claudiale3@aol.com>
Sent: Monday, November 14, 2022 6:43 PM
To: Dan Lister
Cc: Devin Krasowski
Subject: Re: [External] Claudia
Attachments: Transcript of Goldberg hearing rebuttal April 7, 2022.docx

Dan and Devin:

Here is a transcript of the P&Z hearing. Below in this email. The Hydrologist just throws the Homeowners out here under the buss.

Scanlin says He is the Hydrologist from Boise.

People, are pretty much on their own out there.

IDWR isn't required to monitor all domestic wells.

Water levels fluctuate a lot out there.

Everything's good in the spring, but at the end of the summer with Ag irrigation going on, water levels fall, they start to suck air, and they've got problems. Irrigation is what causes the big fluctuations —these home owners are stuck because you know, they drilled their well, they thought they were good, but apparently not. It's the risk of, living out their south of Lake Lowell.my words.... (ya, but no one tells the property owners this information, no one)

There's lack of standard for well drillers.

It's different south of the lake, it surprises even us.

We're monitoring down there closer to Dry Lake and see 150 feet of seasonal fluctuation that's a lot.

It's got a slope to it, but that we seen for the last 30 to 40 years,

...My words...(Also they do not mention the Tectonic Faulting....Fault Ruptures, very large cracks in the ground under the surface.)

So Now I ask—Is the Commissioners supposed to protect the homeowners out here that have home and wells? Or does the Commissioners through us under the buss so that they can get more money on tax for the houses? How do we win this Dan and Devin? HOA ,and Development agreement, do not protect us does the commissioners?

Sincerely,
 Claudia

On Nov 14, 2022, at 5:48 PM, Dan Lister <Daniel.Lister@canyoncounty.id.gov> wrote:

Claudia,

The Board only received the minutes from the P&Z Commission hearing which is a summary of the hearing and testimony.

Thank you for your comments below.

Sincerely,

Dan Lister, Planning Official
 Canyon County Development Services Department (DSD)

Office: (208) 455-5959
Daniel.Lister@canyoncounty.id.gov

1 April 7, 2022 - Goldberg hearing before Canyon County Planning and Zoning
2 (Case hearing starts at 03:39:15, Rebuttal after public testimony starts at 04:59:51)
3 Chairman Sturgill: calls applicant's representative – Hydrologist, Terry Scanlan, Boise.
4 Scanlan: "One of the things was that there's no data. There is data. There's uh, IDWR's been
5 monitoring wells out there for more than 40 years. Uh, if you look at the graphs in our report,
6 uh, one of those monitoring wells is within a half mile of this subdivision. And so, um, we do,
7 we do know what water levels are doing, and they're stable year over year. It's not to say that
8 water levels don't fluctuate, they fluctuate a lot out there. You know there's more than 5000
9 acres irrigated in that area, probably between 5,000 and 10,000 south of Lake Lowell. Irrigation
10 drives everything in terms of groundwater use. Um, you know as I mentioned before, Um, uh, a
11 home uses about a third of an acre foot per year, uh, where agriculture uses about 3 acre feet
12 per year – if they've got it. And uh, and so, really it's these 5,000 to 10,000 acres of irrigation
13 that drives everything out there in terms of water levels and water use. So because of that
14 there's a lot of fluctuation. We monitor wells south of here closer to Dry Lake, uh, and seen up
15 to 150 feet of seasonal fluctuation. So people will drill wells. They'll go a hundred feet below
16 the water table. Everything's good in the spring, but at the end of the summer with Ag irrigation
17 going on, um, water levels fall, they start to suck air, and they've got problems. And so you
18 know there's, it's it's not an aquifer problem, it's, it's just a, it's a well problem, uh generally
19 speaking. Um, so, uh, but uh...
20 Chairman: "Ok. Stand for questions?"
21 Scanlan: "Yes."
22 Commissioner Sheets: "Mr. Chair"

23 Chairman: "Commissioner Sheets:"

24 Commissioner Sheets: Are there confined aquifers out there or is it all one big basin?

25 Scanlan: It's a layered system. It's a regional aquifer with different water bearing zones.

26 Commissioner Sheets: Ok, uh what, do you know off the top of your head or in this general
27 area, um, where the, where the aquifer separations are?

28 Scanlan: Well, if you, if you look at well logs you see sand, clay, sand, clay, sand, clay... so it's
29 not, they're not defined... aquifers.

30 Commissioner Sheets: Ok, so it's not a Columbia River corridor kind of basalt...

31 Scanlan: No

32 Commissioner Sheets: ... then a permeable layer then basalt, or anything like that. It's just mud,
33 and ... clay, and sand?

34 Scanlan: Right. The sands are the water bearing zones and the clays are the confining layers.

35 Commissioner Sheets: So it's not, there's not a lot of rock separation, right? It's sand, clay, and
36 sand. Ok, I gotcha' I get what you're talking about. Alright, thank you.

37 Commissioner Nevill: Mr. Chair

38 Chair: Commissioner Nevill

39 Commissioner Nevill: So I just want to make sure that I understand that, so when you're talking
40 about the monitoring wells, you're talking about the wells that IDWR has, um, so that they can
41 monitor for things like nitrates and things like that.

42 Scanlan: Uh, these are typically just existing wells that they monitor on a year-to-year basis.

43 And so most of these wells they'll hit a couple times a year. Some of them, particularly in recent

44 years, they put in transducers that measure, say every 4 hours so you got a continuous
45 measurement.

46 Commissioner Nevill: But, but IDWR isn't required to monitor all domestic wells.

47 Scanlan: Oh no, they, they... No. People, people are pretty much on their own. They, they
48 really...

49 Commissioner Nevill: That's what I was ...

50 Scanlan: Uh, yeah. Well owners, well owner, they uh they have a responsibility to, to, to
51 manage their water systems. They gotta' know, they gotta know how deep their well is. They
52 gotta' measure their water levels. And they gotta' record data. I mean, um, everything without
53 any recorded data everything is just anecdotal. Um, and so uh, you can't go to IDWR with a
54 problem without any data. And so I, you know I would encourage people here, if they have
55 wells, to get that data. Get water levels. Record it. Uh and keep track of what's going on.

56 Commissioner Nevill: Thanks

57 Chair: Mr. Scanlan, 11:30 at night is the wrong time to do "well monitoring 101," but
58 hypothetically, (laughs) give me the quick version of this. A person has a problem with a well,
59 It's 200 feet deep. How do they record data on the water for the well? I mean I'm on a well
60 myself, although I'm not in this part of the County. I have no idea how to tell what the water
61 table is underneath... how do I measure that?

62 Scanlan: Right. Well there's different ways to do that, but one of the easiest ways is what's
63 called, you know, it's just an electric line. And you can build one, or you can buy one. But
64 they're, it's a...a, it's a probe, and you run it down, if you build it you put a battery on either
65 end, and when it hits the water, it, you know, it completes the circuit. So if you've got a tape,

66 with, with a, with markings on it you can measure that water and see how it changes, you
67 know, over the course of the season.

68 Chair: Ok. And then hypothetically, if I monitored my well, again let's say my well is 200 feet
69 deep and I'm seeing that, gosh, it's fluctuating, and it frequently dropping close to the level of
70 my pump, is your recommendation then that, gosh, I should probably think about, when time
71 permits, having someone come in and dig another 50 feet on my well? Or what's the remedy if
72 it looks like seasonally I'm going to have problems?

73 Scanlan: Yeah, the remedy is deepening your well or lowering your pump typically, yes.

74 Chair: Ok.

75 Scanlan: Uh, IDWR, you know when, you know, when do they have a concern? Well they have
76 a concern when they see year over year water level decline. And so if you go out to, say Cinder
77 Cone Butte south of Mountain Home, you look at the water levels out there, those are falling.
78 And they fall, 2, 3, 4 feet per year. And so they're running out of water. It's different here, uh
79 south of Lake Lowell. The aquifer recharges every year, at uh in the spring time it comes right
80 back to where it was the year before. It's just that it gets used really hard during the summer,
81 and then so we see these big swings in water levels due to draw downs.

82 Chair: So then let me ask a concluding question then because I'm incredibly sympathetic.

83 You're obviously credible. This is your area of expertise, and yet we're faced with very credible
84 testimony of people who's well goes, well goes dry – regularly. From a planning function, we've
85 got pretty coarse levers on this whole operation, right? You know we can recommend halting
86 development. You would recommend against it. I understand your argument. What other
87 options do we have?

88 Scanlan: You know, I don't know what to tell you. You know, people drill wells and they've, you
89 know, they're stretching themselves to get the well drilled in the first place. And so going that
90 extra 100 feet is really tough to do, but that's what... that's what keeps them out of trouble.

91 You got one guy across the street, he doesn't have any problems, but the next door neighbor,
92 they're they're sucking air because their well's not deep enough, or it's not screened right,
93 something like that.

94 Chair: Ok. So it's... what I'm hearing from you is that you view it as an individual problem to be
95 addressed on each property rather than a county wide, or regional wide solution of slowing or
96 halting development?

97 Scanlan: Well, yeah, yeah, I do because, um I don't think the development is, is what's driving
98 these problems.

99 Chair: Ok.

100 Scanlan: Irrigation is what causes the big fluctuations and uh, the domestic use is very minimal.
101 It's, it's not the number of wells. It's the total amount of water used out of the aquifer.

102 Chair: So it's my agricultural friends who are causing these problems...

103 Scanlan: Well, you know, these guys got the senior water rights. I mean, I'm not bashing them.
104 I mean they've been out there for a long time and they continue to do it. But you know you see
105 just a difference, uh a change in crop patterns. You go from growing wheat to alfalfa and so
106 you're gonna pump more, and you're gonna see more draw downs. Um, it's just the way it is.

107 You know these home owners are stuck because, you know, they drilled their well, they
108 thought they were good, but apparently not. Uh it's, it's it's the risk of, of living out there south
109 of Lake Lowell.

110 Chair: Thank you.

111 Commissioner Williamson: Mr. Chair

112 Chair: Mr. Williamson

113 Commissioner Williamson: So it's kind of sounding from you and from IDWR that **there's lack of**
114 **standard for well drillers**. Then, cause this is, from what we've heard from testimony, that they,
115 people have gone to them and said this has happened, and they're being told "your well was
116 done incorrectly." What you just said kind of indicated that well drillers are not following a set
117 good standard. Is that the case?

118 Scanlan: Well, I wouldn't... I'm not trying to bash the well drillers either. Um... (muffled)...these
119 guys if they drill on the other side of the lake, they don't see these big fluctuations. They go a
120 hundred feet below the water table and that well's gonna last for years unless it "sands in" or
121 the casing rots out. But **it's different south of the lake, um and it surprises even us**. I mean, like I
122 said, **we're monitoring down there closer to Dry Lake and see 150 feet of seasonal fluctuation –**
123 **that's a lot!**

124 Commissioner Williamson: And then what about the possibility of an "island effect?" Cause
125 there could be pockets where maybe the aquifers are not working. Cause you said that there's
126 one monitoring well within a half mile, which doesn't sound very statistically significant.

127 Scanlan: Well there's, but there's other monitored wells on the other side. You know they're
128 further away, but um, you know it's all one interconnected regional aquifer. There's different
129 areas within the aquifer, some areas are more productive than others. Um, but the overall
130 water level it recovers at the end of the year, all recovers back to that same water surface, well
131 it's got a slope to it, but uh, that we seen for the last 30, 40 years.

132 Commissioner Williamson: Ok. Thank you.

133 Chair: Any other questions? (silence) Ok. Thanks for indulging our many questions.

134 Scanlan: Thank you.

135 Chair: I believe that concludes public testimony, uh so the chair would now entertain a motion
136 to close. (5:11:20)

137 (*Both the application for re-zone from Agricultural to Rural Residential was unanimously
138 recommended for denial, and the proposed plat map was unanimously recommended for
139 denial as well.) 6-0

140 Hearing was concluded after the roll call at 05:28:48

Dan Lister

From: terrypmahoney@gmail.com
Sent: Friday, November 11, 2022 2:00 PM
To: Dan Lister
Subject: [External] Opposition Letter to Lewis Heights rezoning request

Dear Daniel Lister,

This letter is regarding the 31 homes for Lewis Heights subdivision proposed east of my house.

I am opposed to the proposal for the following reasons:

1. Insufficient ground water to support 31 new 2-acre homes

- a. Many surrounding neighbors recently required to re-drill wells as a direct result of over expansion in the area.
- b. Unique geology of the area severely limits underground water transmissibility unlike most of the Treasure Valley. Well drilling costs are exceptionally high in this area because of the geology. For example, I had a new well installed a couple years ago and it had to have 800 feet of casing because of the moistly clay soil. My direct neighbors have had numerous well issues in recent years too.

2. Incompatible with rural community

- a. Recent area development without road/traffic control investments is resulting in unsafe driving conditions. Especially at 12th and Lake Shore. Adding 31 homes would make the issues substantially worse.
- b. Converting land zoned for Ag to dense residential is incompatible with the surrounding Ag properties. It is common to have aerial spraying during the day and all night.
- c. Road, fire, school and other services are already stretched and cannot support rezoning enable housing expansion.

I support Canyon County Alliance for Responsible Grow and its Director, Claudia Haynes and Kim Yanecko and The Posse. I ask that you and the Commissioners please carefully consider Claudia's and Kim's detailed information presented now and previously to P&Z on the dire water situation in our area.

Based on the information above, please deny the Lewis Heights request for rezoning from Agricultural to Residential.

Thank you,

Terry Mahoney
13996 Lewis Lane
Nampa, Idaho 83686

Exhibit 9dd

November 11, 2022

- Planning and Zoning Commissioners
- Dan Lister Planner
- RZ2021-0030 & SD2021-0118
- LGD Ventures/Goldberg Subdivision: Lewis Heights

Exhibit 1

Our first concern is water. There is not enough water in our area to service the homes that are there now. Several of the current residents have had to re-drill their wells at substantial costs to them. Every time you approve a single home or small development to be built in our area, you are jeopardizing our water rights. Imagine the impact it would have on our water availability, when you approve multiple new subdivisions with anywhere from 19 to 101 homes. Every time an aquifer is overused, this creates some homes not getting any water for an undetermined length of time. That means that tax paying homeowners that have been here for years cannot shower, use their toilet or wash their clothes until the aquifer replenishes which currently takes 2 to 4 days. The more homes, the longer it would take to replenish. Perhaps we should get IDWR (specifically Nick Miller and Dennis Owsley) involved in these meetings so that we can ask them specific questions about how the aquifers function all year round.

Nampa is in a declared drought. Why are we even building more homes in rural areas where there is no city water? There should be a moratorium on building more homes in rural areas that have no city water.

Traffic is a real issue because all of our roads in the county are two lane narrow roads with no shoulder. Passing slow farm equipment on the road can at times be a hazard. We've witnessed a lot of people not obeying posted speed limits and stop signs in our area. I personally have been passed on Lake Shore Drive and Lewis Lane while driving the posted speed limit by people exceeding the speed limit by 20 + mph. At the present time, we feel we don't have ample law enforcement coverage to police the traffic problems we currently have, let alone keep up with the addition of all the new homes being projected.

We currently only have a volunteer fire department in our area. Therefore response to fires may be delayed until sufficient staff arrives at the fire station to get the equipment to the site of the fire.

We don't believe schools in South Nampa have enough teachers and class rooms to accomodate the influx of new students.

We are very concerned with the number of new building applications being requestesd, because we can barely sustain the number of homes that are already here.



Beverly Cavazos

10140 Vista Del Lago Lane

Nampa, 83686

Manuel Cavazos

11968 Deer Flat Road

Nampa, 83686

Dan Lister

From: Cynthia Sandford <casandford52@gmail.com>
Sent: Friday, November 11, 2022 3:48 PM
To: Dan Lister; BOCC
Subject: [External] Letter of Opposition
Attachments: Lewis Lane 2022.docx; November 11 Letter of Opposition.docx

Please find two attached letters of opposition to the LGD Ventures/Goldberg Lewis Heights Subdivision.

I sent original opposition to this in April, 2022 with photos of the site and Lewis Lane from both directions. I wrote again at the end of June, 2022 in opposition for the same reasons. Please accept this third letter of opposition to this proposed subdivision and review exhibit 9G for my previous opposition. My objections stand as written in each of my letters of opposition. I hope you will re-read them and look at the photos I sent.

Unfortunately I am unable to attend the hearing as I will be out of town.

Thank you very much.

Cynthia Sandford
10383 Duck Lane
Nampa, ID 83686
208.608.0504



November 11, 2022

Board of County Commissioners

Re: **Application RZ2021-0030 & SD2021-0018**
Exhibit 9G

I am writing again in opposition to this proposed subdivision and urge you to deny the request for rezoning and more homes and more wells in our area. When this case came before Canyon County Planning and Zoning, I submitted a letter of opposition along with photos of this farmland and am hopeful you receive all the documentations submitted at that time and will review my submission along with the multitude of other opposition submitted on this case. Additionally, I submitted a second letter dated June 28, 2022, in opposition.

Please review the exhibit 9G which I believe is my original submission in opposition to this subdivision. I am very opposed to this subdivision being approved for all the reasons stated in my first and second letter of opposition. I urge you to deny this application. There are many concerns from water issues to road safety issues, and the loss of outstanding farm land that make this an unsuitable location for a subdivision.

Sincerely,

Cynthia Sandford
10383 Duck Lane
Nampa, Idaho 83686
208.608.0504

June 28, 2021

Board of County Commissioners

Jennifer Almeida Planner III

OR2021-0018 & RZ2021-0030

Goldberg/LGD Ventures, LLC Lewis Heights Subdivision submitted by T-O Engineers

I wish to write in opposition to this proposed subdivision and urge you to deny the request for rezoning and more homes and more wells in our area. When this case came before Canyon County Planning and Zoning, I submitted a letter of opposition along with photos of this farmland and am hopeful you receive all the documentations submitted at that time and will review my submission along with the multitude of other opposition submitted on this case.

Many people from our area have written opposition to multiple cases with primary concerns about water issues, which are significant for us. My own subdivision (a 50-year-old community) is on two community wells, one for domestic and one for irrigation. Our domestic well has been shut off several times during the past 12 months due to breaks and pump repairs. The most recent caused a lapse of water for about a week to our homes, mid-March 2022. The well is approximately 400 feet deep and has accumulated over 130 feet of sand, causing operational issues. While we have water now, we are still researching our options, which include trying to remove the sand, repair the well, dig a deeper well, or dig a new well. Any of these options will be expensive for the residents.

Our irrigation well has been turned off now for at least a month due to the pump motor seizing. The current best guess is that this well is also full of sand, impacting the operation of the well. We cannot get repair service to this well because of the backlog of wells needing repairs, deepening wells, or new wells being dug in our area south of Nampa, south of Lake Lowell. The cattle operations and agricultural operations take priority over our irrigation needs, understandably. The well companies cannot even give us estimated dates when they will be able to address our well issues. So, we are without irrigation water this summer.

This is all to say that the water concerns and issues facing our area along with the drought conditions, the normal irrigation water to be turned off significantly early this year are all serious concerns needing to be addressed and considered when deciding whether to re-zone excellent ag land to rural residential and place dozens or hundreds of new homes on productive agricultural land. I urge you to deny this and any other requests for development in rural Canyon County.

The specific parcel of land before you has been and continues to be outstanding irrigated farm land. Lewis Lane from Rim Road to beyond Sky Ranch Road is very hilly and access to a new subdivision will have very limited views in either direction. I submitted photos of this for the P&Z hearing. Additionally, the Highway Department has a sign posted stating that visibility is clearly reduced with a reduction of speed posted. Accessing a new subdivision will create serious safety hazards on a road being driven at 50 MPH or more. Please review the documents submitted for the P&Z hearing on this case along with the denial and reasoning behind that from the P&Z Commissioners. I urge you to deny this request.

Respectfully,

Cynthia Sandford
10383 Duck Lane
Nampa, ID 83686
208.608.0504

November 14, 2022

SENT VIA EMAIL Daniel.lister@cayoncounty.id.gov

Daniel Lister
Canyon County Development Services (DSD)
111 No. 11th Ave, room 310
Caldwell ID 83605

Re: Developer: LGD Ventures LLC – Goldburg
Proposed Subdivision: Lewis Heights
RZ2021-0030 & SD2021-0018
Parcel No: R30117 Acreage: 78.5
Planning & Zoning Hearing: November 16, 2022 @ 9:00am

Dear Commissioners,

The year 2020 is the moment when our relative calm was shattered. The year brought us a deep transition starting with COVID, moving on to lockdowns, job losses, increased unemployment, etc. The year 2021 started out no better. With rising tensions between super powers, protests, supply chain failures, migration disaster, and so much more. Now we are in 2022 with only worsening conditions, we are not given a second, not a moment to catch our breath. With rising inflation, continued supply chain failures, impending diesel shortages, potential world war starting, global economies are faltering, with souring world hunger.

The USDA exports logs shows record amounts of wheat being exported. The USDA has been selling off our grains, shipping them to China, Mexico, Philippines, other countries; saving very little for the people in the US. With weather and arson events: the flooding, drought conditions, facility fires, etc... there is no strategic grain reserves in the US (it was liquidated over a decade ago). These are strategic attacks on our food system, reduced the harvest potential for many of our US farmers and reduced the products available to consumers.

These actions are an incomprehensible massive failure by the USA.

As we enter the winter months, we are seeing dwindling energy availability, all while the costs continued to rise. The nagging inflation is pushing us deeper and deeper into a recession. What will 2023 bring? With reduction in productive farm land, we will see worsening conditions. We will see more hunger, more hardships. 2023 will very likely show us all our true colors as world hunger rises.

This letter represents my opposition to the above referenced application and ask that it be submitted into testimony/evidence. The comprehensive plan is not a rule or law, only a guideline. At no time are we required to remove farm land from production just because someone thinks it will fit into the comp plan.

I am in agreement with everything in the letter written by Kim Yanecko as well as all of the evidence she has and will present. In addition to what Kim submitted and will present, I am asking that the land in production of agricultural commodities remain productive farm land. Farm land needs to remain farm land in our impending food shortages.



In March of 2022, Mr. Joe Biden warned the United States Citizens that we can expect real food shortages in the years to come. This has not changed for the better, it has only gotten worse. In addition to the shortage of food, we are seeing price hikes for food commodities resulting from these shortages.

The long term and lasting effects will be felt for many years, so why make it worse. As of September, we have been warned again that the US is facing some of the worst food shortages and supply chain issues ever. Winter is upon us and many of the country's citizens are going to suffer. Removing farm land from production is irresponsible at the very least. These shortages come from many different things happening, not just in the US, but around the globe. With the lockdowns and weather wreaking havoc on crops for the last 2 years, we are just starting to feel the deleterious effects of such disasters. Food prices are souring, animal feed prices are soaring. We NEED farmers now more than ever. We need agriculture..... not fancy neighborhoods causing a drain on our already delicate aquifer.

Farming commodities for both human and livestock consumption must be retained, above all else. We must preserve farms, We must preserve farm land during such a dire time in our country. We are on the path of self-destruction if we continue destroying the very land that feeds us or feeds the animals that feed us. Now is NOT the time to be removing farm land from production. Now is the time to be increasing farming, the one thing that feeds the people of this nation. Canyon County is a farming community and should remain so. Leave the subdivisions in the city!

Approving a rezoning of farm land to RR is irresponsible to say the least. Recommend denial of the rezoning and leave this farm land in production.

Sincerely

Amy Weidner

Goldberg - Lewis Heights

INCONSISTENT & **CONFLICTING** DATA

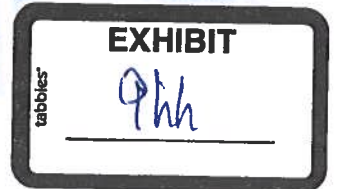
LACK OF INFRASTRUCTURE

LACK OF POLICE RESOURCES

SCHOOL DISTRICT CONCERNS

ACTUAL GOLDBERG PARCEL—

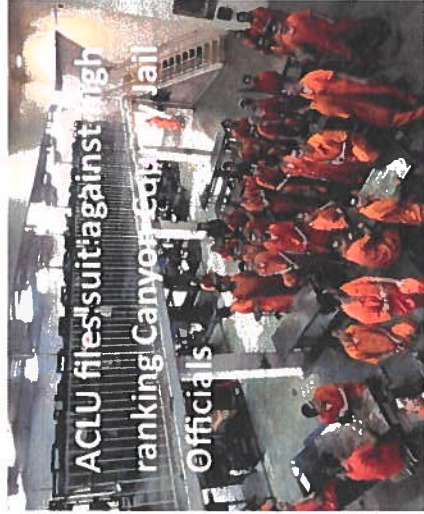
END OF FARMING SEASON—2022



ESSENTIAL SERVICES

Section H

Law Enforcement



45 MINUTE RESPONSE TIMES

REGISTERED SEX OFFENDERS

TEEN SUICIDE

LACK OF INFRASTRUCTURE

1) "...Canyon County ...struggling to hire and retain, officers and staff."

2) As the state sees an influx of newcomers ...law enforcement agencies are struggling with shortages... while battling increasing crime.

3) "Our population has more than doubled, our calls for service more than doubled. And yet, I have less staff on patrol right now than I did 20 years ago. The response times are a lot longer to get to your average call, whether it's a burglary or an accident ..." ~Brian Crawford, Patrol LT said [20 year veteran]

4) "...we had two of our guys get either injured or sick. That dropped our team down to four bodies, and we can't run with that few people." ~Crawford

5) **CRISIS IN LAW ENFORCEMENT.
GOV ROLE PUBLIC SAFETY #1
—SHERIFF DONAHUE**

"We're in crisis in law enforcement. We're to the point of forcing patrol officers to not be on patrol or on their days off to work inside the jail" ~Sheriff Kieran Donahue

6) "...It's constitutionally mandated for a sheriff to run a jail." ~Martin Flores CCSO LT

7) "The role of government is public safety priority number one." -

Sheriff Donahue

8) Idaho jail standards require a minimum of 17 people per shift to staff a county jail. Critical staffing to function is 15... *Canyon County has 16.*

9) "...if we don't get a handle on infrastructure we can expect higher crime and lower quality of life."

~Kootenai County Sheriff Bob Norris

10) "...growth and urban sprawl are occurring in counties which places an increased burden on their services."

Coping with a Cop Shortage: Canyon County officers facing burn out and low wages by Morgan Romero, Published 8.22.2022, Updated 8.24.2022

**PATROL & JAIL ACADEMIES
CANCELLED UNTIL LATE
SPRING 2023**

11) Patrol & Adult Detention Academies are cancelled until late spring 2023 or until funding is found.

Idaho POST cancels police academies slated for early 2023 By Jude Sinkley, Morgan Romero—Oct 21, 2022

**POPULATION & SERVICE CALLS DOUBLED.
FEWER PATROL STAFF
NOW.**

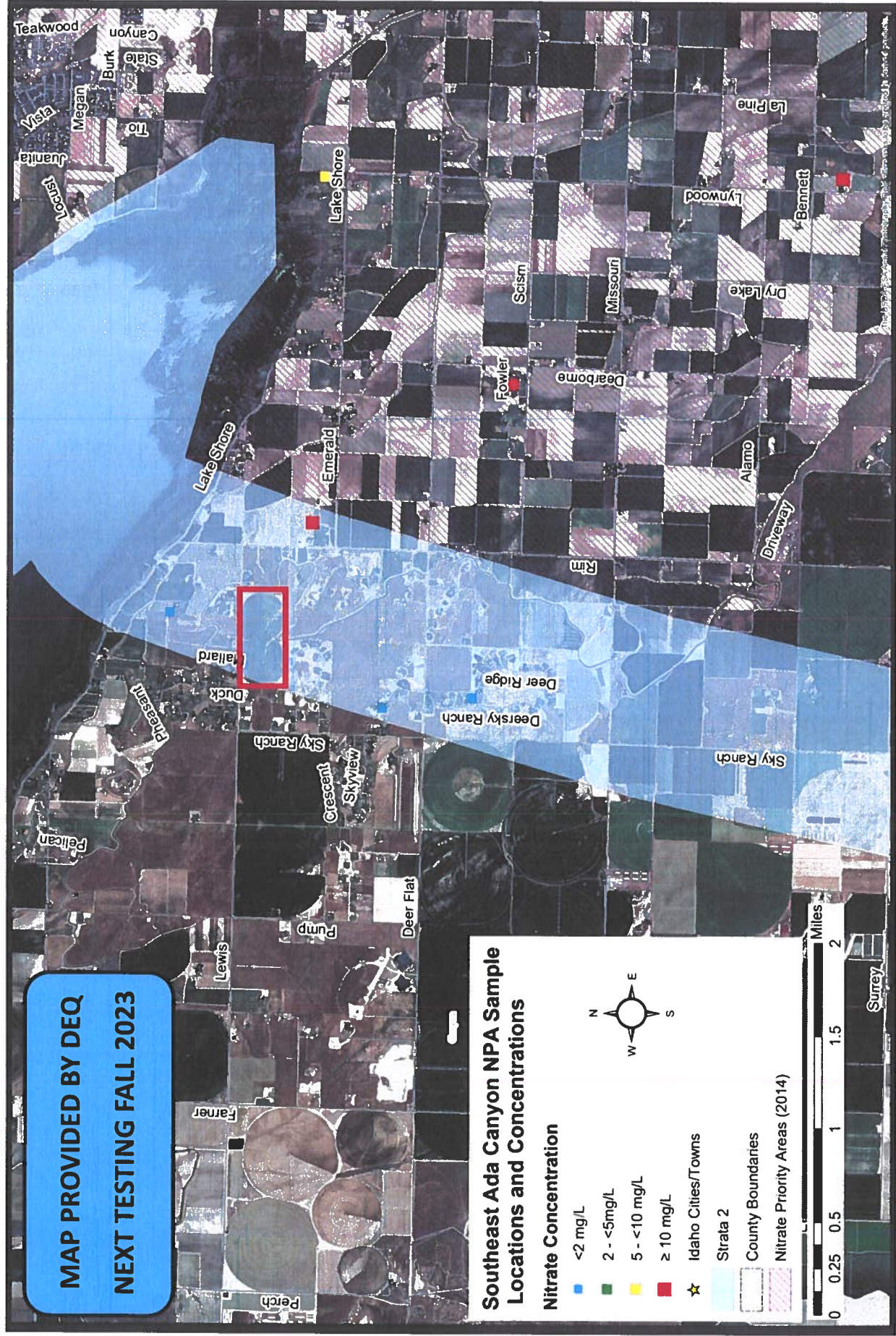
**WITHOUT INFRA-
STRUCTURE EXPECT
HIGHER CRIME &
LOWER QUALITY OF
LIFE—Sheriff Norris**



OCT 17, 2022, 4:45P—Deer Flat & Hwy 45

EXHIBIT 7H, Final Staff Report, page 4 of 7 incorrectly states *not in Nitrate Priority Area, but it is.*

Property is located within the Strata 2 band that reaches 1 mile past a NPA. Testing will not occur again until Fall of 2023.



WATER, WELLS & AGRICULTURAL PRESERVATION

SEPT 1, 2020: Development Services Planner III writes to a developer interested in a parcel less than one mile from Goldberg/Lewis Heights: " ...A "south canyon" area has been identified by Boise River Basin Feasibility Study, in this area as having water supply issues..."

DSD – WATER
SUPPLY ISSUES

Leland Tiegs, Manager, Pasco Farming, Inc. writes to the P&Z Commission (date unknown): "...Lower density, larger 10 to 20 acre lot sizes, and appropriate setback ... for building construction may allow Pasco Farming to continue to utilize aerial application for these fields. However, even if these conditions are included the aerial applicator runs the risk of increased complaints...I would ask the Commissioners to support the Right to Farm as you consider this request..."

TIEGS @ PASCO
FARMS – COM –
PLAINTS CONTINUE.
SUPPORT THE RIGHT
TO FARM

Ben Davis, Manager, Pasco Farming, Inc. writes to the P&Z Commission 3.25.2014: among other things, "During another application a few weeks later, the field was being sprayed by a ground rig when we received complaints. A sheriff's deputy came by and spoke to Mr. Tiegs stating that a complaint about "smell and noise"

had been called in from the nearby subdivision even though there was no violation...Development agree-ments disclosures and laws regarding the Right to Farm are not enough, because we as farmers inevitably have to deal with complaints from residential zones that are allowed to be developed near agricultural ground...I have to oppose anything that would negatively impact our farming operations."

DAVIS @ PASCO
FARMS – COMPLAINTS,
INVESTIGATIONS, D.A.
& R.T.F. NOT ENOUGH
OPPOSE

EXHIBIT 9J—Carl Davis, Well Driller, March 26, 2022 writes: "...35 years of experience...witnessed everything southwest of Lake Lowell (Rim Road going west and Lake Shore going south) to be an area of concern when it comes to future growth...water levels that continue to drop especially in August...further development will enhance the problem...aquifer will not sustain growth being proposed...more wells will go dry, new wells will have to be deeper..."

DAVIS WELL DRILLER –
H2O DROPS AUG, AQUI-
FER INSUFFICIENT

~PLEASE listen to the "Boots on the ground"

NAMPA HIGHWAY DISTRICT #1

VARIANCE EXPIRED

1. Standard variance has expired per NHD Aug 1, 2022.
2. NHD does not require notice to be posted for applications. Agendas are posted 48 hours before a hearing.
3. Process causes an inequity in the process to oppose variances by residents including safety issues, bus stops, speed limits, traffic impact studies.
4. A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing 1) undue hardship because of special characteristics applicable to the site, **AND** 2) the variance is not in conflict with public interest. [emphasis added]

5. No new application to vary standards has been filed by Goldberg or his representatives.

6. Section H—Applicable Standards and Regulations

7.12.2022: There is no guarantee the NHD will approve legal access to the subject property again now that the citizens can oppose any new application, see #4 above.

**GOLDBERG
VARIANCE
EXPIRED**

TREASURE VALLEY WATER SUPPLY

"I have been looking at the driller's reports in Claudia's subdivision ... our records indicate 47 well driller's reports in and around that subdivision. Nearly all of the wells are completed around 400' into a sequence of blue clay with some sand layers. There does not appear to be a whole lot of productive sand sequences beneath that property. Those clay units do not yield a rate high enough to keep up with even a single well used frequently... The density and spacing of wells for that subdivision is very similar to what you design for a dewatering project ... I would suspect that if everyone shut their wells off for a small duration of time, the water levels would recover in all of the wells... There are a lot of wells really close together to withdraw water from a clay dominant aquifer... This is ultimately the problem. If these wells were in a more productive portion of the aquifer, we would likely not be seeing these well to well impacts...

[In reference to proposed Taylor Jene subdivision across from Goldberg/Lewis Heights] Mr. Owsley writes: Hopefully they have not decided to irrigate with ground water and have developed a water conservation plan for that subdivision." ~Email from Dennis Owsley, IDWR dated July 20, 2021 referring to Deer Sky Ranch subdivision and the types of soils and water permeability in our area.

GROUNDWATER
LEVELS ARE FALLING
ABOUT ONE FOOT
PER YEAR.

"...almost all its recharge through farm irrigation and seepage from canals. Less farmland means less recharge... According to data tracked by [IDWR] the **groundwater levels are falling about a foot per year** in southwest Boise. State officials have told CBS2 that keeping green spaces open would certainly help."

Excerpts from Major development proposed in SW Boise gets pushback from neighbors as wells dry up IdahoNewsCBS2 by Angela Kerndt, October 12, 2022

Lejo Flores, assoc prof BSU—"we could see water restrictions ... water supply is going to depend on if we continue to build sprawling subdivisions..."

Idaho Legislature approved a project raising Anderson Ranch Dam six feet ... "doesn't mean there will be enough snowmelt each year to completely fill it."

2015 IDWR hired hydrologist Christian Petrich to complete a study projecting the demand for water in the TV for the next 50 years. "...water demand will double..."

Jeff Fereday, water lawyer, "even though the areas covered by lawns and other urban irrigation are much smaller than the sprawling fields the once grew crops, Fereday says studies conducted by hydrologist show subdivisions consume more water per square foot than agricultural land."

EXCERPTS FROM Deep Dive: How many people can the Treasure Valley's water supply support? It's complicated. By M. Carmel, Boise-Dev Sr. Reporter, July 19, 2022

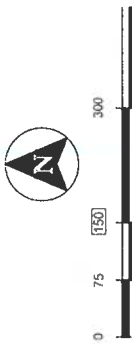
SHUT OFF H2O TO RECOVER
WATER IN WELLS. HOPEFULLY
NOT USING GROUND WATER
TO IRRIGATE. —IDWR

SUBDIVISIONS
CONSUME MORE
WATER THAN AG

EXHIBIT 2 - ATTACHMENT 2

PRELIMINARY PLAT FOR LEWIS HEIGHTS SUBDIVISION

A PORTION OF THE NORTH 1/2 OF SECTION
TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE
CANYON COUNTY, IDAHO
2022



NOTES

1. BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY.
2. A GENERAL UTILITY EASEMENT OF 10 FEET WILL EXIST ALONG ALL FRONT AND REAR LOT LINES AND 5 FEET ALONG INTERIOR SIDE LOT LINES PER CANYON COUNTY SUBDIVISION CONSTRUCTION REQUIREMENTS.
3. THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA.
4. DIRECT RESIDENTIAL LOT ACCESS TO LEWIS LANE IS PROHIBITED.
5. INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO THE REAR OF EACH LOT. PRESSURE IRRIGATION WILL BE CONNECTED TO A NEW PUMP STATION ON COMMON LOT 17. WATER SUPPLY FOR PRESSURE IRRIGATION WILL BE PROVIDED BY THE EXISTING WELL ON SITE. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. ALL SURFACE WATER RIGHTS TO BE TRANSFERRED FROM THE PROPOSED SUBDIVISION.
7. POTABLE WATER WILL BE SUPPLIED BY PRIVATE WELLS. A FIRE SUPPRESSION PUMP WILL BE LOCATED ON COMMON LOT 17 TO SUPPLY WATER MAINS AND FIRE HYDRANTS THROUGHOUT THE DEVELOPMENT.
8. SEWER WILL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
9. DESIGN INFORMATION SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND AGENCY COMMENT.
10. ALL LOTS ARE RESIDENTIAL EXCEPT LOTS LABELED AS "C" (COMMON) LOTS. COMMON LOT 12C WILL BE USED AS COMMON SPACE FOR RESIDENTS, INCLUDING A GRAVEL PATHWAY, AND FOR STORM WATER RETENTION. COMMON LOTS 1C, 8C, 30C, BLOCK 1 AND COMMON LOTS 2C AND 7C, BLOCK 2 WILL BE USED AS COMMON SPACE FOR ENTRY LANDSCAPING AND STORM WATER RETENTION. SUBDIVISION COMMON AREAS WILL BE IRRIGATED. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE AND NOXIOUS WEED CONTROL ON COMMON LOTS.
11. AN IRRIGATION EASEMENT FOR THE MORA CANAL OF 35 FEET FROM THE TOP OF BANK ON THE NORTH SIDE AND 20 FEET FROM THE TOE OF THE BANK OF THE ADJACENT DRAINAGE DITCH ALONG THE SOUTH SIDE IS SHOWN. THIS IS OWNED AND OPERATED BY THE BOISE PROJECT BOARD OF CONTROL.
12. NO ACCESS SHALL BE ALLOWED TO LAND IN A PLATTED SUBDIVISION OTHER THAN TO INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THE PLAT.
13. STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED IF NO HOMEOWNER'S ASSOCIATION EXISTS. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE, BOTH ROUTINE AND NON-ROUTINE.
14. NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY/DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEWER SYSTEM.
15. DUE TO LIMITED ACCESS, LOT 20 NOT TO BE A PART OF THIS DEVELOPMENT AND THE INTENT WILL BE TO SELL THIS LOT TO THE ADJACENT PROPERTY OWNER IN THE FUTURE FOR THEIR USE.

AREA AND LOT SUMMARY	
TOTAL PROPERTY AREA	78.53± AC
RESIDENTIAL AREA	63.56± AC
RIGHT-OF-WAY TO BE DEDICATED	8.77± AC
COMMON AREA	3.23± AC
TOTAL LOTS	37
BUILDABLE LOTS	31
COMMON LOTS	6
PROPOSED GROSS DENSITY	0.38 UNITS/ACRE
AVERAGE RESIDENTIAL LOT SIZE	2.22± AC
MINIMUM RESIDENTIAL LOT SIZE	1.68± AC
PERCENTAGE OPEN SPACE	4.1%

PLAT MAP, NOTE 4: INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO THE REAR OF EACH LOT

1. Will domestic wells be used to irrigate the front lawns, provide water for livestock and be used for inside household use?
2. Who will monitor that the water use is not abused? HOAs are NOT equipped to handle this responsibility. Meters are not required by law. Infrastructure is not ready to handle the need to conserve water and enforce laws.

AREA AND LOT SUMMARY: AVERAGE RESIDENTIAL LOT SIZE IS 2.05 ACRES. MINIMUM RESIDENTIAL LOT SIZE IS 1.63 ACRES.

1. Using an average minimum allows for smaller residential lots. Over time, this will reduce and justify more density type housing with smaller lots. Numbers should include farms so the average number of parcel size accurately reflects the surrounding area, not just a small spot zoning.

ACTUAL GOLDBERG PARCEL IN BACKGROUND

RECHARGING THE AQUIFER???

**RESIDENTIAL
SUBDIVISIONS MAY
HAVE A SMALLER FOOT-
PRINT, BUT DO NOT
RECHARGE THE AQUIFER
AT THE SAME RATE AS
FARMING, IF AT ALL.**

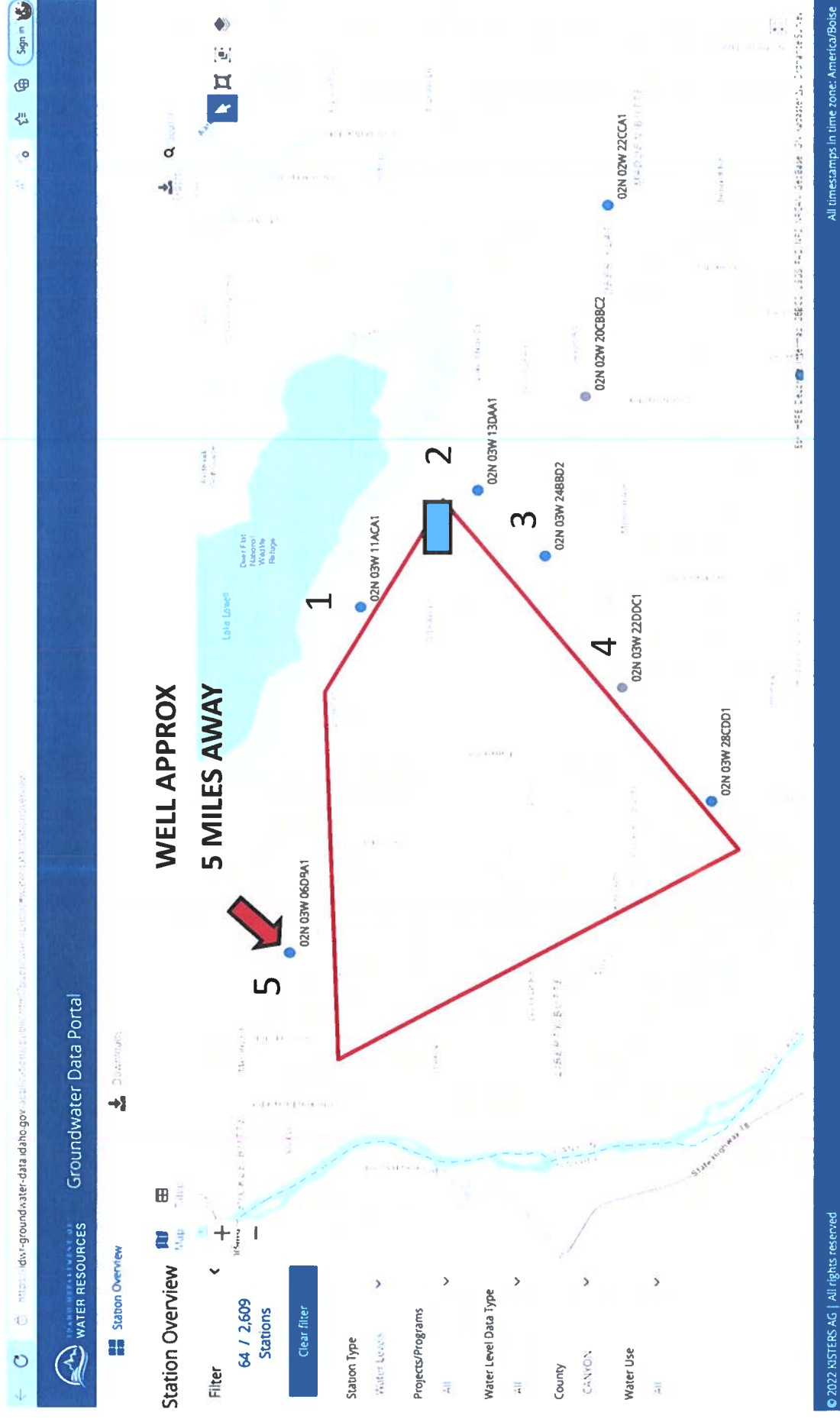
1. **PLAT MAP # 4 - Individual pressure irrigation will be provided to the REAR of each lot. Will domestic wells be used to irrigate fronts of home?**
2. **STATE LAW & WATER POLICING -**
 - A. Idaho Statutes 42-111(a): Use of water for home ... livestock...including irrigation of up to one-half (1/2) acre of land if the total use is not in excess of 13,000 gallons per day...
 - B. Idaho Statute 42-111(b): ...if the total does not exceed a diversion rate of (.04) cubic feet per second and a diversion volume of (2,500) gallons per day.
 - C. Idaho Statute 42-111(2): ...domestic uses shall not include water for multiple ownership subdivisions ... unless the use meets the diversion rate and volume limitation set forth in subsection 1(b) ...

3. Who will monitor the use and amount of water used on parcels?

4. ***Without an enforcement plan or protection and reporting laws in place, there is no protection for existing homeowners and NO guarantee of water availability or water safety and no protection of water resources for existing OR new water users.***

IDAHO DEPARTMENT OF WATER RESOURCES

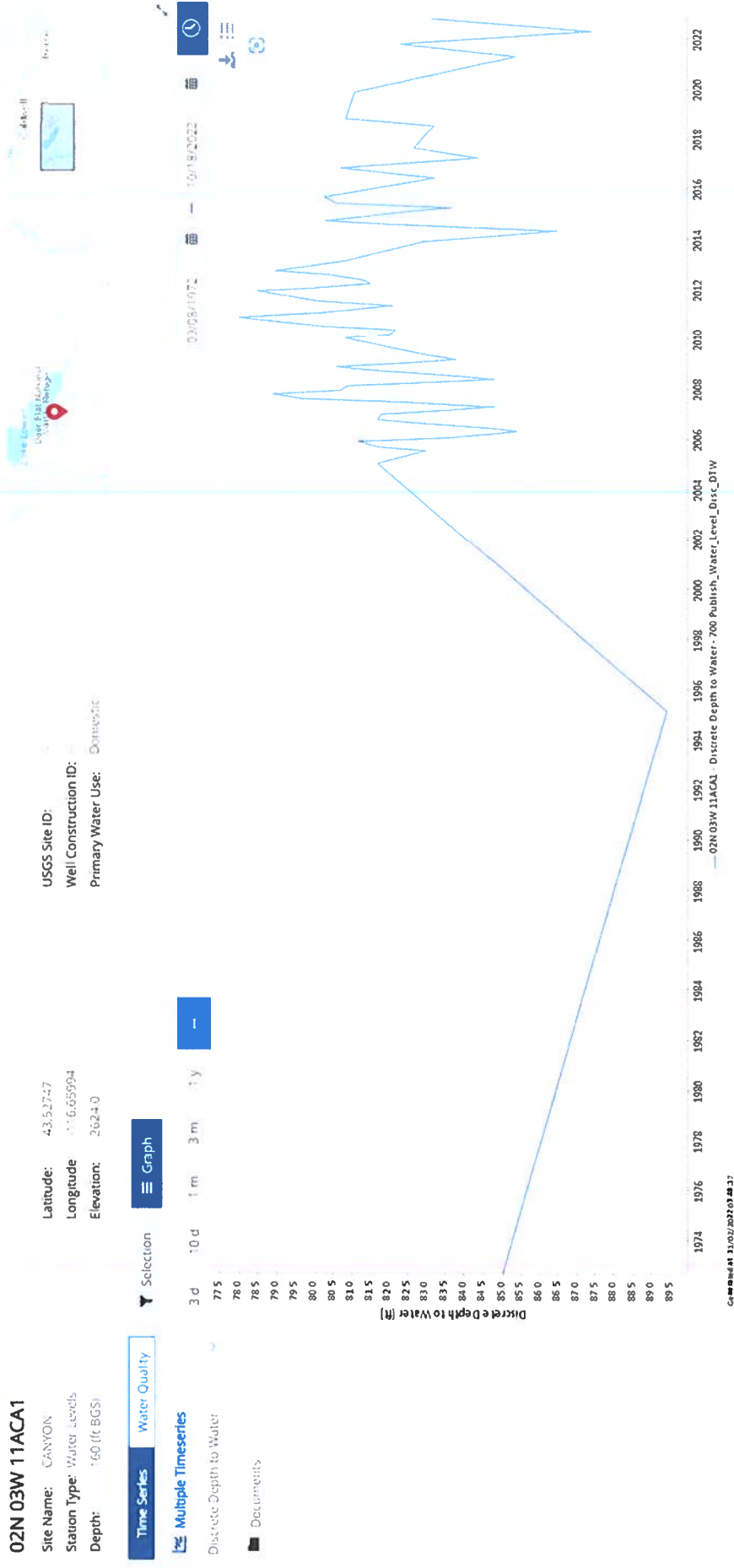
GROUND WATER MONITORING QUANTITY WELLS IN A *UNIQUE* AREA



[Groundwater Data Portal \(idaho.gov\)](http://idaho.gov)

AQUIFER IN SUMMER = LARGEST DRAWDOWN AND HIGHEST DEMAND

1



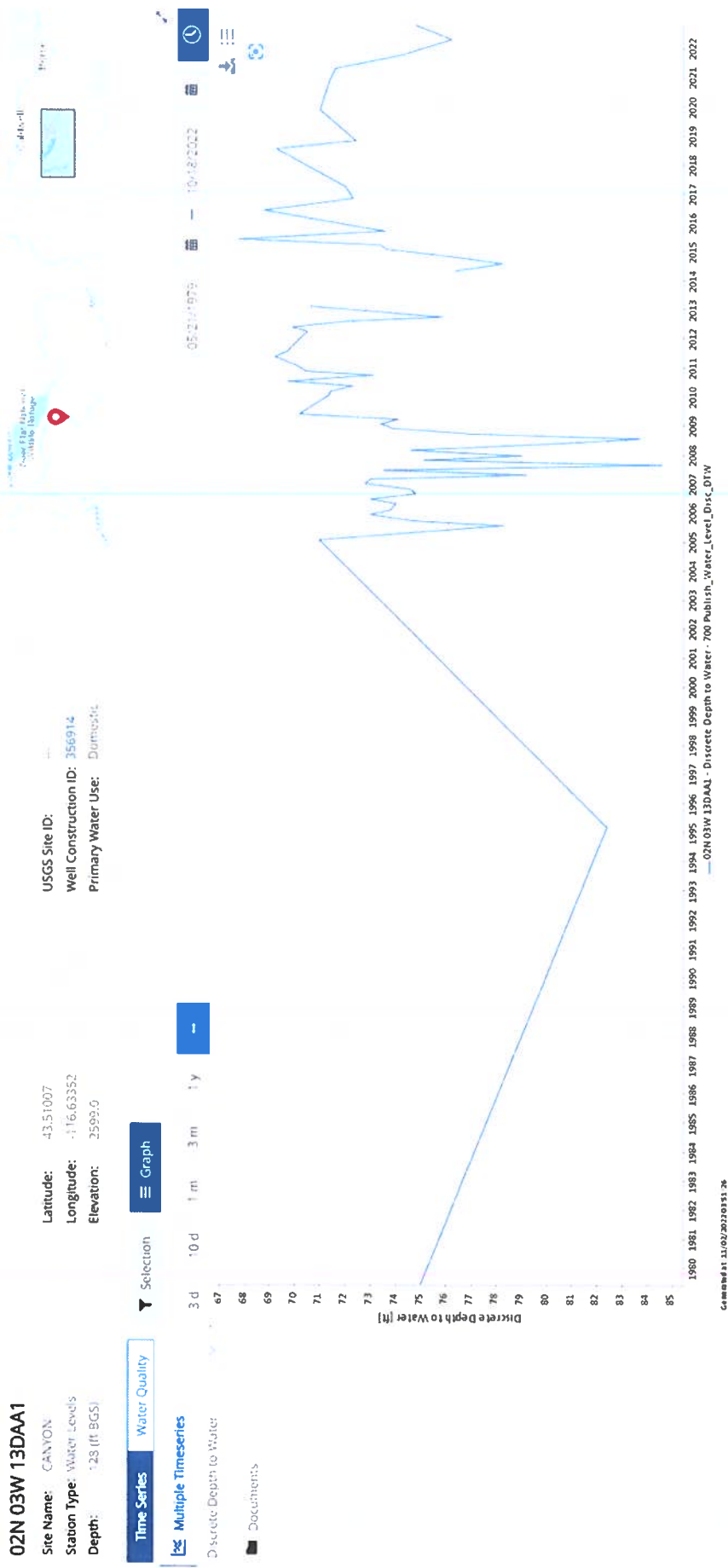
Approximately $\frac{3}{4}$ mile from the Goldberg parcel. Located lower than the hill just south of Locust. The water levels are not returning to 2011 levels and the drawdown during the summer months is significant.

EX 15 (pg 3) Scanlon states: "...although waters levels in the vicinity of Lewis Heights may fluctuate on a seasonal basis, they are stable in the long term with no annual decline since the 1970s."

ARE HOMEOWNERS EXPECTED TO GO WITHOUT WATER DURING THE SUMMER MONTHS?

AG & RESIDENTIAL SUBDIVISIONS DO NOT MIX WELL

2

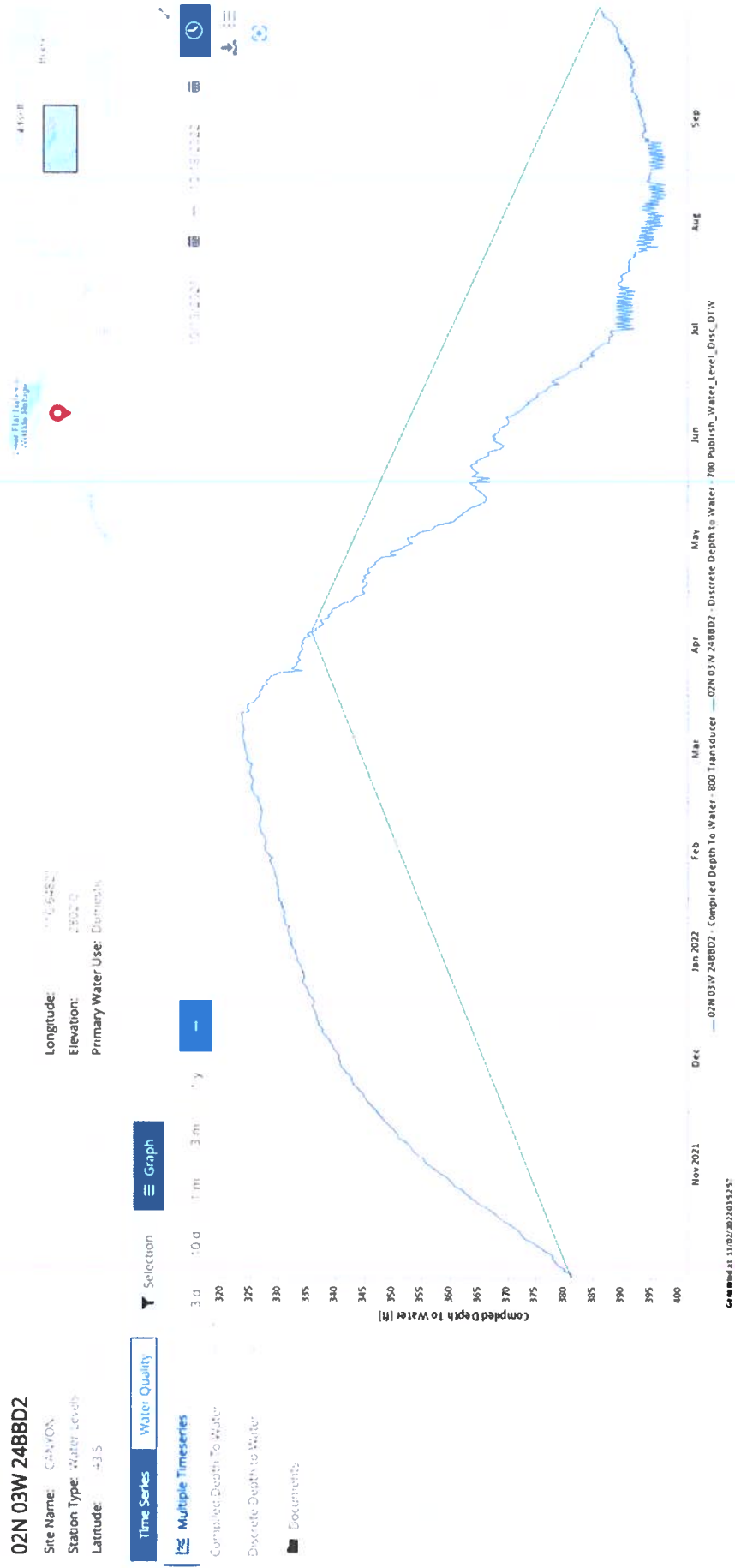


Approximately ½ mile SE of Goldberg parcel. Located off Rim Rd below the hill. Water levels during irrigation season drop *significantly*.

WHO IS REPORTING ON THE DAILY USE AFFECTS WHEN THE DRAWDOWN AND DEMAND IS THE GREAT-EST? WHAT ABOUT FIRES AND WATER SUPPLY IN THE SUMMER?

NEWEST MONITORING WELL BY IDWR

3
EX 11, (pgs 10 & 11) SCANLON states, “...150’ of seasonal fluctuation...wells 100’ below water table...in the spring but at the end of the summer...they start to suck air and ...have problems. “to keep out of trouble, homeowners should drill the extra 100’.” IS SCANLON GUARANTEEING WATER DURING CRITICAL TIMES?



Newest well to IDWR monitoring system. Approximately 1.5 miles south from Goldberg parcel. Clearly the water levels are decreasing during the irrigation season. **Notice during the irrigation season (late March) the levels dropped almost 100’.**

IDWR DECOMMISSIONED THIS MONITORING WELL

02N 03W 22DDC1

Site Name: CANYON

Latitude: 43.45549

USGS Site ID: 432919116403701

Station Type: Geothermal Water Levels

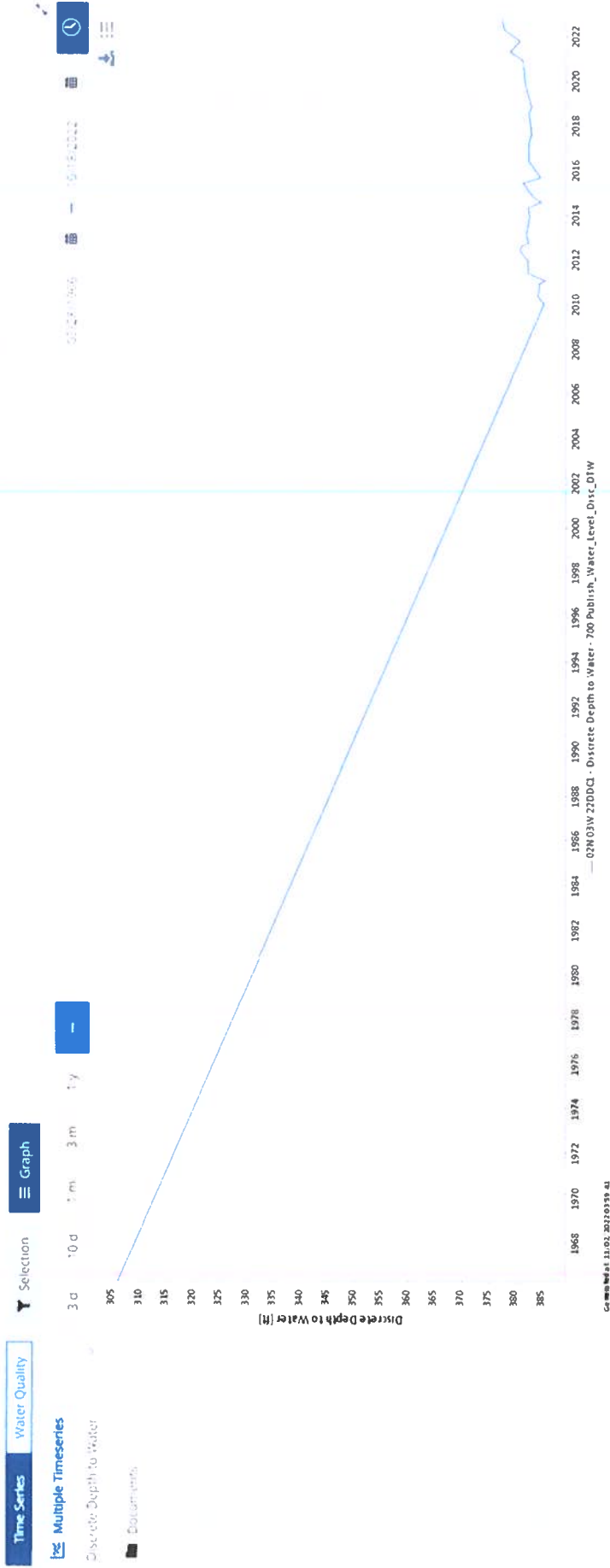
Longitude: -116.57793

Well Construction ID: 423050

Depth: 603 ft (BGS)

Elevation: 2750.0

Primary Water Use: Irrigation

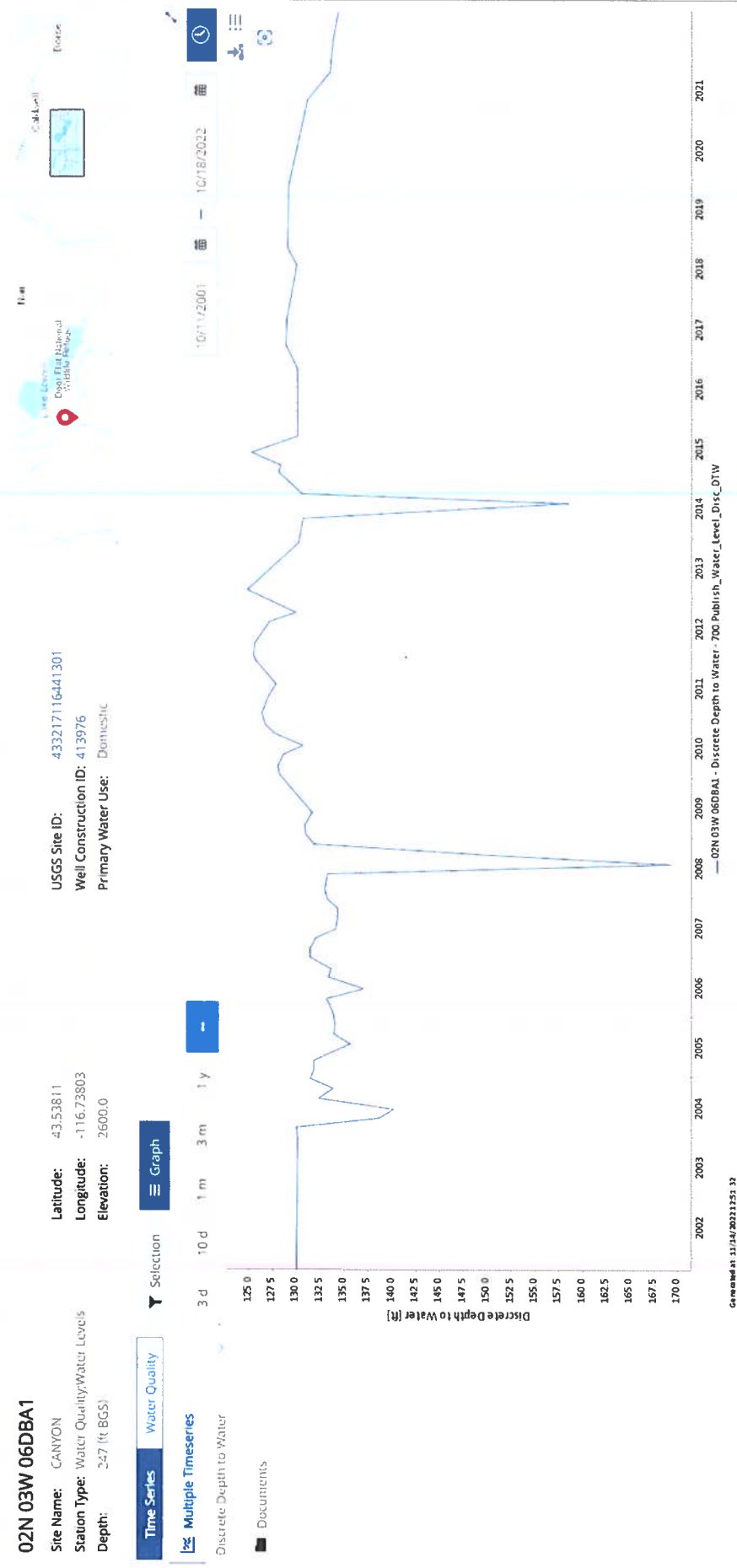


EX 4 (pg 8) Scanlon states: “WATER LEVELS HAVE BEEN STABLE TO SLIGHTLY INCREASING OVER THE PAST 25 YEARS.” While a truthful statement, it is not *entirely forthcoming with the full truth*. At this rate it would take decades for this well to recover.

FYI, did you know IDWR requires wells only be 25’ from each other, even though well use (cones of depression) overlaps occur?

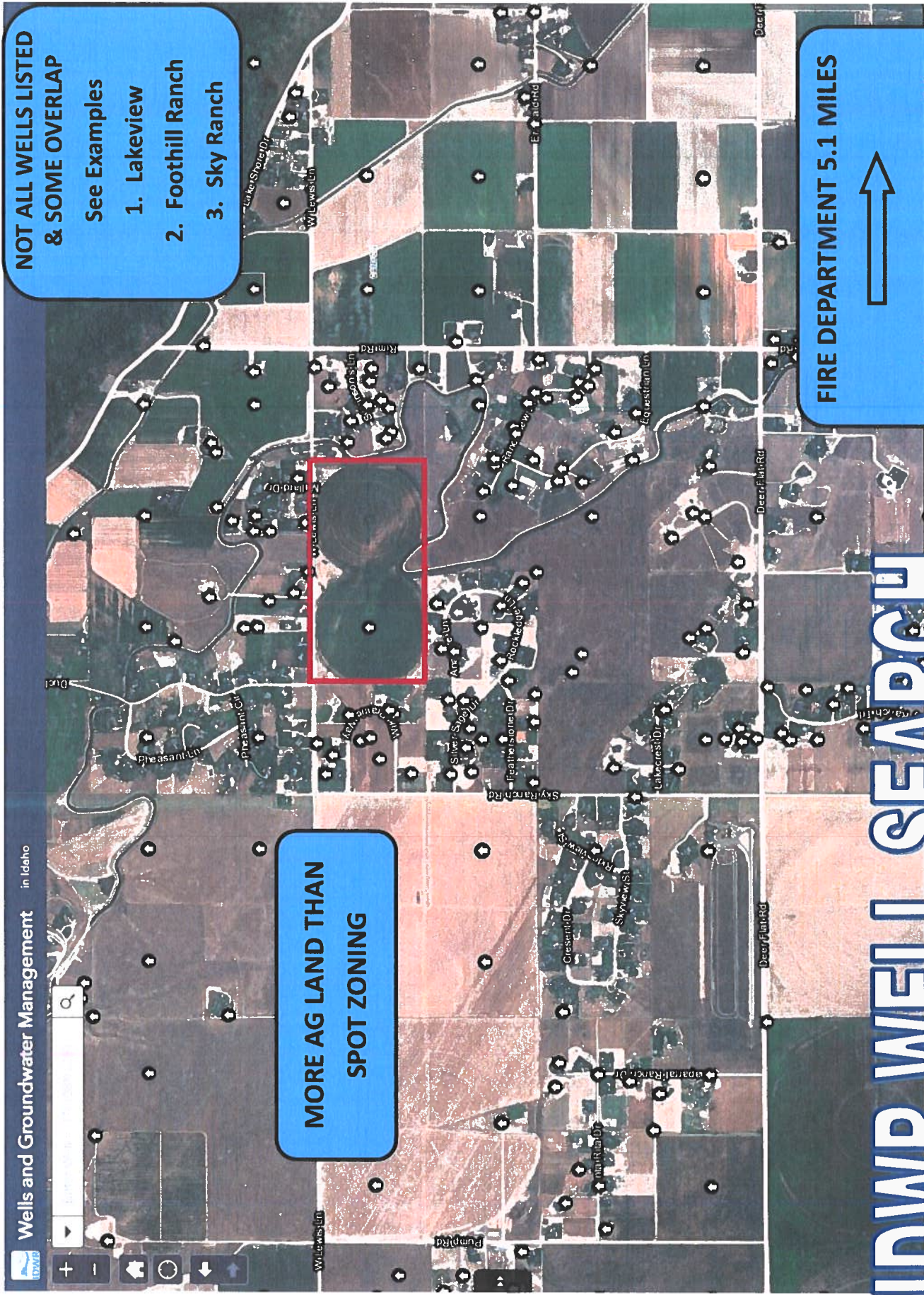
This well is 5 miles from Goldberg/Lewis Heights parcel

5



Ex 4 (page 8) Scanlon states: located to the northwest of the Subdivision, indicate stable to slightly increasing water levels over the past 15 years.

Notice since 2019, levels actually appear to be on the decline. Why? Too many unanswered questions for the BOCC to make good decisions at this time.



NOT ALL WELLS LISTED
& SOME OVERLAP
See Examples
1. Lakeview
2. Foothill Ranch
3. Sky Ranch

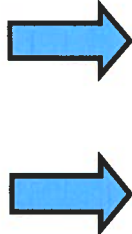
MORE AG LAND THAN
SPOT ZONING

FIRE DEPARTMENT 5.1 MILES
↑
17 MINUTE RESPONSE TIME

IDWR WELL SEARCH

SAME LEVEL OF THE AQUIFER?

Proposed levels (200'-300') by developer's hydrologist would place wells at or near the same sections in an aquifer and do not account for drawdown that ranges from 100' to 150'



If water levels drop during the irrigation season when the drawdown and demand are the greatest from both farmer and resident, water levels could easily reach the bottom of wells aka dry wells, EVEN IF TEMPORARY.

	ADDRESS	YEAR	ELEVATION (FEET)	WELL DEPTH (FEET)	STATIC WATER LEVEL (FEET)	WATER FIRST ENCOUNTERED (FEET)	GALLONS PER MI- NUTE	WATER TEMP	CASING (INCHES)	WELL DRILLER
GOLDBERG IRRIGATION	Lewis Ln	1978	2735	398	150				16	Pete Cope Drill- ing Co.
SKY RANCH ESTATES	Sky Ranch Rd & Skyview St - Lot 5	1997	2738	530	270	359	150		10	Adamson Pump & Drilling
SKY RANCH ESTATES	Sky Ranch Rd & Skyview St - Lot 28	1998	2792	569	300		300	68	8	Bill Doty Drilling Co. Inc.
WEIDNER	12575 Anakate Rd	2006	2678	549	247	350	60		6	Treasure Valley Drilling
LOTT	12488 Lewis Ln	2008	2702	301	155		45		5	Dennis Phipps Well Drilling Inc.
ANGERMAN	12657 Equestrian Way	2018	2630	223	120	110	60	56	6	Adamson Pump & Drilling
SCHAEFFER	12156 Swainsons Ln	2019	2619	220	110	110	50	53	5	Coonse Well Drilling & Pump
MAHONEY	13996 Lewis Ln	2020	2798	790	350	354	60	72	4.5	Pearson Well Drilling
RICE	12924 Crimson Clo- ver Way	2022	2670	272	180	220	65	67	6	Precision Well Drilling
RAMANI	12605 Anakate Rd	2022	2656	249	158	185	54	57	6	Precision Well Drilling

Let's talk Water Temps

15°C = 59°F

WATER TEMPS

Algal growth in surface water normally becomes noticeable only at temperatures above 15 °C. Groundwater has a more constant seasonal temperature. The temperature of deep wells varies only by 2°C - 3°C. Larger variations occur in shallow ground water.

68

The aesthetic objective for water temperature in the Guidelines for Canadian Drinking Water Quality is 15°C. This is because most consumers complain about tap water at 19°C or higher. The intensity of taste is greatest for water at room temperature and is significantly reduced by chilling or heating the water. Increasing the temperature will also increase the vapour pressure of trace volatiles in drinking water and, therefore, could lead to increased odour. **It is also possible that micro fungi can grow inside the internal plumbing systems of buildings, leading to complaints of musty, earthy, or mouldy tastes and odours if the temperature rises above approximately 16°C.** It is advisable to keep the growth of such organisms to a minimum by using cold water because certain organic growths have been shown to protect bacteria from the effects of chlorination.

56

53

[Water Temperature — Safe Drinking Water Foundation \(safewater.org\)](http://safewater.org)

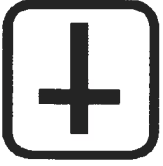
72

DEQ 11.9.2022 Email Communication: “Temperature is not regulated in drinking water, only contaminants. The only time temperature would be an issue is if its hot enough to burn your mouth. DEQ has regulations for surface water temperatures because if it gets too hot, it doesn’t contain enough oxygen for fish to breathe.”

67

57

BOCC Tough Decisions



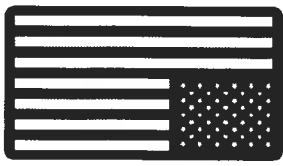
A. Is the proposed conditional rezone **generally consistent** with the comprehensive plan?

NO, it is not generally consistent with the comp plan in which the county has invested a lot of time and resources trying to update and better protect AG land.



B. When considering the surrounding land uses, is the proposed conditional rezone **more appropriate** than the current zoning designation?

NO, it is not more appropriate. This agricultural land has been farmed for decades and is viable farm land used every season. Commissioner Smith denied a nearby application on the same grounds.



C. Is the proposed conditional rezone **compatible** with the surrounding land uses?

NO, the CR is not compatible with surrounding land uses. Surrounding does not and should not mean "immediate". You must consider a wide span of land as there are numerous farms in close proximity. There would be a conflict between residential and farming, including moving farming equipment, chemical spraying, limitation for spraying due to setbacks, complaints, etc.

D. Will the proposed conditional rezone **negatively affect the character** of the area?

YES, this CR will negatively affect the character of the area. This area is predominately farmland. Idaho is a Right to Farm state. This area is grandfathered with farming operations long before subdivisions. Farming & residential do not operate cohesively.



E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?

NO, there is not and will not be adequate facilities and services to accommodate proposed CR for many years. There is no guarantee that water will be available for daily use during the peak irrigation season. Conflicting data still exists from IDWR and other experts. DSD has confirmed water issues in this unique area. Even local well drillers are chiming in. Commissioner White said if even one well is negatively affected she can't in good conscience approve development at this time.



FINAL STAFF REPORT - Analysis Pursuant to CCZO §07-10-25(1), the purpose of the “A” Zone is:

A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;

The BOCC has a duty to protect the quality of life of those already living in this area, ensure water availability & water safety, not expand into farmland and not encroach on or limit farming operations due to residential subdivision growth. Commissioner Van Beek testified that the roads in this area are substandard.

B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;

There is a duty to protect rural & agricultural land not already within the area of city impact and farmers impacted by unhappy newcomers to farming areas.

C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the “Local Land Use Planning Act”, Idaho Codetitle 67, chapter 65;

There is a duty to protect the wildlife that utilizes this area for life including fish, deer, ducks & other water fowl, owls, fox, coyotes, and other wildlife. We are seeing an increase in wildlife dead on the sides of the roadways around this area. Commissioner Van Beek has previously testified to the 30,000+ people who are now utilizing the recreation areas around Lake Lowell each weekend.

D. Protect agricultural land uses, rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and

There is a duty to protect agricultural and rangeland use due to complaints from city folk now turned rural residential residents. Cattle or other livestock on roadways will not be protected when residents are speeding up and down perceived rural roadways. The county should be working more closely with the refuge to attend to the needs of wildlife due to the increased population of residents and users around Lake Lowell.

E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.

School districts in this area are expressing concerns about over-crowding. Bonds are not passing. There is no money to build additional schools without raising property taxes. Kids in portables and lost in overpopulated schools is where we are headed.

**CANYON COUNTY
IS NOT READY
WITH PROPER
INFRASTRUCTURE
~SAFETY, SERVICES,
SCHOOLS~
NOR DOES IT
HAVE CONSISTENT
& ACCURATE
INFORMATION TO
SUPPORT OR
SUSTAIN THIS
COMMUNAL
GROWTH ALL
OVER THIS VALLEY.
IN GOOD CONSCIENCE
YOU MUST DENY THE
APPLICATIONS**

SUPPORTING DOCUMENTATION

FROM

KIM YANECKO OPPOSITION SLIDES

RE: Deersky Ranch Trail

IDWR
WELL
CONSTRUCTION
& LOCATION
ISSUES

From: Owsley, Dennis (dennis.owsley@idwr.idaho.gov)

To: kjcalderon@sbcglobal.net; Nick.Miller@idwr.idaho.gov

Cc: claudialee3@aol.com

Date: Tuesday, July 20, 2021 at 12:15 PM MDT

Kim

I have been looking at the driller's reports in Claudia's subdivision.

Here is what I am seeing after my initial look:

- Our records indicate 47 well driller's reports in and around that subdivision. Nearly all of the wells are completed around 400' into a sequence of blue clay with some sand layers. There does not appear to be a whole lot of productive sand sequences beneath that property. Those clay units do not yield water at a rate high enough to keep up with even a single well used frequently.
- With this type of well density into such a low permeable portion of the aquifer, it is not a real surprise that there are overlapping cones of depression creating dewatering situations. Those cones are additive, so if one well is pumping, it is most likely impacting the neighbors well water level too. With everyone in that area pumping, everyone's cones are adding together and they are basically dewatering the aquifer on a short-term basis. The density and spacing of the wells for that subdivision is very similar to what you design for a dewatering project like a mine or tunnel construction. I would suspect that if everyone shut their wells off for a small duration of time, the water levels would recover in all of the wells.
- The vast majority of the wells are not well constructed. I hate to continue to preach this, but wells drilled with drive shoes and completed open hole are not well built wells and have a tendency to have more issues than well built wells. It would be interesting to determine the wells with issues versus the wells without issues and comparing construction details of each.

Hind sight is 20/20, but one or two well-constructed community wells for that subdivision would have likely alleviated a lot of these issues. There appear to be a couple of larger irrigation wells surrounding this property, which cannot help the situation.

There are a lot of wells really close together trying to withdraw water from a clay dominant aquifer, all at the same time. This is ultimately the problem. If these wells were drilled into a more productive portion of the aquifer, we would likely not be seeing these well to well impacts.

Hopefully they have decided not to irrigate with ground water and have developed a water conservation plan for that subdivision.

I would like to measure a couple out there and get some current numbers on water levels. I have a request in to my supervisors to do that, but have not heard back. I'll incorporate at least one into the long term network and we can start comparing water levels on an annual basis, because it is the year to year trends that indicate the health of an aquifer.

Feel free to call if you would like to chat
Thanks
Dennis

From: KIM CALDERON [mailto:kjcalderon@sbcglobal.net]

Sent: Tuesday, July 20, 2021 10:52 AM

To: Miller, Nick <Nick.Miller@idwr.idaho.gov>

Re: Well Data

From: Owsley, Dennis (dennis.owsley@idwr.idaho.gov)

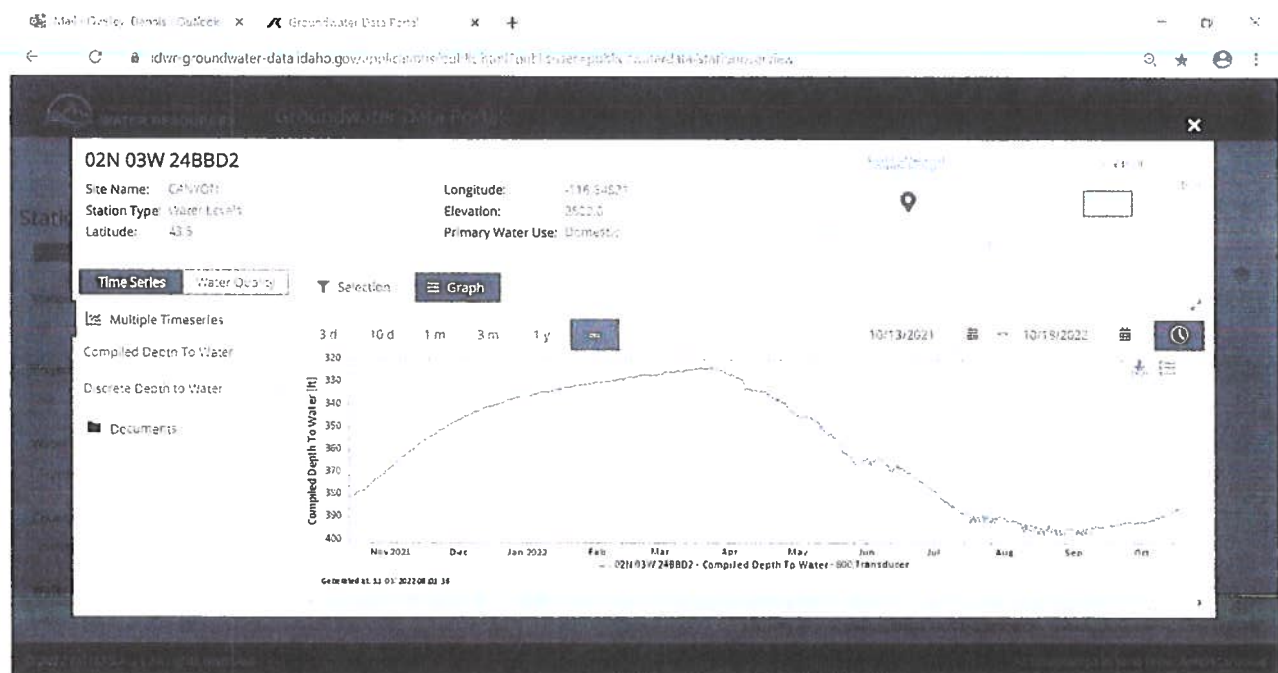
To: kjcalderon@sbcglobal.net

Cc: nick.miller@idwr.idaho.gov

Date: Thursday, November 3, 2022 at 08:09 AM MDT

Kim

You need to select "Transducer" as the data type. As Nick mentioned, not all of the sites have these instruments installed. Below is the hydrograph from the well closest to you. You can access the daily values through the data table (the three dots in the upper right corner of the plots).



From: KIM CALDERON <kjcalderon@sbcglobal.net>

Sent: Thursday, November 3, 2022 7:55 AM

To: Owsley, Dennis <Dennis.Owsley@idwr.idaho.gov>

Cc: Miller, Nick <Nick.Miller@idwr.idaho.gov>

Subject: Re: Well Data

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Dennis,

Thanks for the link. I was able to look thru the website and saw long term data 3 mos, 6 mos, etc, but wasn't able to see daily info. I believe you said the equipment was able to take snapshots in time and I have been wanting summer months data (July, Aug & Sept). How do I get that info?

Thanks,
Kim

Sent from AT&T Yahoo Mail on Android

On Wed, Nov 2, 2022 at 10:28 AM, Owsley, Dennis
<Dennis.Owsley@idwr.idaho.gov> wrote:

Kim

Nick asked that I reply to your request.

Attached is a link to IDWR's public access to our ground water level database. All of the data statewide is available through this link as well as the metadata (depth, type of well, etc.) for each of our sites.

<https://idwr-groundwater-data.idaho.gov/applications/public.html?publicuser=public#waterdata/stationoverview>

KISTERS Web Portal

KISTERS Web Portal ... Loading ...

idwr-groundwater-data.idaho.gov

I did not see anything concerning with respect to the water level data during this last measurement period.

Dennis

From: KIM CALDERON <kjcalderon@sbcglobal.net>
Sent: Tuesday, November 1, 2022 12:17 PM
To: Owsley, Dennis <Dennis.Owsley@idwr.idaho.gov>
Cc: Miller, Nick <Nick.Miller@idwr.idaho.gov>
Subject: Well Data

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Dennis (& Nick),

Major development proposed in SW Boise gets pushback from neighbors as wells dry up

by Angela Kerndl

Wednesday, October 12th 2022



The land at the center of the proposal sits south of Lake Hazel Road, north of the New York Canal, and in between Maple Grove and Cole Roads. (CBS2)

Boise. It would include more than 3,500 housing units on 384 acres of what is now farmland.

ADVERTISEMENT

The proposal is getting pushback from neighbors.

Their concern - some of the homeowners in the area have already had their wells run dry. Many others are nearing that same point. They say another major development will likely make matters worse.

The land at the center of the proposal sits south of Lake Hazel Road, north of the New York Canal, and in between Maple Grove and Cole Roads.

In order for the Murio Farms project to move forward with its application process, the owners of the property are asking Boise to annex it and rezone it for residential and mixed-use.

The plan would include single-family homes, townhomes, apartments, walking trails, and a community park.

While the new community would hook up to city water -- no wells needed -- neighbors worry about the fact that the shallow aquifer in southwest Boise gets almost all of its recharge through farm irrigation and seepage from canals. Less farmland means less recharge.

"We are very concerned about losing the farmland, another large development going in southwest Boise, we already have Locale with over 2,000 homes at Lake Hazel and Cole," said Estee LeFrenz, the president of the South Cole Neighborhood Association. "The concern is great among southwest Boise that they might not have water at some point in time."

According to data tracked by the Department of Water Resources, the groundwater levels are falling about a foot per year in southwest Boise. State officials have told CBS2 that keeping green spaces open would certainly help.

The Land Group, presenting the Murio Farms master plan denied a request for an interview.

At Wednesday evening's meeting with neighbors, reps said they haven't done any studies looking into the impact of development on surrounding wells.

know anything about that part yet, so I find that concerning," said Aimee Russel, another concerned neighbor.

The Land Group reps Wednesday said the overall development plan is expected to take up to 20 years to build out, adding the hope is that some land will continue to be farmed while early phases are built.

Here's what's ahead - first the plan will go before planning and zoning, then Boise City Council for hearing.

The Land group said it hopes to have the annexation and rezoning approved by early spring 2023.

ADVERTISEMENT

Then would come further planning and more public meetings before actual homes go up.

Deep Dive: How many people can the Treasure Valley's water supply support? It's complicated.

By: Margaret Carmel - BoiseDev Sr. Reporter July 19, 2022

As more and more people move to the Treasure Valley and climate change drives summer temperatures higher, water is top of mind.

Is there enough of it to sustain our rapidly growing metro area decades into the future? Does the Treasure Valley have a maximum number of people our water supply can support? And how will climate change impact the whole system?

There are no easy, clear-cut answers to these questions.



The Treasure Valley is unique in the Mountain West due to its rich water supply coming in from multiple sources. The combination of abundant groundwater, the network of dams storing water in the Boise foothills and the proximity of the Snake and Boise rivers give Southwest Idaho a lot of room to add population into the future. But, our policies for managing the water we have will determine how far the region's water supply can stretch.

'It's up to us'

The Treasure Valley's water comes from two different, but distantly related, systems, each with their own long-term questions for sustainability.

First, there's the network of irrigation canals stretching from the Boise Foothills clear past the Oregon border watering acres and acres of agricultural fields. This system, called surface water, is fed by the network of three dams in the mountains storing and collecting rainwater to be released down into the valley to be used. The majority of this water is for farming, or to a lesser extent, for watering lawns and other urban areas.

The second source of our water also comes from the mountains but at a much deeper level. Most drinking water that comes out of your tap from Veolia, the private water company formerly known as Suez, or other municipal providers comes from a network of

snowmelt each year to completely fill it. Estimates suggest this higher dam will only fill with an additional 16,000 acre feet per year.

"Over a span of like ten years, the amount of water stored every year in its total capacity goes up, but if you can ever reach that total capacity is a question for the climate," Flores said. "The climate controls that. Adding capacity, at the end of the day, on the surface water system may have some benefits in wetter years, but the question I have is do we really have issues in wetter years?"

Water demand projected to double by 2065



The Boise metro area is growing, and so will the demand for water.

In 2015, the Idaho Department of Water Resources hired hydrologist Christian Petrich to complete a study projecting the demand for water in the Treasure Valley for the next fifty years. At the time, domestic, commercial, municipal and industrial users (basically everyone except agriculture operations) was using 110,000 acre feet of water per year.

Petrich estimated over the next 50 years the metro area would boom to 1.57 million people and demand between 219,000 and 298,000 acre feet of water per year, at least double the 2015 demand. And on top of this, he estimates average temperatures will increase between 1.9 and 6.1 degrees in this period, boosting water evaporation from 5% to as much as 20%.

These projects also build in an assumption that water conservation methods are added to the region over time, reducing usage from between 10% and 30%. And even with these efficiency steps, his best estimate would be an additional demand for 165,000 more acre feet of water per year by 2065.

Another factor baked into this analysis was an assumption that the population of Elmore County will continue to decrease to 22,400 residents by 2065, but this could change due to rapidly growing housing costs in Ada and Canyon counties in the years since Petrich completed this analysis.

Petrich's report says the Treasure Valley can inch towards its water goal with several incremental changes to increase the supply, even if these policies won't get the valley all the way to the amount needed by 2065.

The first source the area can use to increase water supplies is in the ground. Despite all of the pumping for groundwater going on across the valley, groundwater levels have remained stable in most of the Treasure Valley and can support more pumping to help meet the region's goals. Over time, groundwater levels have risen in many parts of the valley as shallow aquifers have been recharged by agriculture and leakage from the bottom of irrigation canals.

But, as development has overtaken agricultural land, particularly in Southwest Boise, some of these shallow aquifers are dropping and pushing residents to either dig deeper wells or try to coordinate with their neighbors to hook into Veolia's municipal water system. This aquifer network close to the surface is separate from the deeper, stable water system Veolia and other municipal providers are pumping from to supply the region.

The stable water levels and return flows making their way to the Boise River suggest the region can increase pumping, but this can't be the sole answer to our water needs. Some areas, like the Boise Foothills, the area near Micron and the south and east portions of Ada County have limited water providers can pull out of the ground. Other areas of the aquifer cannot be pumped due to water quality concerns or if the water exceeds 85 degrees.

The report said another roughly 15,000 to 20,000 acre feet per year could also come from reusing treated wastewater for irrigation of parks, golf courses, other wide open green spaces. Petrich wrote that reuse can be expensive, but the most cost-effective way to utilize it is to incorporate it into areas already growing instead of trying to retrofit already built out areas with a new water delivery system.

Reusing treated wastewater is currently a major part of the City of Boise's playbook to combat climate change and the drought that comes with it. But, despite Veolia's support for recycled water nationwide and their stamp of approval on this report suggesting it as an option for irrigation, the company has been deeply skeptical of Boise's plans to treat industrial wastewater and recharge aquifer south and east of Boise with it.



Using extra water in years with flooding could give the Treasure Valley a boost, the report found, but it's unpredictable when this extra water would be available for short periods of



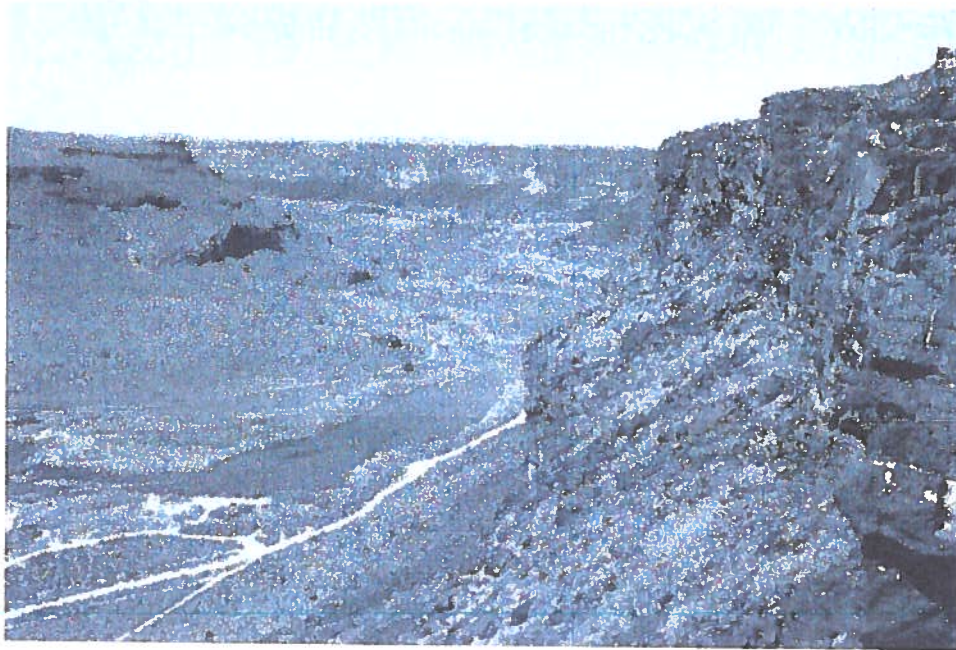
A Treasure Valley irrigation canal. Photo: Don Day/BoiseDev

And watering lawns isn't the same as watering fields of crops. While farmers slowly water portions of their fields over a number of days and have breaks for harvest time, homeowners often have to water their grass daily throughout the warmer months of the year to keep it green. Turf grass is also one of the most water-intensive plants grown in the United States, outpacing the water needs of all but only a few crops.

So, even though the areas covered by lawns and other urban irrigation are much smaller than the sprawling fields that once grew crops, Fereday says studies conducted by hydrologists show subdivisions consume more water per square foot than agricultural land.

"But (studies from hydrologists) said (subdivisions use) 20% less, but 20% is a lot of water," Fereday said. "And furthermore those studies only looked at subdivisions. They didn't look at commercial property. Just drive to Nampa and look around. It's unbelievable what's out there and most of it is zero or near zero irrigation."

Brian Patton, the executive officer for the Idaho Water Resources Board, told BoiseDev that hundreds of water rights are transferred every year in Idaho, including from one location to another. However, many large water rights in Idaho are appropriated to irrigation districts, which have to use them in a specific service area. As places urbanize, the water can be used for different uses, but the water rights are still connected to that one area.



Snake River water could also be used for agriculture, replacing groundwater pumped by farmers that could instead be used for drinking water. The water could also be treated and pumped into the ground to recharge the aquifer in the area. These options are all expensive and would require heavy collaboration from United States Bureau of Reclamation, the Boise Project Board of Control that oversees the New York Canal and other irrigation districts, but the water supply is "the most certain" potential supply for municipal water.

More water could also be pumped out of the Boise River, but only areas west of Star have additional room for more water rights. This portion of the river is heavily supplied by what's known as return flows, or water that has passed through the irrigation system, spilled back into drains and reentered the river. This gives the river in the western end of the Treasure Valley a lot of supply, but this could change if substantially more groundwater is pumped from the valley or if other factors change the water system.

This additional water would also require costly treatment facilities just like the Snake, driving up the price tag for these options despite the high water levels.

Correction: The original version of this article misstated some of the claims Jeff Fereday made about Idaho's current system of transferring water rights. It has been clarified to reflect his views more accurately.

- **Related developer:** City of Boise (public agency)



Idaho Statutes

TITLE 42

IRRIGATION AND DRAINAGE — WATER RIGHTS AND RECLAMATION

CHAPTER 1

APPROPRIATION OF WATER — GENERAL PROVISIONS

42-111. DOMESTIC PURPOSES DEFINED. (1) For purposes of sections 42-221, 42-227, 42-230, 42-235, 42-237a, 42-242, 42-243 and 42-1401A, Idaho Code, the phrase "domestic purposes" or "domestic uses" means:

(a) The use of water for homes, organization camps, public campgrounds, livestock and for any other purpose in connection therewith, including irrigation of up to one-half (1/2) acre of land, if the total use is not in excess of thirteen thousand (13,000) gallons per day, or

(b) Any other uses, if the total use does not exceed a diversion rate of four one-hundredths (0.04) cubic feet per second and a diversion volume of twenty-five hundred (2,500) gallons per day.

(2) For purposes of the sections listed in subsection (1) of this section, domestic purposes or domestic uses shall not include water for multiple ownership subdivisions, mobile home parks, or commercial or business establishments, unless the use meets the diversion rate and volume limitations set forth in subsection (1)(b) of this section.

(3) Multiple water rights for domestic uses or domestic purposes, as defined in this section, shall not be established or exercised in a manner to satisfy a single combined water use or purpose that would not itself come within the definition of a domestic use or purpose under this section. The purpose of this limitation is to prohibit the diversion and use of water, under a combination of domestic purposes or domestic uses as defined in this section, to provide a supply of water for a use that does not meet the exemption of section 42-227, Idaho Code, and is required to comply with the mandatory application and permit process for developing a right to the use of water pursuant to chapter 2, title 42, Idaho Code.

History:

[(42-111) 1899, p. 380, part of sec. 12; reen. R.C. & C.L., sec. 3250; C.S., sec. 5566; I.C.A., sec. 41-111; am. 1990, ch. 319, sec. 1, p. 870; am. 1995, ch. 233, sec. 1, p. 790.]

How current is this law?

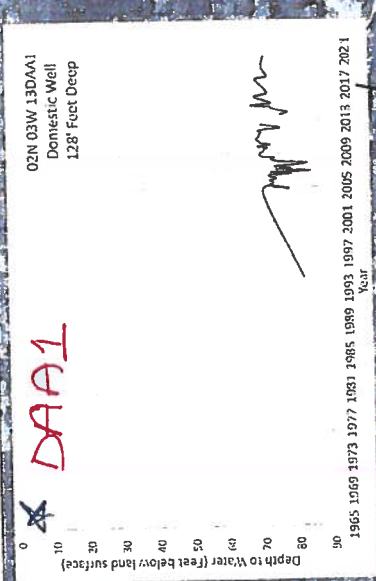
Search the Idaho Statutes and Constitution

DOMESTIC WATER USE & WASTE

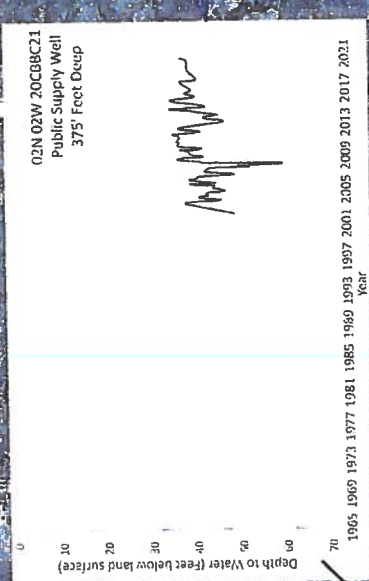
Water Stats

- The average family can waste 180 gallons per week, or 9,400 gallons of water annually, from household leaks. That's equivalent to the amount of water needed to wash more than 300 loads of laundry.
 - Household leaks can waste approximately nearly 900 billion gallons of water annually nationwide. That's equal to the annual household water use of nearly 11 million homes.
 - Running the dishwasher only when it's full can eliminate one load of dishes per week and save the average family nearly 320 gallons of water annually.
 - Turning off the tap while brushing your teeth can save 8 gallons of water per day and, while shaving, can save 10 gallons of water per shave. Assuming you brush your teeth twice daily and shave 5 times per week, you could save nearly 5,700 gallons per year.
 - Letting your faucet run for five minutes while washing dishes can waste 10 gallons of water and uses enough energy to power a 60-watt light bulb for 18 hours.
 - Outdoor water use accounts for more than 30 percent of total household water use, on average, but can be as much as 60 percent of total household water use in arid regions.
 - If the average sized lawn in the United States is watered for 20 minutes every day for 7 days, it's like running the shower constantly for 4 days or taking more than 800 showers. That's equivalent to the amount of water needed for the average family to take 1 year's worth of showers.
 - As much as 50 percent of the water we use outdoors is lost due to wind, evaporation, and runoff caused by inefficient irrigation methods and systems. A household with an automatic landscape irrigation system that isn't properly maintained and operated can waste up to 25,000 gallons of water annually.
 - When hiring a professional to install or audit your landscape irrigation system, be sure he or she is certified by a WaterSense labeled irrigation program. If the system is well managed, a household's irrigation water use can be reduced by 15 percent, or nearly 7,600 gallons of water, annually. That's the amount of water needed to take 480 showers.
- * Other data and information used by WaterSense is available . Please contact the WaterSense Helpline at watersense@epa.gov or (866) WTR-SENS (987-7367) if you are interested in learning the sources for these statistics and facts.

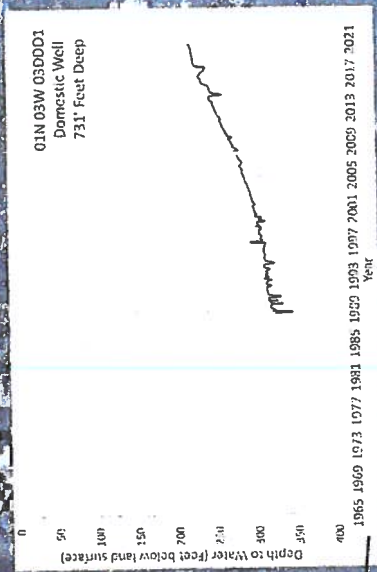
WWW.EPA.GOV / WATERSENSE / STATISTICS-AND-FACTS
NOV 9, 2022



FAR FROM SITE



FAR FROM SITE



2081
REPORT

SEE 2015 IDWR REPORT

MEMO

State of Idaho

Department of Water Resources

322 E Front Street, P.O. Box 83720, Boise, Idaho 83720-0098

Phone: (208) 287-4800 Fax: (208) 287-6700

Date: May 21, 2021
To: Nick Miller
From: Dennis Owsley
Subject: Ground Water Resources South of Lake Lowell

Introduction

Per your request, a review of the status of the aquifer conditions in the area south of Lake Lowell in Canyon County has been conducted. The review was conducted as an update to the 2015 memo (Owsley, 2015) to help process water right applications and transfers in this area. In addition, the Department has fielded multiple inquiries from local citizens concerned with the availability of the ground water resources and potential well interference issues in the area.

The area of interest includes the southern portion of Canyon County, known as the "Dry Lake Area", between Lake Lowell and the Snake River (Figure 1). This memo summarizes the current ground water conditions based on the data available, and expands upon the Owsley (2015) memo.

Hydrogeology

The geology of the area consists of the sedimentary units of the Idaho Group capped by basalt flows and alluvial sediments associated with the Snake River Group (Stevens, 1962; Ralston and Chapman, 1970). The area has undergone significant faulting and both northeast and northwest trending faults are present (Otto and Wylie, 2003). Fault zones impact water temperatures by providing a conduit for geothermal water to flow upward into the overlying cold water aquifer within the Idaho Group (Mitchell, 1981).

Minor amounts of ground water can be encountered within the basalt flows and uppermost sedimentary sequences of the Snake River Group, but the primary aquifer of the area lies within the sedimentary units of the Idaho Group. In this area, the Idaho Group is composed of thick sequences of fine grained material (primarily clay and silt) interbedded with sand and gravel layers (Bartolino, 2020).

The primary sources of recharge to the aquifer are irrigation leakage (canal seepage and flood irrigation) and geothermal input (Otto and Wylie, 2003). Historically, water levels rose in response to newly developed irrigated lands, more than 100 feet in one particular well (Stevens, 1962). The primary sources of ground water discharge are through pumping of wells and direct discharge into the Snake River.

MEMO**State of Idaho****Department of Water Resources**

322 E Front Street, P.O. Box 83720, Boise, Idaho 83720-0098

Phone: (208) 287-4800 Fax: (208) 287-6700

Date: December 29, 2015
To: Nick Miller
From: Dennis Owsley
cc: Sean Vincent and Ken Neely

Subject: Review of water availability in southern Ada and Canyon Counties

Introduction

Per your request, a review of the status of the ground water levels in the southern Ada and Canyon Counties has been conducted. The review was conducted based on water level monitoring data in response to an increase in the number of water right applications and transfers sought in the area. The area of interest includes the southern portions of Ada and Canyon Counties (Figure 1). Although no official boundaries have been identified to define the study area, the general area of interest includes the portion of the Treasure Valley between the New York Canal and the Snake River to the west and south. The area of interest extends to the Basin 63/Basin 61 boundary between Boise and Mountain Home to the east and to the Southeast Boise Ground Water Management area to the northeast.

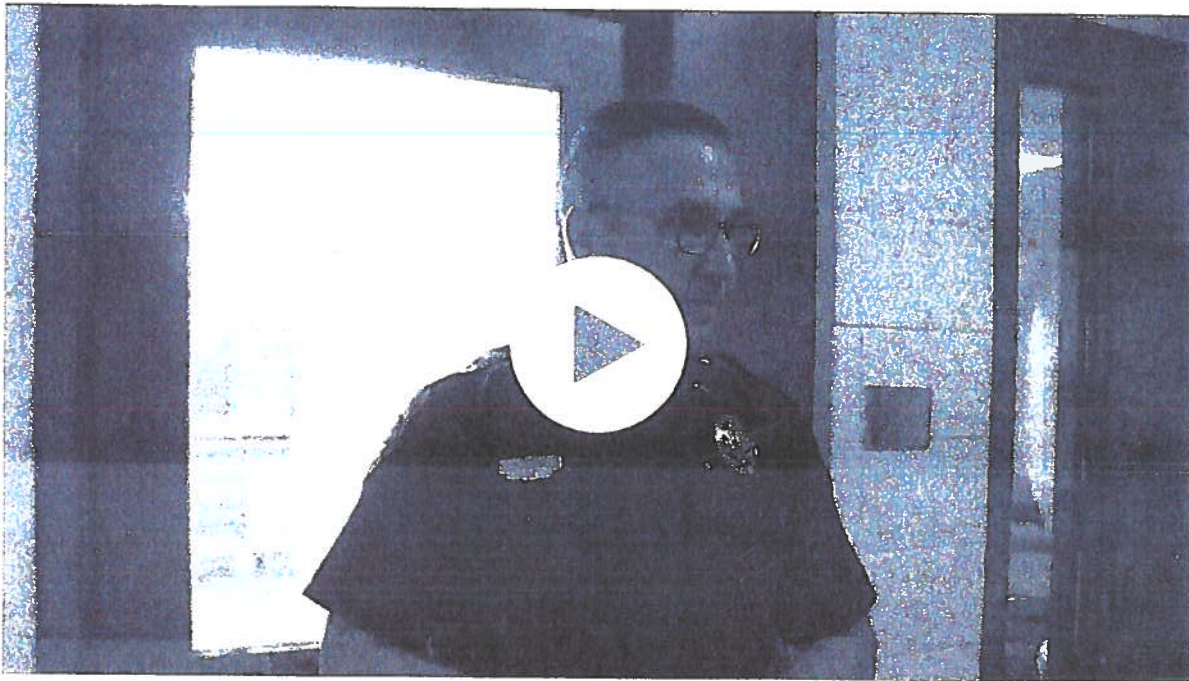
Hydrogeology

The geology of the area consists primarily of sedimentary units of the Idaho Group capped by basalt flows (Ralston and Chapman, 1970). The area has undergone significant faulting and both northeast and northwest trending faults are present (Otto and Wylie, 2003). Fault zones impact water temperatures by providing a conduit for geothermal water to flow upward into the overlying cold water aquifer within the Idaho Group (Mitchell, 1981).

Minor amounts of ground water can be encountered within the basalt flows, but the primary aquifer of the area lies within the sedimentary units of the Idaho Group. Primary sources of recharge to the cold water aquifer are irrigation leakage (canal seepage and flood irrigation) and geothermal input (Otto and Wylie, 2003).

Coping with a Cop Shortage: Canyon County officers facing burn out and low wages

The Canyon County Sheriff's Office is struggling with staffing levels as officers endure low wages and burn out.



Author: Morgan Romero

Published: 10:27 PM MDT August 22, 2022

Updated: 12:12 AM MDT August 24, 2022



CANYON COUNTY, Idaho —

In cities across America, if you call 911, there are fewer dispatchers taking your call, and fewer officers responding.

Law enforcement agencies face a daunting challenge, recruiting and retaining staff. Some agencies are in crisis, with staffing shortages impacting services, and forcing them to get creative to meet an increasing workload demand, with less supply.

Multiple factors drive this shortage, as concern, scrutiny and distrust of policing mount due to high profile excessive force incidents, like the killing of George Floyd. While Idaho did not see protests or calls for budget cuts to the same degree as other states, we are not immune to this shortage.

From Canyon County in the West, Kootenai County in the North, and Bonneville County in the East, law enforcement agencies across Idaho are struggling to hire, and retain, officers and staff.

As the state sees an influx of newcomers, low unemployment, and a hot housing market, coupled with record inflation, some law enforcement agencies are struggling with shortages and burn out, while battling increasing crime.

"Canyon county is 602 square miles," Brian Crawford said. "Let's head out towards Parma and that'll give you an example of how long it takes to get to say the south half of the county from the northern half of the county."

Crawford has been a Patrol Lieutenant with the Canyon County Sheriff's Office (CCSO) for more than 20 years.

"It's a passion. it it's kind of in my blood. I'm second generation doing this," Crawford said.

Crawford, and the rest of the department, have seen the number of patrols dwindling since he first started.

"Our population has more than doubled, our calls for services more than doubled. And yet, I have less staff on patrol right now than I did 20 years ago. The response times are a lot longer to get to your average call, whether it's a burglary or an accident or any number of calls," Crawford said. "We don't have as much time to be proactive as we used to."

With a smaller staffing size, every deputy is crucial.

"Two weeks ago, we had two of our guys get either injured or sick. That dropped that patrol team down to four bodies, and we can't run with that few people," Crawford said.

Morgan Romero: What does that mean for the streets of Canyon County?

"That leaves no one for emergent calls, or emergency calls, maybe ISP can back us maybe they can't. That's where we're headed," said Canyon County's Sheriff Kieran Donahue.

"We're in crisis in law enforcement," Sheriff Donahue said. "The citizens aren't in crisis yet, but they will be if we do not right this ship about a) recruitment and b) retention. And that comes down to money. It comes down to wages."

Data from CCSO shows that new recruits start in the jail making approximately \$23 an hour. By their fifth year, deputies make between \$27 and \$31 an hour. While new recruits at Ada County

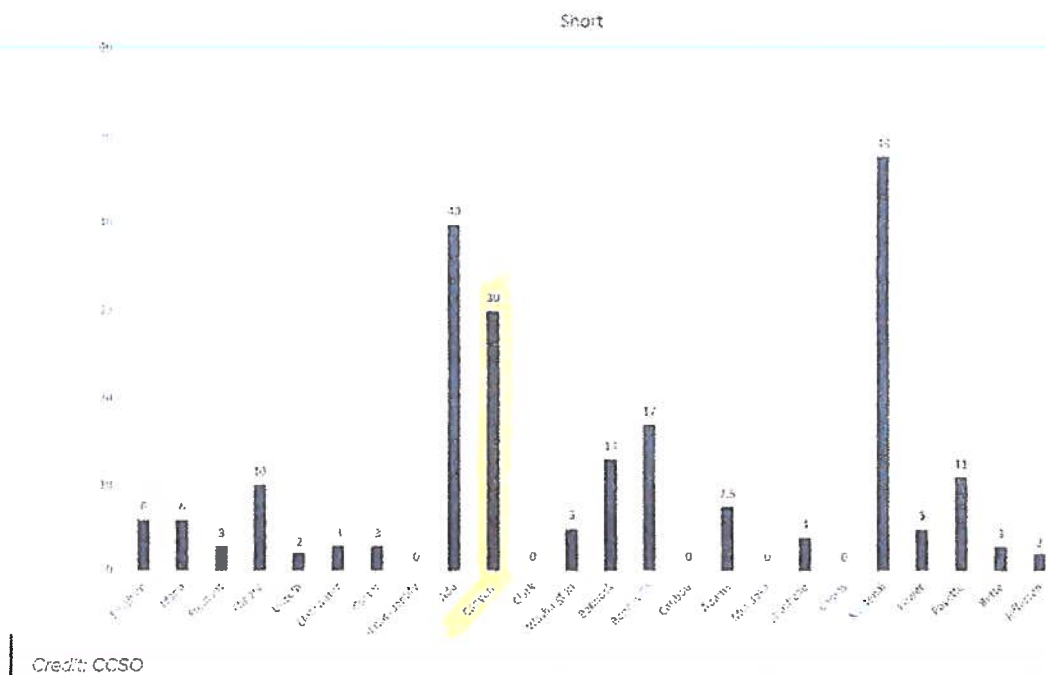
Sheriff's Office (ACSO) start out making a little more, but by year five, they can make \$9 to \$13 an hour more.

"Instead of 75 or 100 people applying for an opening, we have eight, six, two," Sheriff Donahue said. "So that applicant pool has shrunk dramatically. We're all picking from that same pool; whose got the best wages? Because people are gonna take care of their families. You know what, I don't blame them."

After five years with Nampa Police, officers make \$32.88 an hour, which is more than Canyon County deputies make on patrol after 25 years.

The Idaho Sheriff's Association polled 24 of the state's 44 sheriff's offices this summer, they found record-low staffing crippling several agencies, big and small.

How many total people are you down in your operation?



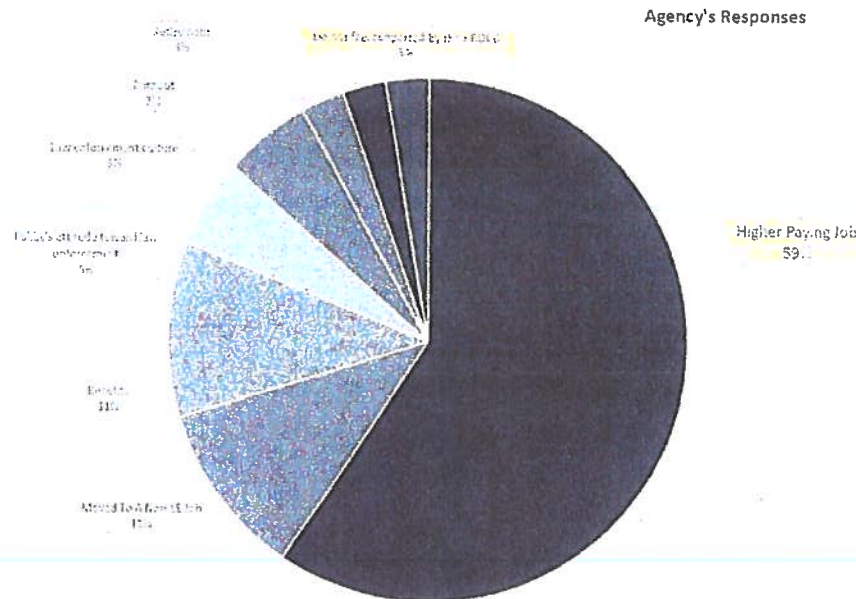
Kootenai county, for example, is down 22 deputies total in their jail and patrol, 20% of their sworn positions.

Canyon county is down 26, mostly in the jail, 16% of their total deputies.

Payette is also feeling the strain with its jail only half-staffed.

Many of the agencies polled, including Ada and Canyon Counties, desperately need dozens of people to fill critical administrative jobs.

What is the number one reason people are leaving your organization?



Credit: CCSO

The survey shows the biggest reasons agencies cannot hire or keep employees is low wages. Among other reasons, they also cite the public's attitude toward law enforcement, the dangers officers face, hiring standards and culture. The survey shows many deputies and staff are leaving for jobs outside law enforcement.

"In terms of certified detention officers, I'm down an entire team," Sheriff Donahue said. "we're forcing mandatory overtime in that jail. We're to the point of forcing patrol officers to not be on patrol or on their days off work inside the jail

"We're beyond critical stage at this point," said Martin Flores a CCSO lieutenant who oversees the Canyon County jail. "It's critical, this place continues to function. It's constitutionally mandated for a sheriff to run a jail."

Romero: Why are people leaving Canyon County Sheriff's Office?

"Historically It's been, you know, to further their career advancement. They want to move out from the jail to patrol or to a different part of law enforcement. And, at times, we're not able to facilitate that maybe on their timeline," Flores said. "But what we're seeing a lot of now is people just leaving the profession altogether. I mean, they can't, they don't want to deal with the public climate anymore, they don't want to deal with low wages."

Romero: How much overtime are your guys in the jail working?

"Three days, three shifts a day. So next pay period I have 180 overtime shifts that must be covered," said Flores.

Romero: What does that do you think for their mental health?

"It's hard on their morale. It really is. and it's hard on anybody," Sheriff Donahue said.

Romero: Do you think people are burning out?

"I think that it's starting to get there. When I do exit interviews with them, and we talk about it, you know, one of the questions is, what can we do to improve, you know, the overall atmosphere and morale? And the common answer is more staff," Flores said.

"The role of government is public safety priority number one," Sheriff Donahue said. "Without it, you have Portland, you have Seattle, you have Baltimore, Minneapolis, the list goes on and on and on."

Idaho jail standards require a minimum of 17 people per shift to staff a county jail. Critical staffing to function is 15, on average each day, Canyon County has 16.

Because Canyon County had so many people leave recently, they are requiring mandatory overtime in their jail, meaning a lot of taxpayer dollars.

There are always valleys and peaks in overtime pay, because people get sick or take vacation, but last month alone, Flores said they paid out more than 100-thousand dollars in overtime, double what they paid in June and almost three-times what they paid out in February. In fiscal year 2022, they paid a total of almost \$600 thousand in overtime.

Sheriff's offices struggling in other regions in Idaho

Like the Treasure Valley, Kootenai and Bonneville counties are seeing record growth and skyrocketing housing prices. They had an influx of lateral recruits from other agencies about two years ago, but now believe that pool is drying up.

They say it's difficult to attract new hires with expensive homes prices, and the low wages government jobs offer compared to the private sector. They note that the people moving in to their areas are not necessarily workforce population.

Kootenai County Sheriff Bob Norris says they are at crisis levels and there are "cracks in their law enforcement infrastructure". The agency is down so many officers that they are pulling people from patrol into dispatch and the jail, Norris says. That, in turn, affects people's safety, he says.

Kootenai County is seeing an increase in violent crime and calls for service.

"We are at critical mass," Norris told 7Investigates in a phone interview. "We expect quality of life in the state of Idaho and if we don't get a handle on infrastructure we can expect higher crime and lower quality of life."

Bonneville County is also seeing an increase in critical crimes, according to Sheriff Sam Hulse.

Hulse says his deputies can't do proactive policing because they're stretched so thin. There's a reduction in self-initiated activity because deputies simply don't have the time, which indicates to him as a leader that his staff are under pressure.

Like Canyon County, his jail deputies have been working mandatory overtime over the past year and they are experiencing high burn out.

Both sheriffs echo Canyon County's sentiments and say the biggest reason people are leaving - or not joining - their agencies is due to pay.

"There's no question that cities have an advantage over counties," Hulse said in a phone interview, "Cities have the ability to adjust their levies in ways that counties can't, so they have other options counties don't have."

Cities are structured in a way that provides a higher density of services because that's where those services are required. However, growth and urban sprawl are occurring in counties which places an increased burden on their services.

Not only is Bonneville struggling to hire and keep up with attrition, but they also need to add more positions because of the growth.

"We're trying to keep pace but also running on a treadmill that's going faster," Hulse said. "We are headed to crisis levels rapidly if we do not adjust our efforts rapidly as a profession."

Hulse commends his commissioners for negotiating cost of living increases in the new budget and giving employees \$500 bonuses to offset rising inflation.



KTVE 7 Boise

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OCT 21, 2022

Costs have gone up ridiculously for us! Idaho POST cancels police academies slated for early 2023

POST has announced the cancellation of three upcoming academies.

POLICE
ACADEMIES
CANCELLED

Idaho's Peace Officer Standards and Training, also known as POST, is the accrediting body for police standards and training across the state.



New police officers in Idaho are required to go through academy training within their first year in the force.

POST approves law enforcement academies, like the ones Boise and Meridian police departments run. But POST also has its own academy where most agencies send their officers.

three upcoming academies.

The three academies that are being canceled are:

- Patrol Academy (Jan. 9 - Apr. 14)
- Adult Detention Academy (Feb. 6 - March. 17)
- Emergency Communications Academy (April 16 - April 28)

They cited heightened inflation and increasing costs for the academy cancellation:

Subject: POST's Financial Situation

Chiefs, Sheriffs and Agency Heads,

As you well know, following years of effort to add an additional, sustainable revenue source to POST's dedicated fund, the legislature passed HB469 adding approximately \$800K/year from the Annual Liquor Fund distribution. This was a significant accomplishment for POST and all our stakeholders, as it assured that we should have adequate cash (revenue) to fully exercise our spending authority (budget) approved by the legislature. Excitement quickly turned to dread, however, as the rapid rise of inflation and associated increasing costs have quickly put us on a trajectory for costs to substantially outpace revenue already, this fiscal year.

Costs have increased so much, that they are rapidly exceeding both our appropriation and revenue for FY2023. Meal costs (up 90%), over lodging expenses (up 55%) and other increases across the board place POST in the unenviable position of needing to immediately cut costs to remain fiscally solvent. I can assure you that we are not acting rashly and are working very closely with the Department of Financial Management (DFM) on ways to get through the current fiscal year, along with FY24.

Therefore, POST is canceling the following basic academies previously scheduled for 2023:

Patrol #205 (Jan 9 - Apr 14),
Detention #91 (Feb 6 - Mar 17) and
ECO #73 (Apr 16 - Apr 28)

I realize that this creates hardships for you and your agencies, and I wish there was some other alternative, but unfortunately this is the only way we can incur enough savings to make it through the current fiscal year. I encourage your dispatchers to complete the ECO Academy online on the POST portal, or to look at attendance at an approved satellite program. We will, of course, process any extension requests that are needed because of these cancellations.

Thank you for your understanding as we continue to navigate through this difficult financial challenge.

L. "Costs have gone up ridiculously for us" Idaho POST cancels police academy classes for early 2023

The legislature passed HB469 in March 2022, after POST fought for another steady stream of revenue to sustain their operations. The bill gives Idaho POST another ~\$800,000 a year from the state's liquor fund, on top of POST's \$4-5 million yearly budget.

But Johnson says the cost of running these courses is greater than the money coming in at this time, and they acted as quickly as they could.

"In the past three to four years we've been about \$800,000 short in our revenue. So the legislature would give us spending authority to spend X amount of dollars but we only had \$800,000 less than that in actual revenue for our dedicated fu [Feedback](#)



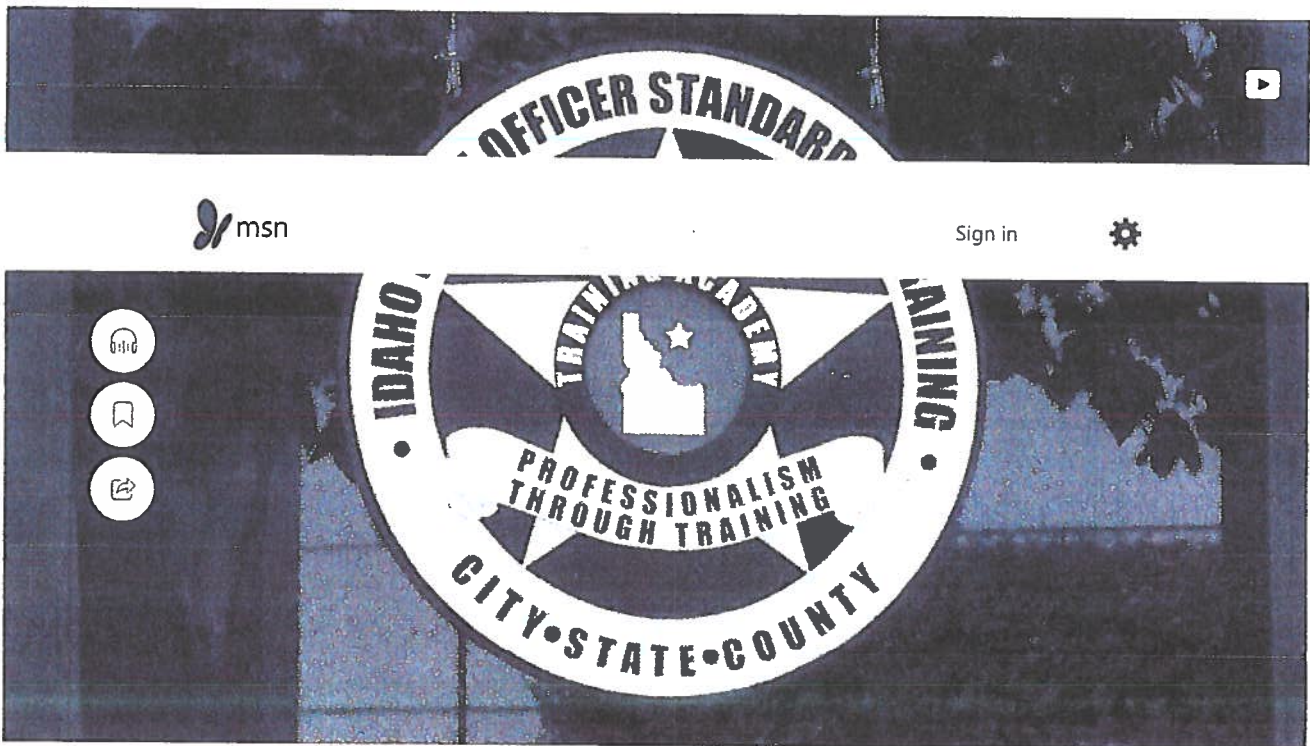
they gave us a one-time transfer to get us through that fiscal year. This \$800,000 from the liquor fund - that was intended to keep pace with that shortage that we'd had year after year. And it should have. Except that costs have gone up ridiculously for us and it's far more than we can afford within that revenue stream at this point."

Johnson says budget constraints have been an ongoing issue with POST for years, prior to him working there.

"What we found is that with rising costs through this inflation that we're all experiencing, that just wound up not being enough. Not through anybody's fault. Just rising costs have gone up. We have to pay almost double for meals for those we train here on the POST campus than we had to before. Those are costs we can't absorb. So we're going to continue to need to work with the legislature and figure out how best we can afford to provide the training that we're mandated by statute to provide," Johnson said.

KTVB reached out to several law enforcement agencies across the state that received these cancellation notices.

Several of the agencies expressed frustration with the cutbacks, particularly amid a law enforcement shortage that cripples many agencies. One department KTVB spoke with said they had a new officer scheduled for training in January, and now they will have to wait until May.



RELATED: Coping with a Cop Shortage: Canyon County officers facing burn out and low wages

Another department said it is difficult to put officers in the field when they have not gone through an accredited academy, and the other department said they do not have any new officers, but when they do, they try and get officers through training during slower times - like the winter.

While smaller agencies expressed displeasure with POST's cancellations, larger agencies could be impacted as well. A police chief at a smaller department told KTVB he was calling Boise and Meridian to see if his new officers could train at their academies, which could put a strain on resources.



Development Services

Canyon County, 111 North 11th Avenue, Caldwell, ID 83605

(208) 454 7458 • (208) 454 6633 Fax • DSDInfo@canyonco.org • www.canyonco.org/dsd

September 1, 2020

RE: Parcel Inquiry for R30072011 – R30072013

Question: What is the process to subdivide this parcel?

The parcels were approved for a Conditional Use Permit (CU2005-169) for 101 residential lots in 2006. A preliminary plat called Heritage Estates was approved in 2007 (SD2006-342), these approvals expired. A Comprehensive Plan Map Amendment and Conditional Rezone for Rural-Residential (R-R) with Development Agreement was approved for Canyon County Lake Estates in 2009 (CPR2008-6). A preliminary plat was never submitted. The conditional rezone is still in place and subject to the conditions outlined in the development agreement. In order to subdivide the property a new subdivision application must be submitted that meets the development agreement. If the development agreement needs to be changed or updated, it needs to be scheduled for public hearing before the Board of County Commissioners (\$325). A request to change the zoning from R-R to R-1 would require a new Rezone (\$850) request and to go through the public hearing process.

For water rights please contact the Idaho Department of Water Resources, regarding wells. Groundwater availability has been a significant concern to residents in this area. A "south canyon" area has been identified by Boise River Basin Feasibility Study, in this area as having water supply issues. Please see this link for further details:

<https://idwr.maps.arcgis.com/apps/MapSeries/index.html?appid=60bdc094c5cd41a7882731399a0f3024>

Any future requests for development in this area will need to address groundwater supply in proportion to the density of development proposed to be considered for approval in this area.

If you have any further questions please contact me.
Sincerely,

Kate Dahl
Planner III
kdahl@canyonco.org
208-455-5958

Planning • Zoning • Building • Code Enforcement

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.

PASCO FARMING, INC. DL
13735 MISSOURI AVENUE
Nampa, ID 83686

Canyon County Development Services
Planning and Zoning Department
1115 Albany Street
Caldwell, Idaho 83605

RE: [REDACTED]

Members of the Board

I am writing in regards to an application by the Schemmoms to rezone a 40 acre parcel from agricultural to rural residential. This property is located just 660 feet north of several thousand acres of agricultural fields that I manage for Pasco Farming, Inc.

We have used aerial application for these fields for many years. The crops are fertilized and sprayed several times each season. The seed crops that we grow must be sprayed at night since the bees are put out on the fields for pollination. We rely heavily on aerial application in the management of our fields.

I am very concerned that the rezoning of this property may severely restrict or prohibit the aerial applications that we use on these fields.

When Deer Sky Subdivision was approved on the east end of our fields, some accommodations were made for the aerial application flight path. The lots were held to a minimum of 10 acres and a setback of 500 feet for occupied structures was included to protect the agricultural ground.

I have discussed the potential impact with the aerial applicator that has sprayed these fields. His concern is that because the east-west passers are already limited by Deer Sky Subdivision on the east, his application passes must be primarily north-south. This carries the plane directly over the subject property in his turns. He explained that the Federal Aviation Administration flight rules allow the plane to fly over a house while entering or exiting a field, but that turns directly over a house or congested area are prohibited. The pilot noted that passes over the area between the houses are permitted and can be performed if the houses are appropriately spaced.

Lower density, larger 10 to 20 acre lot sizes and appropriate setback from the south border of the subject property for building construction may allow Pasco Farming to continue to utilize aerial application for these fields. However, even if these conditions are included, the aerial applicator runs the risk of increased complaints.

The pilot stated that the rezoning as proposed with 2 acre lot sizes changes this property to a congested area and would stop him from being able to spray a large section of our fields because of the loss of usable airspace. As such, we would request that this application for rezoning be denied because of the negative economic impact that it would have on our farming operation.

Aerial application is preferred to ground application because a large number of acres can be covered in very little time. There is no crop loss due to wheel damage. The fields do not have to be closed out to permit the ground rigs to enter the field (this stresses the crop). Bug infestations are controlled more quickly due to the speed of the aerial application.

PASCO FARMING, INC. DL
13735 MISSOURI AVENUE
NAMPA, ID 83686

Canyon County Development Services
Planning and Zoning Department
1115 Albany Street
Caldwell, Idaho 83605

3/25/2014

RE: PH2013-6

Members of the Board

I have reviewed the letter submitted by Leland Triags on behalf of Pasco Farming regarding Tim and Julie Schelhorn's request to rezone a 40 acre parcel of land from agricultural to rural residential. I have also spoken with the aerial applicator. While I agree with the points in the letter, I would strongly oppose the rezoning.

Pasco Farming now has a 150 acre field about one half mile north of this property that we can no longer spray by air because it was boxed in by residential developments. We were able to have the field sprayed by air a few times last year. I understand that this caused some irritated neighbors. We have to spray at night because of the bees. We understand that this is inconvenient, trust me we don't want to be out there at midnight either. Because of the specialty crop that we raise, these applications need to have precise timing. The plane we feel like is a better option because while it is louder than the ground rig sprayer, it is faster. They both make noise but the ground rig takes much more time. During another application a few weeks later, the field was being sprayed by a ground rig when we received complaints. A sheriff's deputy came by and spoke to Mr. Triags stating that a complaint about smell and noise had been called in from the nearby subdivision, even though there was no violation.

Based on the map that the aerial applicator provided, I have to agree that a development on this property would keep us from doing aerial spraying on nearly three hundred acres of our farm below Deer Flat Road. Development agreements, disclosures and laws regarding the Right to Farm are not enough, because we as farmers inevitably have to deal with complaints from residential zones that are allowed to be developed near agricultural ground. And I understand that this developer has already filed complaints about agricultural operations in this area.

Aerial application is a vital part of our farming and I have to oppose anything that would negatively impact our farming operation.

Sincerely,

Ben Davis, Manager
Pasco Farming, Inc.

March 26, 2022

To Whom It May Concern;

My family worked in the well and pump service business from 1949-2020. Based on my 35 years of experience in this business, I have witnessed everything southwest of Lake Lowell (Rim Road going west and Lake Shore going south) to be an area of concern when it comes to future growth. The issues I have observed are water levels that continue to drop especially in August. More wells are running dry and new ones are needed. With further development, this will enhance the problem. It is my belief that the aquifer will not sustain the growth being proposed. In my opinion, more wells will go dry, new wells will have to be deeper, and in the end whoever has the deepest straw wins!

Hopefully optimistic,

Carl D. Davis

Carl (Corky) Davis

WELL DRILLER STATEMENT



STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

USE TYPEWRITER OR
BALLPOINT PEN

State law requires that this report be filed with the Director, Department of Water Resources
within 30 days after the completion or abandonment of the well.

GOLDBERG
IRRIGATION

1. WELL OWNER Name <u>Wade Broomfield</u> Address <u>P.O. Box 877, Nampa, Idaho 83651</u> Owner's Permit No. _____		7. WATER LEVEL Department of Water Resources Static water level <u>150</u> feet below land surface. Flowing? <input type="checkbox"/> Yes <input type="checkbox"/> No G.P.M. flow _____ Temperature _____ °F. Quality _____ Artesian closed-in pressure _____ p.s.i. Controlled by: <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug																																																																																																																																																																																																											
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4. METHOD DRILLED <input type="checkbox"/> Cable <input checked="" type="checkbox"/> Rotary <input type="checkbox"/> Dug <input type="checkbox"/> Other		5. WELL CONSTRUCTION Diameter of hole <u>28</u> inches Total depth <u>398</u> feet Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete <table border="1"><thead><tr><th>Thickness</th><th>Diameter</th><th>From</th><th>To</th></tr></thead><tbody><tr><td>.250 inches</td><td>16 inches</td><td>2 feet</td><td>172 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>212 feet</td><td>235 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>245 feet</td><td>285 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>309 feet</td><td>349 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>389 feet</td><td>398 feet</td></tr></tbody></table> Was casing drive shoe used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Perforated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch Size of perforation _____ inches by _____ inches <table border="1"><thead><tr><th>Number</th><th>From</th><th>To</th></tr></thead><tbody><tr><td>_____ perforations</td><td>_____ feet</td><td>_____ feet</td></tr><tr><td>_____ perforations</td><td>_____ feet</td><td>_____ feet</td></tr><tr><td>_____ perforations</td><td>_____ feet</td><td>_____ feet</td></tr></tbody></table> Well screen installed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Manufacturer's name <u>Roscoe Moss</u> Type _____ Model No. _____ Diameter <u>16</u> Slot size <u>80</u> Set from <u>212</u> feet to <u>212</u> feet Diameter <u>16</u> Slot size <u>80</u> Set from <u>388</u> feet to <u>388</u> feet Gravel packed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size of gravel <u>3/8</u> minus Placed from <u>20</u> feet to <u>398</u> feet Surface seal depth <u>20</u> Material used in seal: <input type="checkbox"/> Cement grout <input checked="" type="checkbox"/> Puddling clay <input type="checkbox"/> Well cuttings Sealing procedure used: <input type="checkbox"/> Slurry pit <input type="checkbox"/> Temporary surface casing <input checked="" type="checkbox"/> Overbore to seal depth		Thickness	Diameter	From	To	.250 inches	16 inches	2 feet	172 feet	.250 inches	16 inches	212 feet	235 feet	.250 inches	16 inches	245 feet	285 feet	.250 inches	16 inches	309 feet	349 feet	.250 inches	16 inches	389 feet	398 feet	Number	From	To	_____ perforations	_____ feet	_____ feet	_____ perforations	_____ feet	_____ feet	_____ perforations	_____ feet	_____ feet																																																																																																																																																																						
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6. LOCATION OF WELL Sketch map location must agree with written location. <div style="text-align: center;">N W E S</div> <div style="text-align: center;">Subdivision Name _____ Lot No. _____ Block No. _____ County <u>Canyon</u> <u>NE</u> 1/4 NW 1/4 Sec. <u>13</u>, T. <u>2N</u> N/S, R. <u>3W</u> E/W</div>		10. Work started <u>3-28-78</u> finished <u>3-31-78</u> 11. DRILLERS CERTIFICATION Firm Name <u>Pete Cope Drilling Co.</u> Firm No. <u>213</u> P.O. Box <u>561</u> Address <u>Meridian, Idaho</u> Date <u>4-7-78</u> Signed by (Firm Official) <u>Pete Cope</u> and <u>J. M. [Signature]</u> (Operator)																																																																																																																																																																																																											

USE ADDITIONAL SHEETS IF NECESSARY - FORWARD THE WHITE COPY TO THE DEPARTMENT

63

Form 238-7
6/02IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

LOTT DOMESTIC
850714

Office Use Only		
Well ID No.	420540	
Inspected by		
Twp	Rge	Sec.
1/4	1/4	1/4
Lat.	Long.	

A

1. WELL TAG NO. D D0052688

DRILLING PERMIT NO.

Water Right or Injection Well No.

2. OWNER

Name Kyle LottAddress 6431 E. Bimley Dr.City NampaState IdZip 83687

3. LOCATION OF WELL by legal description:

You must provide address or Lot, Blk, Sub, or Directions to well.

Twp. 2North ☒

or

South ☐Rge. 3East ☐

or

West ☒Sec. 12

SW

1/4

40 acres

SE

1/4

180 acres

Gov't Lot

County CanyonLat: 43:31:052"NLong: 116:38:583"WAddress of Well Site 12488 Lewis Ln.City Nampa

600' at least before of Road - Distance to Road or Landmark

Lt.

Blk.

Sub. Name

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

5. TYPE OF WORK check all that apply

(Replacement etc.)

☒ New Well ☐ Modify ☐ Abandonment ☐ Other

6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
5/8 Bentonite	0	18	600 lbs.	10" Overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 278'Was drive shoe seal tested? ☐ Y ☒ N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	1.5	278	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	276	288	.258	Steel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	296	301	.258	Steel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe 10.0Length of Tailpipe 5.0Packer ☒ Y ☐ N Type Rubber K-Packer

9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method

Screen Type & Method of Installation Johnson / Washdown

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
286	296	.014	304	5	Stainless	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. FILTER PACK

Filter Material	From	To	Weight/Volume	Placement Method
N/A				

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

155 ft. below ground Artesian pressure _____ lb.

Depth flow encountered _____ ft. Describe access port or control devices:

12. WELL TESTS:

Yield gal/min.	Drawdown	Pumping Level	Time
45 GPM			1 HR.

Water Temp.

Bottom hole temp.

Water Quality test or comments:

Depth first Water Encounter

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water
10"	0	2	Top Soil	X
	2	18	Gravel	X
6"	18	28	Gravel	X
	28	70	Sandy Brown Clay	X
	70	135	Brown Clay	X
	135	197	Brown Clay w/Sand Streaks	X
	197	203	Brown Clay	X
	203	214	Sand	X
	214	225	Brown Clay	X
	225	233	Sand	X
	233	241	Brown Clay	X
	241	250	Coarse Sand (40 GPM)	X
	250	255	Brown Clay	X
	255	259	Sand	X
	259	280	Sandy Brown Clay	X
	280	297	Sand (70 GPM)	X
	297	301	Brown Clay	X

RECEIVED

MAR 26 2008

WATER RESOURCES
WESTERN REGIONCompleted Depth 301'

(Measurable)

Date: Started 2/18/08Completed 2/20/08

14. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling Inc.Firm No. 332

Principal Driller

Date 2/21/08

and

Driller or Operator II

Date 2/21/08

Operator I

Date 2/21/08

Principal Driller and Rig Operator Required.

Operator I must have signature of Driller/Operator II.

FORWARD COPY TO WATER RESOURCES

Form provided by Forms On-A-Disk (214) 340-9429 - www.FormsOnADisk.com

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORTANGELMAN
DOMESTIC

(C)

1. WELL TAG NO. D 0077287

Drilling Permit No. 885192
Water right or injection well # _____

2. OWNER:

Name Maureen Angerman
Address 12657 Equestrian Way
City Nampa State ID Zip 83686

3. WELL LOCATION:

Twp 2 North ☒ or South ☐ Rge 3 East ☐ or West ☒
Sec 13 1/4 SW 1/4 SE NE 1/4Gov't Lot _____ County Canyon
Lat 43 ° 30.655 (Deg and Decimal minutes)
Long 116 ° 38.350 (Deg and Decimal minutes)
Address of Well Site 12657 Equestrian WayCity Nampa
Lot 1 Blk 3 Sub Name Valley View Ranch Sub

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
Bent. Chips	0'	87'	55 bags	10" Overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing Liner Threaded Welded
6"	+2'	197'	.250	Steel	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
					<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
					<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
					<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 197'

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method _____Manufactured screen ☒ Y ☐ N Type JohnsonMethod of installation Washdown

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
208'	223'	.020	15'	5"	SS	

Length of Headpipe 21' Length of Tailpipe _____Packer ☒ Y ☐ N Type K-Packer

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 110' Static water level (ft) 120'Water temp (°F) 56° Bottom hole temp (°F) _____Describe access port Well Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Ball	Air	Flowing artesian
18'	60 GPM	30 minutes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Test method:

Water quality test or comments: _____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10"	0'	2'	Topsoil		X
10"	2'	5'	Clay		X
10"	5'	13'	Gravel		X
10"	13'	25'	Sandy Clay		X
10"	25'	40'	Sandy Clay		X
10"	40'	60'	Cemented Sand		X
10"	60'	75'	Cemented Sand		X
10"	75'	80'	Basalt		X
10"	80'	83'	Gravel		X
10"	83'	110'	Sand		X
10"	110'	120'	Sandy Clay		X
6"	120'	136'	Clay Brown		X
6"	136'	138'	Sand	X	
6"	138'	140'	Clay Brown		X
6"	140'	149'	Sandy Clay		X
6"	149'	153'	Clay Brown		X
6"	153'	159'	Sand	X	
6"	159'	162'	Clay Brown		X
6"	162'	166'	Sand	X	
6"	166'	170'	Clay Brown		X
6"	170'	173'	Sand	X	
6"	173'	185'	Clay Brown		X
6"	185'	190'	Sand	X	
6"	195'	198'	Clay Brown		X
6"	198'	223'	Sand	X	

RECEIVED

JAN 09 2018

WATER RESOURCES
WESTERN REGIONCompleted Depth (Measurable): 223'Date Started: Dec 18, 2017Date Completed: Dec 29, 2017

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed

Company Name Adamson Pump & Drilling Co No 457*Principal Driller Josh Young Date Jan 4, 2018*Driller Josh Young Date Jan 4, 2018

*Operator II _____ Date _____

Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

840813

Office Use Only

Inspected by
Twp Rge Sec
1/4 1/4 1/4
Lat Long

1. WELL TAG NO. D 0042565
DRILLING PERMIT NO. 895434-840813
Other IDWR No

2. OWNER:

Name Galeazzi Homes, LLC
Address 13100 Laken Lane
City Kuna State ID Zip 83634

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location.

North X or South
East or West X
1/4 SE 1/4 NW 1/4
Gov't Lot County Canyon
Lat: 43 30.760' Long: 116 38.690'
Address of Well Site 12575 Anakate
City Nampa

(Give at least name of road - Distance to Road or Landmark)
LL 4 Blk 3 Sub. Name Foothill Ranch

4. USE:

X Domestic Municipal Monitor Irrigation
Thermal Injection Other

5. TYPE OF WORK: check all that apply (Replacement etc.)

X New Well Modify Abandonment Other

6. DRILL METHOD:

Air Rotary Cable X Mud Rotary Other

7. SEALING PROCEDURES:

Material	From	To	Amount Sacks or Pounds	METHOD
Bentonite	0	301'	126 Sack	Overbore
6/9 Sand	301'	549'	2.2yds	Poured

Was drive shoe used? Y X N Shoe Depth(s)

Was drive shoe seal tested? Y X N How?

8. CASING/LINER:

Diameter	From	To	Usage	Material	Casing	Liner	Welded	Threaded
6"	+2'	9'	250 Steel		X		X	
6"	9'	449'	SDR1PVC			X		X
8"	469'	529'	SDR1PVC			X		X

Length of Headpipe

Length of Tailpipe

9. PERFORATIONS/SCREENS:

Perforations		Method			
X Screens		Screen Type SDR-17 PVC			
From	To	Slot Size	Number	Diameter	Material
449'	469'	.020		6"	PVC
529'	549'	.020		6"	PVC

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

247 ft. below ground Artesian pressure lb.
Depth flow encountered 450 ft Describe access port or control
devices Cap

11. WELL TESTS:

Pump	Bailer	X Air	Flowing Artesian
Yield gal./min	Drawdown	Pumping Level	Time
60 gpm	440'	440'	2 Hrs.

Water Temp 56

Bottom hole temp 56

Water Quality test or comments:

Depth first Water Encounter 350' ?

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temperature	Water
10"	0	2'	Top Soil	
10"	2'	5'	Tan Clay	
10"	5'	52'	Gravel & Sand	
10"	52'	59'	Tan Clay	
10"	59'	71'	Gravel & Sand	
10"	71'	110'	Sticky Tan Clay	
10"	110'	148'	Sandy Tan Clay	
10"	148'	243'	Tan Clay w/Sand Seams	
10"	243'	350'	Blue Clay w/Sandstone	
10"	350'	442'	Blue Clay w/Sand Seams	X
10"	442'	450'	Sandstone	
10"	450'	465'	Blue Clay w/Sand Strips	X
10"	465'	470'	Sandstone	
10"	470'	526'	Blue Clay	
10"	526'	541'	Blue Sand	X
10"	541'	549'	Sticky Blue Clay	

RECEIVED

JUL 28 2006

WATER RESOURCES
WESTERN REGION

Completed Depth 549' (Measurable)

Date Started 7/10/2006

Completed 7/16/2006

13. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Treasure Valley Drilling

Firm No. 560

Firm Official

Date 7/19/2006

and

Driller or Operator

Date 7/19/2006

(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORTRICE
DOMESTIC

(E)

1. WELL TAG NO. D 0095575
Drilling Permit No. 903909
Water right or injection well # _____2. OWNER: Shawn Hartman Construction
Name _____Address 15547 Moosehorn Way
City Caldwell State ID Zip 83607

3. WELL LOCATION:

Twp. 2 North ☒ or South ☐ Rge. 3 East ☐ or West ☒Sec. 13 1/4 NW 1/4 NW 1/4 1/4Gov't Lot _____ County CanyonLat. 43 ° 30' 91.3 (Deg. and Decimal minutes)Long. 116 ° 39' 08.4 (Deg. and Decimal minutes)Address of Well Site 12924 Crimson Clover WayCity NampaLot. 2 Blk. 2 Sub. Name Wild Prairie

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
<u>3/8 bent</u>	<u>0</u>	<u>43</u>	<u>43 bags</u>	<u>Dry Pack</u>

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
<u>6 1/2"</u>	<u>0</u>	<u>263.5</u>	<u>250</u>	<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 263'-5"

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☐ N Method _____Manufactured screen ☒ Y ☐ N Type JOHNSONMethod of installation WASH DOWN VALVE

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
<u>261.6</u>	<u>271.6</u>	<u>15</u>	<u>6"</u>	<u>TER</u>	<u>S.S.</u>	

Length of Headpipe 5' Length of Tailpipe 0Packer ☒ Y ☐ N Type 3-Rib

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 270 Static water level (ft) 180 ?Water temp. (°F) 67 Bottom hole temp. (°F) _____Describe access port Surf seal well cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
	<u>65</u>	

Test method:

Pump ☐ Bailer ☐ Air ☒ Flowing artesian ☐

Water quality test or comments: _____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Sore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
<u>10</u>	<u>0</u>	<u>4</u>	<u>TOP SOIL</u>		
	<u>4</u>	<u>10</u>	<u>HRD PACK & CLAY</u>		
	<u>10</u>	<u>33</u>	<u>TAN CLAY</u>		
	<u>33</u>	<u>37</u>	<u>GRAVEL & CLAY</u>		
	<u>37</u>	<u>61</u>	<u>TAN CLAY</u>		
	<u>61</u>	<u>74</u>	<u>BRS SAND</u>		
	<u>74</u>	<u>180</u>	<u>TAN CLAY & SAND</u>		
	<u>180</u>	<u>270</u>	<u>SANDY CLAY</u>		
	<u>270</u>	<u>322</u>	<u>(Fract) TAN CLAY</u>		
	<u>322</u>	<u>330</u>	<u>TAN CLAY</u>		
	<u>330</u>	<u>345</u>	<u>(Fract) CLAY & SAND</u>		
	<u>345</u>	<u>359</u>	<u>HRD FRCT CLAY</u>		
	<u>359</u>	<u>364</u>	<u>STICKY TAN CLAY</u>		
	<u>364</u>	<u>370</u>	<u>FRCT CLAY</u>		
	<u>370</u>	<u>372</u>	<u>FRCT BRS SAND</u>		

RECEIVED

MAR 22 2022

WATER RESOURCES
WESTERN REGIONCompleted Depth (Measurable): 371'-6"Date Started: 1/18/22 Date Completed: 1/31/22

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Precision Well Drilling Co. No. 522*Principal Driller John Lander Date 3/5/22*Driller 3-1-22 Date _____

*Operator II _____ Date _____

Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

63

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

MATTHEY
RECEIVED
1 OF 2 PGS
SEP 25 2020
WATER RESOURCES
WESTERN REGION

1. WELL TAG NO. D 0086965

Drilling Permit No. 895288

Water right or injection well # _____

2. OWNER:

Name Terry and Jodi MahoneyAddress 2020 Primrose LnCity Nampa State ID Zip 83686

3. WELL LOCATION:

Twp. 02 North ☒ or South ☐ Rge 03 East ☐ or West ☒Sec 11 1/4 NW 1/4 SW 1/4Gov't Lot _____ County CanyonLat 43 31.4442N (Deg and Decimal minutes)Long 116 40.3782W (Deg and Decimal minutes)Address of Well Site Pump Rd. north of Lewis LnCity Nampa

Lot _____ Blk _____ Sub Name _____

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☐ Air Rotary ☒ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
Bentonite 3/8	0	4	100LBS.	Poured
Cement/Grout	4	385	3.5 Yards	Pumped

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing Liner	Threaded	Welded
6"	+2	20	250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5"	20	500	sdr17	PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) _____

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method _____Manufactured screen ☒ Y ☐ N Type CERTA LOKMethod of installation SET IN

From (ft)	To (ft)	Slot size	Number/m	Diameter (nominal)	Material	Gauge or Schedule
500	790	020	-	4.5"	PVC	SDR17

Length of Headpipe _____ Length of Tailpipe _____

Packer ☐ Y ☒ N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method
Silica Sand	385	790	4.5 Yards	Poured
8/16				

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 354' Static water level (ft) 350'Water temp. (°F) 72 Bottom hole temp (°F) 75Describe access port Well Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Baler	Air	Flowing Artesian
50	60GPM	1080 Minute	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	75GPM	60 Minutes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: 60GPM @ 750', 75GPM @ 615'

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp	Water
18"	0	4	Top Soil	Y N
10"	4	6	Top Soil	X
10	6	22	Tan Sand	X
10	22	30	Tan Clay	X
8.5"	30	48	Tan Clay	X
8.5	48	55	Tan Sand	X
8.5	55	102	Tan Clay	X
8.5	102	112	Tan Sand	X
8.5	112	122	Tan Clay	X
8.5	122	142	Tan Sand	X
8.5	142	144	Tan Sand	X
8.5	144	354	Tan Sandy Clay	X
8.5	354	358	Tan Sand	X
8.5	358	370	Tan Clay	X
8.5	370	378	Blue Clay	X
8.5	378	423	Blue Sandy Clay	X
8.5	423	431	Tan Clay	X
8.5	431	443	Baked Blue Clay	X
8.5	443	463	Blue Silty Clay	X
8.5	463	475	Blue Baked Clay	X
8.5	475	520	Blue Sandy Clay	X
8.5	520	523	Grey Sandstone	X
8.5	523	547	Blue Sandy Clay	X
8.5	547	549	Grey Sandstone	X
8.5	549	553	Blue Clay	X
8.5	553	555	Grey Sandstone	X
8.5	555	570	Blue Clay	X
8.5	570	576	Grey Sandstone	X
8.5	576	613	Blue Silty Clay	X
8.5	613	623	Blue Baked Clay	X
8.5	623	643	Blue Silty Clay	X
8.5	643	649	Grey Sandstone	X

Completed Depth (Measurable) 790'Date Started: 8/11/2020Date Completed: 8/25/2020

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed

Company Name Pearson Well Drilling Co No 771Principal Driller Anthony Pearson Date _____

Driller _____ Date _____

Operator II _____ Date _____

Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required

CONTINUED

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

MATTHEY
DOMESTIC
2 OF 2 PG

1. WELL TAG NO. **D 0086965**

Drilling Permit No. _____

Water right or injection well # _____

2. OWNER:

Name **Terry and Jodi Mahoney**

Address **2020 Primerose Ln.**

City **Nampa** State **ID** Zip **83686**

3. WELL LOCATION:

Twp **02** North ☒ or South ☐ Rge. **03** East ☐ or West ☒

Sec **11** 1/4 NW **SW** 1/4

Gov't Lot _____ County **Canyon**

Lat **43** 31.4442N (Deg and Decimal in (r)les)

Long **116** 40 3782W (Deg and Decimal minutes)

Address of Well Site **Pump Rd. north of Lewis Ln.**

13996 LEWIS LN Nampa

Lot _____ Blk _____ Sub. Name _____

4. USE:

☐ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection

☐ Other _____

5. TYPE OF WORK:

☐ New well ☐ Replacement well ☐ Modify existing well

☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☐ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing Liner	Threaded	Welded
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☐ Y ☐ N Shoe Depth (s) _____

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☐ N Method _____

Manufactured screen ☐ Y ☐ N Type _____

Method of installation _____

From (ft)	To (ft)	Slot size	Number/in	Diameter (nominal)	Material	Gauge or Schedule

Length of Headpipe _____ Length of Tailpipe _____

Packer ☐ Y ☐ N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☐ N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) _____ Static water level (ft) _____

Water temp ($^{\circ}\text{F}$) _____ Bottom hole temp ($^{\circ}\text{F}$) _____

Describe access port _____

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)

Test method:

Pump	Bailer	Air	Flowing artesian
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

[illegible]

RECEIVED

SEP 25 2020

~~WATER RESOURCES~~
~~WESTERN REGION~~

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed

Company Name Pearson Well Drilling Co No 771

*Principal Driller *Andrew Pearson* Date _____

*Driller _____ Date _____

*Operator II _____ Date _____

Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required

FORWARD WHITE COPY TO WATER RESOURCES

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT 67894
Use Typewriter or Ballpoint Pen

SKYRANCH ESTATE
Pg. 1 of 2 2 of 2 Well

Office Use Only
Inspected by _____
Twp _____ Rge _____ Sec _____
_____ 1/4 _____ 1/4 _____ 1/4
Lat: : : Long: : :


1. DRILLING PERMIT NO. 63 - 96 - W- 0914 - 000
Other IDWR No. 63-12374(Pending)

2. OWNER:
Name James Schelhorn/Ray Blue/Sky Ranch

Name **James Shemmon/Ray Side/Sky Ranch**
Address **3305 Airport Road**
City **Nampa** State **ID** Zip **83687**

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location.


 Twp. 2 North ☒ or South ☐
 Rge. 3 East ☐ or West ☒
 Sec. 14 NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$
 Gov't Lot _____ County Canyon
 Lat: : : Long: : :

Address of Well Site Sky Ranch Road

(Give at least rate of road - Distance to Road or Landmark)

Lt. 5 Blk. 1 Sub. Name **SkyRanch Estates**

4. USE:

☐ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☒ Other **Multi-Domestic**

5. TYPE OF WORK check all that apply (Replacement etc.)

☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT	METHOD
Material	From	To	Sacks or Pounds	
Bentonite-Ind 20	0	100	25-50#bags	Overbore
Used Mud pump & Tremmy pipe				

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 478

Was drive shoe seal tested? ☐ Y ☒ N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	liner	Welded	Threaded
10"	+2	478	.365	Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe 20 Length of Tailpipe _____

9. PERFORATIONS/SCREENS

☐ Perforations Method_____

51 Screens Screen Type **Nakaoka - Gravel Pack**

From	To	Slot Size	Number	Diameter	Material	Casing	Lines
490	530	.025		7/5"	SS	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

270 ft. below ground Artesian pressure _____ lb.

Depth flow encountered _____ ft. Describe access port or control devices:

11. WELL TESTS:

☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
150			1.0 hrs

Water Temp. _____ Bottom hole temp. _____

Water Quality test or comments: _____

Depth first Water Encountered **359**

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore No.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
11.5	0	7	Top Soil		
"	7	9	Gravel		
"	9	24	Sandy Clay		
"	24	39	Sand		
"	39	85	Gravel		
"	85	90	Sandy Clay		
"	90	100	Clay		
8	100	120	Clay		
"	120	185	Sandy Clay		
"	185	190	Sand		
"	190	234	Clay		
"	234	253	Sand		
"	253	256	Clay		
"	256	262	Sand		
"	262	284	Clay		
"	284	287	Sand		
"	287	293	Clay		
"	293	309	Sand		
"	309	312	Clay		
"	312	314	Sand		
"	314	319	Clay		
"	319	343	Sand		
"	343	352	Clay		
"	352	356	Sand		
"	356	359	Clay		
"	359	370	Sand - Fine		
"	370	372	Blue Clay		
"	372	398	Sand - Fine		
"	398	427	Blue Clay		
"	427	432	Sand - Fine		
"	432	434	Blue Clay		
"	434	437	Sand - Fine		

Completed Depth **530** (Measurable)
Date: Started **3-26-97** Completed **6-12-97**

13. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name **ADAMSOM PUMP & DRILLING** Firm No. **0457**

Firm Official Steve Updewson Date 9-9-97
and

Supervisor or Operator _____ Date _____

FORWARD WHITE COPY TO WATER RESOURCES

Archived: Tuesday, December 12, 2023 11:11:13 AM

From: [Jeanie Amen](#)

Mail received time: Mon, 27 Nov 2023 12:06:45

Sent: Mon, 27 Nov 2023 12:04:50

To: [Michelle Barron](#)

Subject: Re: [External] Re: RZ2021-30 & SD2021-0018 Goldberg, LGD Ventures...

Importance: Normal

Sensitivity: None

Michelle,
Thank you for the explanation.\~
Jeanie

On Mon, Nov 27, 2023 at 11:36 AM Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

Good Morning Jeanie,

\~

The application was applied for under the 2020 Comprehensive Plan, so it will be heard under that plan.

\~

There will be a new Staff Report.\~ Staff Reports do cover information about the area and land uses that are in the surrounding area.

\~

The Boise Project Board of Control as well as the Boise-Kuna Irrigation District received 2 notices.\~ There is a specific agency notice and a full political notice that goes out to all agencies.

\~

Thanks,

\~

Michelle Barron

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID\~ 83605

Direct Line:\~ 208-455-6033\~\~\~\~\~\~\~

DSD Office Phone:\~ 208-454-7458

Email:\~ Michelle.Barron@canyoncounty.id.gov

Website:\~ www.canyoncounty.id.gov

Office Hours:

Monday, Tuesday, Thursday and Friday 8am – 5pm

Wednesday 1pm – 5pm

****We will not be closed during lunch hour ****

\~

\~

From: Jeanie Amen <faacropcare@gmail.com>

Sent: Wednesday, November 22, 2023 4:47 PM

To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>

Subject: [External] Re: RZ2021-30 & SD2021-0018 Goldberg, LGD Ventures...

\~

Hi Michelle,

I was speaking with Claudia regarding this reapplication and I would like to know why they are being heard under the 2020 Comp plan.

The area has changed so much and the 2020 Comp Plan has expired.\~

How will the evaluation of this case be relevant to current conditions?

Restating, I would like to know why this is not being heard under the current active Comp Plan.

\~

I would also like to know if the Lake Lowell Board of Control has been notified.

\~

Thank you,

Jeanie Amen

9125 Sky Ranch Road

Archived: Tuesday, December 12, 2023 11:11:23 AM
From: [M. Angerman](#)
Mail received time: Fri, 1 Dec 2023 14:27:59
Sent: Fri, 1 Dec 2023 14:27:43
To: [Michelle Barron](#)
Subject: [External] Case RZ2021-0030 and SD2021-0018
Importance: Normal
Sensitivity: None

Goldberg Proposal

Below are my concerns regarding this proposed development.\~\~

GROUND WATER SHORTAGE IN AREA

\~

There are water availability issues in this area.\~

I am aware the existing well\~to water the corn field was\~dry repeatedly during last summer / pump sucking air.\~ These wells are very deep and not enough water exists underground to support the proposed 31 homes who will be watering landscaping\~ etc.\~\~

City water should be installed before any more subdivisions are approved in this\~low water aquifer area.\~ It is irresponsible\~to approve development and sell to people who later discover water availability is a major issue in this area.

One of the water professionals\~stated 'wells do not\~go dry - you just have to wait a day\~and the water will return'.\~ How would you like to attempt to live like this??\~ I actually did when younger and not flushing\~toilets or being able to bath is not a civilized way to live.\~ For those of you who have never been in this situation I suggest you try it.\~ This is what we are facing with the non stop approved subdivisions and well density occurring in this area of limited water south of Lake Lowell.

Thirty (30) wells per square mile is considered 'MODERATE' by well density standards.\~ In this area south of Lake Lowell there are already 79 existing wells.\~ This is a very high concentration of wells to access an already depleted\~water source.

Some claim\~recharge happens from Lake Lowell.\~ This is an\~unproven\~theory which is likely false..

Residential water does not recharge the aquifer~at all where Agriculture use does.

The 78 acre area should remain mainly agricultural.~ If farming corn is not possible due to water shortages it should be divided into maybe 2 parcels and utilized as pasture which would recharge the aquifer.

This application and all future development applications should be denied until city water is brought into this area.

Thank you.

Maureen Angerman

a concerned resident

Archived: Tuesday, December 12, 2023 11:11:30 AM

From: [Thomas Bratcher](#)

Mail received time: Sat, 2 Dec 2023 10:31:29

Sent: Sat, 2 Dec 2023 17:31:22

To: [Michelle Barron](#)

Subject: [External] FW: Case # RZ2021-0030 & SD2021-0018 Goldberg

Importance: Normal

Sensitivity: None

~

~

~

From: [ANGELA BRATCHER](#)

Sent: Saturday, December 2, 2023 10:03 AM

To: Michele.Barron@canyoncounty.id.gov

Cc: [KIM CALDERON](#)

Subject: Case # RZ2021-0030 & SD2021-0018 Goldberg

~

Good day

~

My husband and I Oppose this development for the following reasons we built ~our home in 2006 ~adjacent to the proposed up coming development. We were never informed of water issues concerning this area, and In the last 18 years ~there have been multiple issues arise with homes burning down to a complete loss due to not having adequate water supply and in fact a man lost his life in a house fire.

Several neighbors have had to lower their wells at a very expensive cost or even move due to financial hardship over these constant costs involving issues with the deficiency of ground water availability.~

~

As time moves forward we are consistently threatened by big builders trying to develop land all around us building sub divisions that can not be sustained by the fluxiation of~~water availability.

~

These developers will come in Build several homes not inform new home owners of the water issues, then take all the money and leave, leaving us with issues that potentially would cost us hundreds of thousand of dollars and could even destroy ~our ability to live here any further without water.

~

If this Cost causes established owners to lose their homes, is this not a taking under the Idaho Regulatory Taking Act passed in 1994, House bill 659 Chapter 80, Title 67 ?

~

There is a law you cannot encumber a bill to the present homeowners if you are aware this and can cause others to lower their wells or potentially run us out of available water.

~

Please consider this letter .

~

Respectfully

Tom and Angela Bratcher

9293 Highpointe Circle

Nampa IDAHO ~

~

~

~

~

~

DATE: 04/06/2022

TO: CANYON COUNTY COMMISSIONERS

FROM: Richard & Keri Bucknell, resident 12133 Lewis Lane, Nampa

RE: Proposed Goldberg/LGD Ventures RZ2021-0030 and SD2021-0018

With the respect, I would like to draw your attention to the *scarcity of water in our area*.

I am a resident at this address for fifty three years now. My father, however, lived in this area for seventy five years before passing in 2013. He was very knowledgeable regarding water issues in this area, as he farmed/irrigated many acres. Even as a child I can remember him talking about water shortage issues in the proposed area. So with that being said ... it is sufficient to say “we have been facing this type of problem for a long time.” *There is a severe shortage of water in our region*, and yet Canyon County Commissioners continue to approve the development of homes.

I'd like to bring to your attention that despite that the applicant's testimony that there is “sufficient water for current use ... it is not true as **WELLS IN THIS AREA ARE GOING DRY!!!** Currently *WE are having issues with our well* which has been here for 25+ years. To replace or deepen a pump in this area is approximately \$32,500.00+ which would be a financial burden for us. *We should not be expected to carry the financial burden so greedy developers can make money without consequences for their actions*. Please keep that in mind when voting to approve or deny this proposal.

It has also been brought to your attention that there has been *ten dry wells in one subdivision in July 2021; three community wells sucking air, not providing enough water for its residents and requiring boil-orders*; and the pivot on the property itself “suck air” throughout the growing season are all evidence that there is NOT enough ground water even for the current local residents. T-D Engineers for the applicant states that “pressure irrigation from the existing well on the property” will be provided from a pump station AND “individual septic and water well services will be provided on each lot” (see page 20 of hearing packet). So...the plan is to not only use the existing agricultural well with enormous pumping capacity that “sucks air,” but also for each of the 34 home sites to have their own domestic well. Further draw on the already insufficient ground water would be the increased capacity systems necessary for fire-suppression sprinklers required by the fire district. Instead of just a domestic well that pumps 18 gallons/minute, fire suppression sprinklers require 30-40 gallons/minute, and thus a bigger pump will be required for each resident. That more than doubles the draw capacity on each of the 34 proposed residential lots in addition to the existing well and pump which currently serves two large pivots.

Traffic concerns should also be considered. The intersection of Lake Shore Drive and Hwy. 45 is extremely dangerous, I've experienced almost being hit several times. Putting another 34 proposed residential lots (approximately 68+ more vehicles) in the proposed area *will only increase the risk of fatalities* at that intersection.

WE ARE AGAINST ANY MORE DEVELOPMENT IN THIS AREA and we hope you will take the immediate response and effective steps to solve this problem.

Thank you for your time,

Richard & Keri Bucknell
12133 Lewis Lane
Nampa, ID

Archived: Tuesday, December 12, 2023 11:11:46 AM

From: [Michael Chenore](#)

Mail received time: Thu, 30 Nov 2023 13:04:14

Sent: Thu, 30 Nov 2023 20:03:55

To: gpramani@verizon.net 'KIM CALDERON' 'Rob Sturgill' Sabrina Minshall Michelle Barron

Cc: 'Steve Strick' 'Tom Bratcher' 'TYLER RHINEHART' 'CHAD & ASHLEY BEVERAGE' 'GAYLE MURRAY' 'Nate Ackerman' 'LeeAnne Kubista' 'Scott & Stephanie Godfrey' 'Kurt & Kerry Greenfield' 'CHRIS & CARLA ZECCHINELLI' 'Sherry Wickersham Cutler' 'Kari' 'Monte Smith' 'LeeAnne Kubista' 'Vicky George' 'SCOTT WOOD' 'DEE BOWER' 'Scott & Deanna Rhinehart' 'Lorna Klein' 'Teresa Watson' 'Rick & Rhonda Haub' 'MANNY CAVAZOS' 'Mandi Guy' 'PATRICK & CAROLYN DERRICK' 'BEVERLY CAVAZOS' 'Patrick Johnston' 'JOHN & LORI JOHNSON' 'JOHN & CONNIE SCHREIBERT' 'Linda Kelso' 'Corey Weathermon' 'Sheila Leppell' 'Jeanie Amen' 'TRACEY JACOBS' 'Leisa Haslam' 'Holley Werhanowicz' 'ROGER BATT' 'Sabrina Newberry' 'TERRY & JODI MAHONEY' 'DALE JEFFERS' 'Sally Rummeler' 'Corey Nicholl' 'TAMI VANDEVENTER' 'CHRISTINE DENAULT RAMSEY' 'Larry Olmsted' 'Linda Steele' 'TRISTAN WINEGAR' 'Sheila McCully' 'Rene Bine' 'Cheryl Higley' 'Tina Lambert (State Rep B)' 'DAVID KUBISTA' 'ERIC & ANDREA LAURITZEN' 'Cindy' 'Maureen Angerman' 'Wes Weidner' 'EMILY MAZZELLA' 'JUSTIN & KELLY HOUSE' 'Sherry Wilkinson' 'DEBBIE & WALLY KANE' 'TODD DECK' 'RAY & CHRIS EIDE' 'DARIN BEDE' 'BRODIE GRAHAM' 'ANISSA & DANIEL LOWRY' 'Nate Guy' 'Bethany Guajardo' 'Heather Rice' 'Nikki Kiesel' 'EUNICE STONE' 'SANDY BOWDEN' 'RANDY & LISA RYDEN' 'Allen & Marlaine Babbitt' 'Ila Pierce' 'Jaye Jaye Johnson' 'Vanessa Walgamott' 'Cynthia Sandford' 'MICHAEL & GLORI NITZEL' 'CAROL SCHROEDER' 'Dave Caron' 'LISLE GEORGE' 'JENNIFER CLARK' 'Angela Bratcher' 'Belinda McBurney' 'ERIC MCBRAYER' 'BRENT & BECKY HARRIS' 'MIKE & DONNA SPARRELL' 'Rochelle Henson' 'RON KLEIN' 'Rachel Hazelip' 'Ryan & Tobey Bobo' 'David Vigstol' 'Robert Bennett' 'JEANNE KUSTERER' 'Art Talsma' 'STEVE & PENNY ALLMER' 'John Weeks' 'JOHN & VICKI O'HARE' 'Don & Sue Salyer' 'Claudia Haynes' 'Ken Yanecko' 'Cherie Shields' 'Rian Canton' 'Kurt & Traci Brock' 'JO DEE ARNOLD' 'WADE SIMONSON' 'Nick Rice' 'Mike Cowan' 'DAVE & CANDACE HARGREAVES' 'Mark & Kathy Smith' 'Judy (and Jeff) Noorda-Hill' 'Will Cooper' 'GINA RAMANI' 'BRAD PINTLER' 'CLAUDIA FRENT' 'Marsing Rural Fire Department Jerry Mayer, Chief' 'CRETIA SIMONSON' 'Paul Willingham' 'Dennis & Jennifer Teller' 'Jeremy & Anna Jaramillo' 'Amy Weidner' 'TOM & PHYLLIS KEGEL' 'Steve & Carol Meadows' 'JENNIFER CHRISTMANN'

Subject: [External] Re: Goldberg/Lewis Heights

Importance: Normal

Sensitivity: None

We, too, agree with Kim and suggest that you postpone the hearing. \~Your scheduled date is highly suspect, I might add. \~
Mike & Maggie Chenore

Get [Outlook for iOS](#)

From: gpramani@verizon.net <gpramani@verizon.net>

Sent: Thursday, November 30, 2023 12:28:23 PM

To: 'KIM CALDERON' <kjcalderon@sbcglobal.net>; 'Rob Sturgill' <rob_sturgill@yahoo.com>; 'Sabrina Minshall' <sabrina.minshall@canyoncounty.id.gov>; 'Michelle Barron' <michelle.barron@canyoncounty.id.gov>

Cc: 'Steve Strick' <stevestrick@gmail.com>; 'Tom Bratcher' <tombrat1@outlook.com>; 'TYLER RHINEHART' <rhinehart22@gmail.com>; 'CHAD & ASHLEY BEVERAGE' <crashlyashley8@hotmail.com>; 'GAYLE MURRAY' <murrayfam4@sbcglobal.net>; 'Nate Ackerman' <nate@rockplacingco.com>; 'LeeAnne Kubista' <lvracin93@yahoo.com>; 'Scott & Stephanie Godfrey' <sgodfrey@hte1.net>; 'Michael & Magdelene Chenore' <mchenore@msn.com>; 'Kurt & Kerry Greenfield' <kerrysplace8@hotmail.com>; 'CHRIS & CARLA ZECCHINELLI' <cz83607@gmail.com>; 'Sherry Wickersham Cutler' <sherrycutler@yahoo.com>; 'Kari' <kari.inflectionpointpartners@outlook.com>; 'Monte Smith' <full.monte1@gmail.com>; 'LeeAnne Kubista' <lkubista93@gmail.com>; 'Vicky George' <vkausen@hotmail.com>; 'SCOTT WOOD' <scottwood.re@gmail.com>; 'DEE BOWER' <deneilbower@gmail.com>; 'Scott & Deanna Rhinehart'

<scottrhinehart53@gmail.com>; 'Lorna Klein' <lkkrrn@att.net>; 'Teresa Watson' <happyappy73@gmail.com>; 'Rick & Rhonda Haub' <rickhaub@outlook.com>; 'MANNY CAVAZOS' <scubadoo8@gmail.com>; 'Mandi Guy' <mandiphil314@hotmail.com>; 'PATRICK & CAROLYN DERRICK' <hayderrick@aol.com>; 'BEVERLY CAVAZOS' <gigi33quilts@gmail.com>; 'Patrick Johnston' <patj62746@gmail.com>; 'JOHN & LORI JOHNSON' <john.k.johnson2@msn.com>; 'JOHN & CONNIE SCHREIBERT' <clschreiber6822@gmail.com>; 'Linda Kelso' <lak-77@comcast.net>; 'Corey Weathermon' <sales@northwestgunsupply.com>; 'Sheila Leppell' <smlleppell@gmail.com>; 'Jeanie Amen' <faacropcare@gmail.com>; 'TRACEY JACOBS' <traceyj5@att.net>; 'Leisa Haslam' <bizy.livin.life@gmail.com>; 'Holley Werhanowicz' <holleywer@gmail.com>; 'ROGER BATT' <roger@amgidaho.com>; 'Sabrina Newberry' <sabrinanewberry23@gmail.com>; 'TERRY & JODI MAHONEY' <terrypmahoney@gmail.com>; 'DALE JEFFERS' <jeffersd8@gmail.com>; 'Sally Rummler' <sally7kids@yahoo.com>; 'Corey Nicholl' <corey@eroplay.com>; 'TAMI VANDEVENTER' <tamaravandeventer@gmail.com>; 'CHRISTINE DENAULT RAMSEY' <c.denault@yahoo.com>; 'Larry Olmsted' <olmsted19@gmail.com>; 'Linda Steele' <lindasteele.re@gmail.com>; 'TRISTAN WINEGAR' <tristanwinegar@yahoo.com>; 'Sheila McCully' <mccullygrace@yahoo.com>; 'Rene Bine' <valleygas1@gmail.com>; 'Cheryl Higley' <newhigfam@gmail.com>; 'Tina Lambert (State Rep B)' <tina.k.lambert@gmail.com>; 'DAVID KUBISTA' <dkubista64@gmail.com>; 'ERIC & ANDREA LAURITZEN' <elauritzen86@gmail.com>; 'Cindy' <cindycothern62@gmail.com>; 'Maureen Angerman' <mangerman77@gmail.com>; 'Wes Weidner' <wesweidner@gmail.com>; 'EMILY MAZZELLA' <emily.sanjose.mazzella@gmail.com>; 'JUSTIN & KELLY HOUSE' <justinsequiprepair@gmail.com>; 'Sherry Wilkinson' <sherry.wilkinson@msn.com>; 'DEBBIE & WALLY KANE' <deborahkane@hotmail.com>; 'TODD DECK' <tdeck3@yahoo.com>; 'RAY & CHRIS EIDE' <57ghiare@gmail.com>; 'DARIN BEDE' <darin.bede@gmail.com>; 'BRODIE GRAHAM' <brodie.graham@paccoast.com>; 'ANISSA & DANIEL LOWRY' <nisseace@gmail.com>; 'Nate Guy' <nathaneguy@outlook.com>; 'Bethany Guajardo' <huffs@protonmail.com>; 'Heather Rice' <rice.heatherann@gmail.com>; 'Nikki Kiesel' <districtadvocate@yahoo.com>; 'EUNICE STONE' <eunice@encore-graphics.com>; 'SANDY BOWDEN' <sandyjbowden@gmail.com>; 'RANDY & LISA RYDEN' <rydenfamilyidaho@gmail.com>; 'Allen & Marlaine Babbitt' <webetoys5@yahoo.com>; 'Ila Pierce' <mom4scr3@yahoo.com>; 'Jaye Jaye Johnson' <jayejohnson@gmail.com>; 'Vanessa Walgamott' <twin2brat@outlook.com>; 'Cynthia Sandford' <casandford52@gmail.com>; 'MICHAEL & GLORI NITZEL' <gmnitzel@msn.com>; 'CAROL SCHROEDER' <csschroeder71@gmail.com>; 'Dave Caron' <horsectriangle@gmail.com>; 'LISLE GEORGE' <lwgeorge@ucdavis.edu>; 'JENNIFER CLARK' <josh07jenn03@gmail.com>; 'Angela Bratcher' <atabrat@msn.com>; 'Belinda McBurney' <luvrlabs@yahoo.com>; 'ERIC MCBRAYER' <eric.t.mcbrayer@gmail.com>; 'BRENT & BECKY HARRIS' <dbrent420@gmail.com>; 'MIKE & DONNA SPARRELL' <mdsparrell@aol.com>; 'Rochelle Henson' <hensonrochelle@yahoo.com>; 'RON KLEIN' <rklein14@att.net>; 'Rachel Hazelip' <rachel@hazelipforidaho.com>; 'Ryan & Tobey Bobo' <rbobo1475@gmail.com>; 'David Vigstol' <vigstol@me.com>; 'Robert Bennett' <robertgbennett10@gmail.com>; 'JEANNE KUSTERER' <jeannekusterer@hotmail.com>; 'Art Talsma' <arttalsma@gmail.com>; 'STEVE & PENNY ALLMER' <penny.allmer@gmail.com>; 'John Weeks' <jwweeks49@gmail.com>; 'JOHN & VICKI O'HARE' <victoriaohare1187@gmail.com>; 'Don & Sue Salyer' <sdktsalyer@gmail.com>; 'Claudia Haynes' <claudiale3@aol.com>; 'Ken Yanecko' <yanecko@sbcglobal.net>; 'Cherie Shields' <cheriecshields@gmail.com>; 'Rian Canton' <rbcz71@yahoo.com>; 'Kurt & Traci Brock' <traciandkurt@gmail.com>; 'JO DEE ARNOLD' <jodee.idaho@gmail.com>; 'WADE SIMONSON' <wesimonson@yahoo.com>; 'Nick Rice' <nicklrice@gmail.com>; 'Mike Cowan' <cowan0629@gmail.com>; 'DAVE & CANDACE HARGREAVES' <dkhargreaves@gmail.com>; 'Mark & Kathy Smith' <mark.hay.smith@gmail.com>; 'Judy (and Jeff) Noorda-Hill' <judynoorda@gmail.com>; 'Will Cooper' <will@officejox.com>; 'GINA RAMANI' <gina4sc@gmail.com>; 'BRAD PINTLER' <bpintler@heritagewifi.com>; 'CLAUDIA FRENT' <frentcl@yahoo.com>; 'Marsing Rural Fire Department Jerry Mayer, Chief' <marsingruralfire@gmail.com>; 'CRETIA SIMONSON' <cretia.simonson@gmail.com>; 'Paul Willingham' <pauldwillingham@gmail.com>; 'Dennis & Jennifer Teller' <the5tellers@gmail.com>; 'Jeremy & Anna Jaramillo' <jeremy@jspcontractors.com>; 'Amy Weidner' <weidnercharm@gmail.com>; 'TOM & PHYLLIS KEGEL' <traveller_angel@verizon.net>; 'Steve & Carol Meadows' <stevmead@gmail.com>; 'JENNIFER CHRISTMANN' <butterfly37@yahoo.com>

Subject: RE: Goldberg/Lewis Heights

~

We agree with Kim. Please re-schedule so we can all be heard.

~

From: KIM CALDERON <kjcalderon@sbcglobal.net>

Sent: Tuesday, November 28, 2023 10:56 AM

To: Rob Sturgill <rob_sturgill@yahoo.com>; Sabrina Minshall <sabrina.minshall@canyoncounty.id.gov>; Michelle Barron <michelle.barron@canyoncounty.id.gov>

Cc: Steve Strick <stevestrick@gmail.com>; Gianni Ramani <gpramani@verizon.net>; Tom Bratcher <tombrat1@outlook.com>; TYLER RHINEHART <rhinehart22@gmail.com>; CHAD & ASHLEY BEVERAGE <crashlyashley8@hotmail.com>; GAYLE MURRAY <murrayfam4@sbcglobal.net>; Nate Ackerman <nate@rockplacingsco.com>; LeeAnne Kubista <lvacin93@yahoo.com>; Scott & Stephanie Godfrey <sgodfrey@htel.net>; Michael & Magdelene Chenore <mchenore@msn.com>; Kurt & Kerry Greenfield <kerrysplace8@hotmail.com>; CHRIS & CARLA ZECCHINELLI <cz83607@gmail.com>; Sherry Wickersham Cutler <sherrycutler@yahoo.com>; Kari <kari.inflectionpointpartners@outlook.com>; Monte Smith <full.monte1@gmail.com>; LeeAnne Kubista <lkubista93@gmail.com>; Vicky George <vkausen@hotmail.com>; SCOTT WOOD <scottwood.re@gmail.com>; DEE BOWER <deneilbower@gmail.com>; Scott & Deanna Rhinehart <scottrhinehart53@gmail.com>; Lorna Klein <lkkrn@att.net>; Teresa Watson <happyappy73@gmail.com>; Rick & Rhonda Haub <rickhaub@outlook.com>; MANNY CAVAZOS <scubadoo8@gmail.com>; Mandi Guy <mandiphil314@hotmail.com>; PATRICK & CAROLYN DERRICK <hayderrick@aol.com>; BEVERLY CAVAZOS <gigi33quilts@gmail.com>; Patrick Johnston <patj62746@gmail.com>; JOHN & LORI JOHNSON <john.k.johnson2@msn.com>; JOHN & CONNIE SCHREIBERT <clschreiber6822@gmail.com>; Linda Kelso <lak-77@comcast.net>; Corey Weathermon <sales@northwestgunsupply.com>; Sheila Leppell <smleppell@gmail.com>; Jeanie Amen <faacropcare@gmail.com>; TRACEY JACOBS <traceyj5@att.net>; Leisa Haslam <bizy.livin.life@gmail.com>; Holley Werhanowicz <holleywer@gmail.com>; ROGER BATT <roger@amgidaho.com>; Sabrina Newberry <sabrinanewberry23@gmail.com>; TERRY & JODI MAHONEY <terrypmahoney@gmail.com>; DALE JEFFERS <jeffersd8@gmail.com>; Sally Rummmler <sally7kids@yahoo.com>; Corey Nicholl <corey@eroplay.com>; TAMI VANDEVENTER <tamaravandeventer@gmail.com>; CHRISTINE DENAULT RAMSEY <c.denault@yahoo.com>; Larry Olmsted <olmsted19@gmail.com>; Linda Steele <lindasteele.re@gmail.com>; TRISTAN WINEGAR <tristanwinegar@yahoo.com>; Sheila McCully <mccullygrace@yahoo.com>; Rene Bine <valleygas1@gmail.com>; Cheryl Higley <newhigfam@gmail.com>; Tina Lambert (State Rep B) <tina.k.lambert@gmail.com>; DAVID KUBISTA <dkubista64@gmail.com>; ERIC & ANDREA LAURITZEN <elauritzen86@gmail.com>; Cindy <cindycothern62@gmail.com>; Maureen Angerman <mangerman77@gmail.com>; Wes Weidner <wesweidner@gmail.com>; EMILY MAZZELLA <emily.sanjose.mazzella@gmail.com>; JUSTIN & KELLY HOUSE <justinsequiprepair@gmail.com>; Sherry Wilkinson <sherry.wilkinson@msn.com>; DEBBIE & WALLY KANE <deborahkane@hotmail.com>; TODD DECK <tdeck3@yahoo.com>; RAY & CHRIS EIDE <57ghiare@gmail.com>; DARIN BEDE <darin.bede@gmail.com>; BRODIE GRAHAM <brodie.graham@paccoast.com>; ANISSA & DANIEL LOWRY <nisseace@gmail.com>; Nate Guy <nathaneguy@outlook.com>; Bethany Guajardo <huffs@protonmail.com>; Heather Rice <rice.heatherann@gmail.com>; Nikki Kiesel <districtadvocate@yahoo.com>; EUNICE STONE <eunice@encore-graphics.com>; SANDY BOWDEN <sandyjbowden@gmail.com>; RANDY & LISA RYDEN <rydenfamilyidaho@gmail.com>; Allen & Marlaine Babbitt <webetoys5@yahoo.com>; Ila Pierce <mom4scr3@yahoo.com>; Jaye Jaye Johnson <jayejohnson@gmail.com>; Vanessa Walgamott <twin2brat@outlook.com>; Cynthia Sandford <casandford52@gmail.com>; MICHAEL & GLORI NITZEL <gmnitzel@msn.com>; CAROL SCHROEDER <csschroeder71@gmail.com>; Dave Caron <horsectriangle@gmail.com>; LISLE GEORGE <lwgeorge@ucdavis.edu>; JENNIFER CLARK <josh07jenn03@gmail.com>; Angela Bratcher <atabrat@msn.com>; Belinda McBurney <luvrlabs@yahoo.com>; ERIC MCBRAYER <eric.t.mcbrayer@gmail.com>; BRENT & BECKY HARRIS <dbrent420@gmail.com>; MIKE & DONNA SPARRELL <mdsparrell@aol.com>; Rochelle Henson <hensonrochelle@yahoo.com>; RON KLEIN <rklein14@att.net>; Rachel Hazelip <rachel@hazelipforidaho.com>; Ryan & Tobey Bobo <rbobo1475@gmail.com>; David Vigstol <vigstol@me.com>; Robert Bennett <robertgbennett10@gmail.com>; JEANNE KUSTERER <jeannekusterer@hotmail.com>; Art Talsma <arttalsma@gmail.com>; STEVE & PENNY ALLMER <penny.allmer@gmail.com>; John Weeks <jwwweeks49@gmail.com>; JOHN & VICKI O'HARE <victoriaohare1187@gmail.com>; Don & Sue Salyer <sdktsalyer@gmail.com>; Claudia Haynes <claudialee3@aol.com>; Ken Yanecko <yanecko@sbcglobal.net>; Cherie Shields <cheriecshields@gmail.com>; Rian Canton <rbcz71@yahoo.com>; Kurt & Traci Brock <traciandkurt@gmail.com>; KIM CALDERON <kjcalderon@sbcglobal.net>; JO DEE ARNOLD <jodee.idaho@gmail.com>; WADE SIMONSON <wesimonson@yahoo.com>; Nick Rice

<nicklrice@gmail.com>; Mike Cowan <cowan0629@gmail.com>; DAVE & CANDACE HARGREAVES
<dkhargreaves@gmail.com>; Mark & Kathy Smith <mark.hay.smith@gmail.com>; Judy (and Jeff) Noorda-Hill
<judynoorda@gmail.com>; Will Cooper <will@officejox.com>; GINA RAMANI <gina4sc@gmail.com>; BRAD PINTLER
<bpintler@heritagewifi.com>; CLAUDIA FRENT <frentcl@yahoo.com>; Marsing Rural Fire Department Jerry Mayer, Chief
<marsingruralfire@gmail.com>; CRETIA SIMONSON <cretia.simonson@gmail.com>; Paul Willingham
<pauldwillingham@gmail.com>; Dennis & Jennifer Teller <the5tellers@gmail.com>; Jeremy & Anna Jaramillo
<jeremy@jspcontractors.com>; Amy Weidner <weidnercharm@gmail.com>; TOM & PHYLLIS KEGEL
<traveller_angel@verizon.net>; Steve & Carol Meadows <stevmead@gmail.com>; JENNIFER CHRISTMANN
<butterly37@yahoo.com>

Subject: Goldberg/Lewis Heights

~

Good morning,

~

This is a request for a continuance on this matter.~ Dec 21 is a difficult time for many people who want to attend the hearing but have other holiday commitments from traveling out-of-state/town or preparing for guests to arrive or already greeting and hosting out-of-state guests for the Christmas holiday.

~

As you know, development and growth in this area has many people concerned due to water issues.~ Many are wanting to attend the hearing to express their concerns before the Planning and Zoning Commission.~ We are asking that this hearing be rescheduled for the sake of community and equity of representation until after the new year.

~

Thank you.

~

Kim Yanecko

~

Archived: Tuesday, December 12, 2023 11:12:22 AM

From: [Michelle Barron](#)

To: 'Claudia Haynes'

Cc: [Pam Dilbeck](#) [Sabrina Minshall](#)

Subject: RE: [External] Case number RZ2021-0030 & SD2021-0018 Darren Goldberg, LGD Ventures, LLC

Importance: Normal

Sensitivity: None

Claudia,

~

Please see my responses in red.~ Looking at the Public Records Request, it seems to be the questions that you have asked, and I have answered below.~ Is there some document that you would like to request? You mentioned that you would like the additional information in the email, but not on the Public Records Request. ~You can send a Public Records Request to Pam.Dilbeck@canyoncounty.id.gov ~tomorrow, as I will be out of the office. There will be an additional file added to the website tomorrow that will provide some more information that I thought should be added to the Preliminary Hearing Materials so that people can make their comments by the deadline.~ The applicant requested that the Board send the application back to the Planning and Zoning Commission because they were going to make substantial changes (a public water system).~ The Board agreed that the P & Z Commission should have the opportunity to vet out the application with the changes.

~

Have a Happy Thanksgiving!

~

Michelle Barron

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID~ 83605

Direct Line:~ 208-455-6033~::~::~

DSD Office Phone:~ 208-454-7458

Email:~ Michelle.Barron@canyoncounty.id.gov

Website:~ www.canyoncounty.id.gov

Office Hours:

Monday, Tuesday, Thursday and Friday 8am – 5pm

Wednesday 1pm – 5pm

****We will not be closed during lunch hour ****

~

~

From: Claudia Haynes <claudialeehaynes@gmail.com>

Sent: Monday, November 20, 2023 4:59 PM

To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>

Subject: [External] Case number RZ2021-0030 & SD2021-0018 Darren Goldberg, LGD Ventures, LLC

~

11-20-23

~

Attention Michelle Barron:

~

I understand that you are the staff person that will be handling the about mentioned file.

~

The Public hearing is set for Dec. 21, 2023. ~Writer Testimony has to be in By Dec 2, 2023.

I am in the process of writing an exhibit letter for this hearing and I want to get my information to you but I am not sure what changes the applicant is suggesting since the last hearing.

~

The last notice I received was November 15, 2022 from Daniel Lister stating that the application~

is being remanded back to the Planning and Zoning Commission due to substantial changes~

proposed by the applicant. Because of this the Board of Commissioners remanded the file back to P. & Z.

~

Can you send me information as to what changes have been requested by the applicant?

I understand if a staff report is not ready at this time but you most likely have an idea of the changes that the applicant has requested? Maybe?

~

As stated about I want my exhibit to have the right information in to to submit and without~

a staff report ready I will most likely have to turn in an exhibit without the applicants request

as to what he want to change.

~

Reading over the November 16, 2022 Staff Report by Dan Lister Planning official,

~will the new staff report have all the history and exhibits that were submitted with that report? **Yes, it will contain the evidence that was submitted previously as part of the record.**

Will the new Staff report have the history of the Subdivisions and Recent Approvals showing the 272 lots~

already in process? **Staff Reports do cover information about the area and land uses that are in the surrounding area.**

Will the new staff report show the Taylor Jene/Ftera View information be in the report.....showing that

25 families have protested the new water right being applied for at this time to IDWR and the Federal

Government also protesting this new Water Right request for the land right next to this application?~**Staff Reports do contain information on land use in the area. If you have additional information that you would like to provide prior to the deadline, that would be fine.**~ The Idaho Department of Water Resources was notified of this hearing case.

Will the new staff report show that the Upper Deer Flat Fire District does not support the request on this

application, or has that information changed at this time? **Agencies have been noticed again.**~ **If they submit any comments, it will be part of the Staff Report.**

Will the new staff report show the information about Nampa School, they are stating they do not~

have capacity for more student and they are asking Kuna to cover them, Kuna is stating they~

are full and can not cover more of Nampa overflow? **The new Staff Report will have any comments submitted by the school districts that are submitted as evidence.**

Will the old Comprehensive Plan be used because of the original date on the applicaiton or will the~

new Comprehensive Plan be used because of the changes being requested.~**The 2020 Comprehensive Plan is the plan that they applied under, so it is in force for this application.**

Last staff report indicated ——The rezone request is not in general conformance with the 2020 Canyon~

County Comprehensive Plan.

~

As you can see I have a lot of questions. Sorry but I want to be accurate with my exhibit letter.

Attached is a Public Records Request Form incase you need that for the file.~

~

Sincerely,

Claudia Haynes

Canyon County Alliance for Responsible Growth.

Nampa, Idaho. 83686

claudialeehaynes@gmail.com~

~

~

~

Michelle Barron

From: Michelle Barron
Sent: Monday, November 27, 2023 10:45 AM
To: 'Claudia Haynes'
Cc: Sabrina Minshall
Subject: RE: [External] Claudia Haynes, Canyon County Alliance for Responsible Growth

Good Morning Claudia,

I have received your email. The email and the attached documents will be added as an exhibit for case RZ2021-0030 & SD2021-0018.

My understanding is that the documents you submitted are not related directly to this case, but for a property to the South of this application.

All agencies were noticed on this case again and will have the opportunity to respond accordingly.

Thank you for your input,

Michelle Barron
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyoncounty.id.gov
Office Hours:
Monday, Tuesday, Thursday and Friday 8am – 5pm
Wednesday 1pm – 5pm
**We will not be closed during lunch hour **

From: Claudia Haynes <claudialeehaynes@gmail.com>
Sent: Sunday, November 26, 2023 12:31 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] Claudia Haynes, Canyon County Alliance for Responsible Growth

11-26-23

Michelle Barron

Please add to your staff report the information I will now attach.—**Please make this an exhibit to your RZ2021-0030 file.**
Please also send a note to the **Boise Project Board of Control and to IDWR** about comments on this RZ2021-0030 application
for comment. As the property for the protest of water right is **right below this hearing RZ2021-0030.**

Boise Project Board of Control has Petitioned IDWR to add their name to a Protest of water rights to Casey Ames file Taylor Jene LLC home.

That property is just below the property that is being heard under RZ2021-0030. for Lewis Lane LGD Ventures/ Goldberg/ Lewis Heights.

12 individual petitioners and Boise Project Board of Control (Boise Project Board of Control are the operating entity for 5 irrigation districts and delivers water for those districts through a delivery system, Lake Lowell, Boise-Kuna Irrigation District, NewYour Irrigation District, Nampa and Meridian Irrigation District, Wilder Irrigation District and Big Bend irrigation District. This is the United States Bureau of Reclamation.

Sincerely,
Claudia Haynes
Nampa,

**BEFORE THE DEPARTMENT OF WATER RESOURCES
OF THE STATE OF IDAHO**

IN THE MATTER OF APPLICATION)
FOR PERMIT NO. 63-35451)
IN THE NAME OF CASEY AMES)

**ORDER GRANTING
PETITION TO INTERVENE**

On September 20, 2023, the Boise Project Board of Control ("Petitioner") submitted a Petition to Intervene ("Petition") to the Idaho Department of Water Resources ("Department"), as authorized in Rule of Procedure IDAPA 37.01.01.350 (Rule 350) in the matter of Application to for Permit No. 63-35451 ("Application"). The Petition was also served on the applicant and all 12 of the existing protesting parties.

Rule of Procedure IDAPA 37.01.01.353 (Rule 353) states that if a timely filed petition to intervene shows direct and substantial interest in any part of the subject matter of a proceeding and does not unduly broaden the issues, the presiding officer will grant intervention, subject to reasonable conditions, unless the petitioner's interest is adequately represented by existing parties.

Neither the applicant Casey Ames, nor any of the 12 existing protestants filed a motion opposing the Petition as provided in Rule of Procedure IDAPA 37.01.01.354 (Rule 354).

Rule 352 of the Department's Rules of Procedure states that "Petitions to intervene must be filed at least fourteen (14) days before the date set for formal hearing or prehearing conference, whichever is earlier, unless a different time is provided by order or notice."

No hearing or prehearing conference have been scheduled in this matter, so the Petition was filed timely.

Petitioner is the operating entity for five irrigation districts and delivers water for those districts through a delivery system, including Lake Lowell, that could be impacted by the proposed use of water. Petitioner has demonstrated a direct and substantial interest in the above captioned matter that is not adequately represented by existing parties. The Department should conditionally grant the Petition.

ORDER

IT IS THEREFORE HEREBY ORDERED that the petition to intervene in the above captioned matter filed by the Boise Project Board of Control is GRANTED conditioned as follows:

1. The Petitioner shall not broaden the issues to be heard at hearing.
2. Petitioner's intervention and participation shall not be a basis for any delay or extension of time in the proceeding.

Dated this 28th day of September 2023


Nick Miller

Manager IDWR Western Region

COPY

Albert P. Barker, ISB No. 2867
Sarah W. Higer, ISB No. 8012
MARTEN LAW LLP
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Attorneys for Boise Project Board of Control

RECEIVED

SEP 20 2023

DEPARTMENT OF
WATER RESOURCES

BEFORE THE DEPARTMENT OF WATER RESOURCES

OF THE STATE OF IDAHO

IN THE MATTER OF APPLICATION FOR
PERMIT NO. 63-35451

In the name of Casey Ames

**BOISE PROJECT BOARD OF
CONTROL'S PETITION TO
INTERVENE**

COMES NOW, the Boise Project Board of Control ("Board of Control"), by and through its undersigned counsel of record, Marten Law, and, pursuant to the Department's Rules of Procedure 350 – 354 (IDAPA 37.01.01), hereby submits this *Petition to Intervene* in the above-captioned matter.

FACTS AND INTERVENTION

The Board of Control is petitioning to intervene in the matter of Application for Permit No. 63-35451 ("Application") submitted by Casey Ames ("Applicant"). The Board of Control is a political subdivision of the state of Idaho and the operating entity for five (5) irrigation districts: Boise-Kuna Irrigation District, New York Irrigation District, Nampa and Meridian Irrigation District, Wilder Irrigation District and Big Bend Irrigation District. Its purpose is to manage the irrigation facilities and other works, including the operation and maintenance of Lake Lowell, transferred by the United States Bureau of Reclamation to these five irrigation

districts and to deliver water to their landowners.

The Applicant, with this water right Application, proposes to develop a 36-parcel subdivision approximately one mile south of Lake Lowell. The Board of Control has information that indicates more than 115 cfs of additional groundwater development is proposed in the vicinity of Lake Lowell, and that the cumulative effects of these proposed developments have not been modeled. The Board of Control is concerned that the cumulative effects of groundwater withdrawals in the vicinity of Lake Lowell may adversely affect its senior water rights in Lake Lowell. The Board of Control is also concerned that the additional development proposed by the Application will adversely affect in-canal water supply and drains that service Lake Lowell and irrigation district patrons.

STANDARD OF REVIEW

The Department's Rules of Procedure provide the following for persons seeking to intervene in a proceeding:

Petitions to intervene must comply with Rules 52, 200, and 300. The petition must set forth the name and address of the potential intervenor and must state the direct and substantial interest of the potential intervenor in the proceeding.

Rule 351.

ARGUMENT

I. The Board of Control's Petition is Timely.

This matter involves Application for Permit No. 63-35451 ("Application") filed by the Applicant, Casey Ames, and received by the Department on July 14, 2023. The Department published notice of the Application, and the deadline for filing protests was September 5, 2023. Twelve Protests were timely filed. "Petitions to intervene must be filed at least fourteen (14) days before the date set for formal hearing, or by the date of the initial prehearing conference,

whichever is earlier, unless a different time is provided by order or notice.” Rule 352. No prehearing date or other dates pertaining to the contested case have been scheduled yet. Accordingly, the Board of Control’s petition is timely.

II. The Board of Control’s Direct and Substantial Interest.

A. Name and Address

The name of the potential intervenor is the Boise Project Board of Control. The address is:

Boise Project Board of Control
2465 W. Overland Road
Boise, Idaho 83705

B. Interest in Petition

The Board of Control is responsible for the operation and maintenance of Lake Lowell, which is directly north of the Application’s proposed place of use. This Application potentially affects its rights, and the maintenance and operation of Lake Lowell and related irrigation works. For these reasons, the Board of Control has an interest in this Application and any conditions that may be requested and/or placed upon the Application.

III. The Board of Control’s Petition Does Not Unduly Broaden the Issues.

The Board of Control seeks intervention to protect the interests described above. No substantive motions have been filed and no pre-hearing conferences have been held. As such, no issues have yet been defined. Accordingly, the Board of Control’s petition does not unduly broaden the issues.

IV. The Board of Control is Not Adequately Represented by Existing Parties.

To date, no party has identified interests identical or similar to those identified above or sits in the same position as the Board of Control. As such, the Board of Control has a right to intervene to ensure its interests are adequately protected and represented.

CONCLUSION

The Board of Control hereby submits this timely *Petition to Intervene* in the above-captioned matter so that it may protect its direct and substantial interests. Since the Petition will not unduly broaden the issues and there is no existing party that adequately represents the Board of Control's interests, intervention should be granted.

DATED this 20th day of September, 2023.



Sarah W. Higer

Attorneys for Boise Project Board of Control

Archived: Tuesday, December 12, 2023 11:11:53 AM

From: [Claudia Haynes](#)

Mail received time: Thu, 30 Nov 2023 20:43:57

Sent: Thu, 30 Nov 2023 20:43:39

To: [Michelle Barron](#)

Subject: [External] Exhibit for Goldberg/LLC-RZ2021-0030 & SD2021-0018

Importance: Normal

Sensitivity: None

Attachments:

[12-1-22 Goldberg Lewis Heights C.pdf](#) 

11-30-23

Michelle Barron,

This is my exhibit letter the the file you are in the process of working on.

Please let me know you have received it and it will be added to the Staff report.

Thank you for your hard work on this file, and all the questions you have answered for us.

Sincerely,

Claudia Haynes

Canyon County Alliance for Responsible Growth

Nampa, Idaho

12-1-23

Canyon County Commissioners
111 North 11th Street
Caldwell, Idaho 83605

**Hearing December 21, 2023, Case number RZ2021-0030 & SD2021-0018 Darren Goldberg,
Conditional Rezone for Parcel R30117**

Canyon County Alliance for Responsible Growth has previously submitted exhibits relating to sustainable water access at our location, South of Lake Lowell. We have submitted substantial documentation indicating an increasing inability of the aquifer to sustain the requirements of existing wells in our area and residents having to lower and replace their wells. IDWR says there is no problem, we have shown you there is. Point to bad well construction, blame the homeowner for poor maintenance or blame the well driller, or blame the farmer for the irrigation use. Land was taken out of production for a while to stabilize the aquifer, now that land is back in production. Now developers want more house. **Push or shove laws are in place to fix this they just must be applied.**

We understand that the New Staff report for is hearing will not be ready for the public to see until 10 days before the hearing, but public exhibits are due by Dec. 2, 2023. How can the public write an exhibit before they see a staff report. (Sorry I do not understand this timing)

First statement of a Conditional of Approval for any development, RZ2021-0030 number 1 states :
The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.

1. Local Land Use Planning Act IDAP Code 67-6508

Because water is unstable in this area additional straws in the ground for homes will make this more unstable. Mr. Scanlan's report shows only 1 year of stability. IDWR shows 40 years of unstable aquifer.

2. Local Land Use Planning 67-6501

- (b) Ensure adequate public facilities and services are provided to the people at reasonable cost. (wells)
- (d) Ensure that the important environmental features of the state and localities are protected. (water)
- (e) Encourage the protection of prime agricultural land.

3. Pursuant to Idaho Code Section 67-6519

Applicant must demonstrate how to conditional rezone will not negatively impact surrounding uses.

4. Report form GEO TEK, inc. LGD Ventures Project no. 2241-ID May 10, 2021 Page 4

Also IDAPA 67-6508 (g) Hazardous Area.... faulting, ground shaking, ground failure...

Tectonic faulting and regional seismicity. The site is situated in an area of active as well as potential active tectonic faults. Earthquake could occur. They stated in their report suffice Fault Ruptures.... Also reported in R. D. Schmidts' report. There are 6 Geologic Faults in our location.

5. Conditional Rezone restriction 07-06-07 detriment to persons or property in the vicinity, Comp. Plan Policy #11 do not impact upon the surrounding neighbors and neighborhoods. There is not a stable water source IDWR has stated there is a large fluctuation in water level in our area how can that not be a problem? We have already presenting the documentation to prove this.

6. **Dennis Owsley of IDWR** stated records indicate 47 well driller's records around that subdivision are over 400 to 500 feet, there does not appear to be a whole lot of productive sand sequences beneath that property. **Those clay units do not yield water at a rate high enough to keep up with even a single well used frequently. How can there be no problem???**

Applicant requested file go back to P&Z because of substantial changes.

Is the only change he is adding a Community Well or Public Water System? There are public water systems in our area that have had to boil water, and have run out of water, and have had lots of difficulties supplying water for residential, and irrigation. Public water systems have caused issues already. Home owners in Sky Ranch have had this issue just ask them.

Terry Scanlan testimony principal engineer with HDR engineering, at the last hearing, stated: Mr. Scanlan disputed that there was no data: he stated there is data. IDWR has been monitoring wells out there for 40 years. One of the monitoring wells within a half a mile of the subdivision. They do know what water levels are doing and they are stable years over year, but they fluctuate a lot out there. There are between 5,000 and 10,000 acres irrigated out which drives a lot of water use. Agriculture uses a lot of irrigation and they have seen up to 150 feet of season fluctuation out by Dry Lake. People will drill wells 100 feet below the water table, and everything is good in the spring but at the end of the summer with ag irrigation going on, the water levels fall, they start to suck air and they start to have problems. It isn't an aquifer problem, it's a well problem. It is a regional aquifer with a layered system and water gearing zones. He described the make-up of the aquifer and how IDWRE monitors certain wells. He also described how someone would monitor their own well and water depth. IDWR is concerned when they see water levels decline year over year. Mr. Scanlan stated some areas are seeing water level declines but said that south of Lake Lowell they don't have that problem because the aquifer recharges every year. There are seasonal fluctuation because the water is used hard in the summer. He said to keep out of trouble, homeowners should drill the extra 100 feet. He doesn't feel development drives the water problems, it is irrigation and agriculture. Changes in crop patterns can also affect the amount of irrigation used.

-----My comment to this is IDWR is the police for the well drillers, so why is IDWR not telling people this problem south of Lake Lowell so they can fix the problem. A homeowner is not a hydrologist and does not know this unless told. Are homeowners now being told to drill a well in this area cost over \$86,000 just to drill a domestic well? Oh, that's right we are a nondisclosure state, and a new buyer does not have to be told anything unless asked. What new owner of land is going to ask that questions? The public is trusting the well driller, or they trust IDWR is doing their job to inform the public.

Staff report page 4 backs up my information. Under Sanitary Sewer & Domestic Water: IDWR shows that aquifer levels in the vicinity of the development are stable or increasing slightly. (this is only a one year reading) The aquifer has been unstable for 40 years. As the staff report reads:

Historic seasonal fluctuation due to over 7000 acres of ag land being irrigated from groundwater which equate to approximately 20,000 acre feet pumped annually in Exhibit 15 The technical addendum recommends wells be constructed efficiently to withstand the season water-level fluctuation. **Without county regulations or adequate and enforceable conditions regarding the construction of individual wells, concerns regarding water issues (Exhibit 9) will continue to occur.**

Looking at the last Deliberation of **4-7-22 Commissioner Villafana**: Stated he couldn't get behind the project. Even though there are houses surrounding it and you could make the argument that it isn't going to change the character of the area, there is still a lot of farm ground between Rim and the Highway. You are adding 31 homes and 66 cars or more on the road toward Nampa/Caldwell. There is still a dairy to the west and along with the farmers, potato growers, and the crop dusters, it's a big agricultural area. He can't get behind taking that many acres out of production it's still productive ground and c lass 3 soils. With

discussion about food shortages and commodity (hay/Wheat) prices going up rapidly, he sees a lot of loss of farm ground. We can't keep losing farm ground and have a productive community.

Looking at deliberation of **4-7-22 Commissioner Williams** stated: Bots on the ground information and experience should be taken into consideration, even if it is not scientific. He said if you get enough of the same thing happening in the area, it feels it should be investigated. He is worried about the availability of water. He said the hydrologist stated it's all good, but there is overwhelming neighborhood evidence, anecdotal or not that says it should be questioned. He is not convinced that they can provide adequate water resources.

Roll call vote: 6 deny application 0 in opposed of denying application.

Last Staff Report read school district does not support this request. Staff report page 4

Also, Kuna cannot take the overload from Nampa.

Also, report show Fire district does not support this request.

Just saw the July 7, 2023, report from Terry M. Scanlan. Read: **exhibit A from Deersky Ranch hearing back 23 years ago**. Stated in such small print that no one could even find it. **It reads: Homeowners are advised that large agriculture wells in the area may cause the water table to fluctuate. Homeowners should take appropriate measures to compensate for this possible fluctuation when drilling their domestic wells.**

(I am attaching this document, tell me if you can read it) When I got this in my escrow packet It did not have a red arrow and it was not enlarged. Thank you for letting me know this 23 years later, after I have spent \$50,000 lowing my well because of lack of water. It was not a poor constructed well, the best well driller in the county drilled it. (Mr. Davis Well Drilling) We paid top dollar for this well because IDWR allowed land that was set aside for not planting for a few years then decided to start it up again and did not tell homeowners and we were in a drought year, oh that's right IDWR policies well driller, and inspects them all. IDWR only inspect 30% of the wells drilled. IDWR has been monitoring wells for the past 40 years and longer as I have read their reports. The water level is unstable, and the replenishing of the aquifer did not come back to the same level after irrigation season. We have already submitted reports showing these declines in the monitoring wells in our area. According to Mr. Scanlan's reports in the Conclusion it reads the well issues that have been brought forth to the department are likely a reflection of the low transmissivity nature of the aquifer in this area, well construction issues, and well hydraulic issues. If this is the case as stated why has IDWR not informed the public of the problem? Why has IDWR not given the maps showing this problem to the Board of Commissioners that make the land use decisions?

In Exhibit C of his report stated 2.22 Well Construction. All individual and community wells built within the Lewis Heights subdivision will adhere to the guidelines set forth by the IDWR to ensure appropriate depth and construction materials. All well constructing diagram must be submitted and approved by the ARC prior to construction.

-----Will the drilling company be told to put the wells all 150 ft below everyone else's wells?

How will CC&R's be monitored? Every subdivision I know has nothing but fights over water, and wells, and who gets what and who is stealing water. IDWR is supposed to police well drillers. Have they?

Also Mr. Goldberg Development as he stated in his letter, is consistent to the Taylor Jene Development directly to the South, which was recently given approval.

There has been a request to Reconsider that approval as State Law (IDAP 67-6506) was not applied, and there is no water rights to cover the number of houses requested. Also, a Water Rights protest has been submitted by 12 families and the Federal Bureau of Rec. on the water issue.

T-O Engineers letter on Lewis Heights Subdivision Reads: Boise Project does not approve of the plan stamped and dated 4-23-2021 by Zan Cradic for the preliminary plat for Lewis Heights Sub. As stated in the letter dated 04-May-2021, Letter signed by Thomas Ritthaler, Assistant Project Manager.

Agency Comments: Upper Deer Flat Fire District Exhibit 8f) fire district does not support the request, references water supply. **Again, how does this happen? In staff report page 8**

Map from IDWR showing area of drilling concern. This map was not shared with the Board of Commissioners Or Planning and Zoning by IDWR as the area is a concern because of the permeability of the water and the Recharge and Agriculture use of water. **Why was this not shared with the people who make land use decisions?**

Sincerely,
Claudia Haynes
Canyon County Alliance for Responsible Growth
Canyon County, Nampa, Idaho
Claudialeehaynes@gmail.com

Archived: Tuesday, December 12, 2023 11:12:28 AM

From: [Deborah Kane](#)

Mail received time: Thu, 30 Nov 2023 12:57:15

Sent: Thu, 30 Nov 2023 19:22:53

To: [Thomas Bratcher](#) [KIM CALDERON](#) [Rob Sturgill](#) [Sabrina Minshall](#) [Michelle Barron](#) [Sabrina Minshall](#) [Michelle Barron](#)
Cc: [Steve Strick](#) [Gianni Ramani](#) [TYLER RHINEHART](#) [CHAD & ASHLEY BEVERAGE](#) [GAYLE MURRAY](#) [Nate Ackerman](#) [LeeAnne Kubista](#) [Scott & Stephanie Godfrey](#) [Michael & Magdelene Chenore](#) [Kurt & Kerry Greenfield](#) [CHRIS & CARLA ZECCHINELLI](#) [Sherry Wickersham Cutler](#) [Kari Monte Smith](#) [LeeAnne Kubista](#) [Vicky George](#) [SCOTT WOOD DEE BOWER](#) [Scott & Deanna Rhinehart](#) [Lorna Klein](#) [Teresa Watson](#) [Rick & Rhonda Haub](#) [MANNY CAVAZOS](#) [Mandi Guy](#) [PATRICK & CAROLYN DERRICK](#) [BEVERLY CAVAZOS](#) [Patrick Johnston](#) [JOHN & LORI JOHNSON](#) [JOHN & CONNIE SCHREIBERT](#) [Linda Kelso](#) [Corey Weathermon](#) [Sheila Leppell](#) [Jeanie Amen](#) [TRACEY JACOBS](#) [Leisa Haslam](#) [Holley Werhanowicz](#) [ROGER BATT](#) [Sabrina Newberry](#) [TERRY & JODI MAHONEY](#) [DALE JEFFERS](#) [Sally Rummier](#) [Corey Nichol](#) [TAMI VANDEVENTER](#) [CHRISTINE DENAULT RAMSEY](#) [Larry Olmsted](#) [Linda Steele](#) [TRISTAN WINEGAR](#) [Sheila McCully](#) [Rene Bine](#) [Cheryl Higley](#) [Tina Lambert \(State Rep B\)](#) [DAVID KUBISTA](#) [ERIC & ANDREA LAURITZEN](#) [Cindy Maureen Angerman](#) [Wes Weidner](#) [EMILY MAZZELLA](#) [JUSTIN & KELLY HOUSE](#) [Sherry Wilkinson](#) [TODD DECK RAY & CHRIS EIDE](#) [DARIN BEDE](#) [BRODIE GRAHAM](#) [ANISSA & DANIEL LOWRY](#) [Nate Guy](#) [Bethany Guajardo](#) [Heather Rice](#) [Nikki Kiesel](#) [EUNICE STONE](#) [SANDY BOWDEN](#) [RANDY & LISA RYDEN](#) [Allen & Marlane Babbitt](#) [Ila Pierce](#) [Jaye Jaye Johnson](#) [Vanessa Walgamott](#) [Cynthia Sandford](#) [MICHAEL & GLORI NITZEL](#) [CAROL SCHROEDER](#) [Dave Caron](#) [LISLE GEORGE](#) [JENNIFER CLARK](#) [Angela Bratcher](#) [Belinda McBurney](#) [ERIC MCBRAYER](#) [BRENT & BECKY HARRIS](#) [MIKE & DONNA SPARRELL](#) [Rochelle Henson](#) [RON KLEIN](#) [Rachel Hazelip](#) [Ryan & Tobey Bobo](#) [David Vigstol](#) [Robert Bennett](#) [JEANNE KUSTERER](#) [Art Talsma](#) [STEVE & PENNY ALLMER](#) [John Weeks](#) [JOHN & VICKI O'HARE](#) [Don & Sue Salzer](#) [Claudia Haynes](#) [Ken Yanecko](#) [Cherie Shields](#) [Rian Canton](#) [Kurt & Traci Brock](#) [JO DEE ARNOLD](#) [WADE SIMONSON](#) [Nick Rice](#) [Mike Cowan](#) [DAVE & CANDACE HARGREAVES](#) [Mark & Kathy Smith](#) [Judy \(and Jeff\) Noorda-Hill](#) [Will Cooper](#) [GINA RAMANI](#) [BRAD PINTLER](#) [CLAUDIA FRENT](#) [Marsing Rural Fire Department](#) [Jerry Mayer, Chief](#) [CRETIA SIMONSON](#) [Paul Willingham](#) [Dennis & Jennifer Teller](#) [Jeremy & Anna Jaramillo](#) [Amy Weidner](#) [TOM & PHYLLIS KEGEL](#) [Steve & Carol Meadows](#) [JENNIFER CHRISTMANN](#)

Subject: [External] Re: Goldberg/Lewis Heights

Importance: Normal

Sensitivity: None

We agree with Kim.\~

We request for a continuance regarding\~the Goldberg/Lewis Heights proposal. Many people will be out of town for the holidays who would like\~to attend.

Thank you,
Walter and Deborah Kane

From: Thomas Bratcher <TomBrat1@outlook.com>

Sent: Tuesday, November 28, 2023 5:25 PM

To: KIM CALDERON <kjcalderon@sbcglobal.net>; Rob Sturgill <rob_sturgill@yahoo.com>; Sabrina Minshall <sabrina.minshall@canyoncounty.id.gov>; Michelle Barron <michelle.barron@canyoncounty.id.gov>

Cc: Steve Strick <stevestrack@gmail.com>; Gianni Ramani <gpramani@verizon.net>; TYLER RHINEHART <rhinehart22@gmail.com>; CHAD & ASHLEY BEVERAGE <crashlyashley8@hotmail.com>; GAYLE MURRAY <murrayfam4@sbcglobal.net>; Nate Ackerman <nate@rockplacingsco.com>; LeeAnne Kubista <lvracin93@yahoo.com>; Scott & Stephanie Godfrey <sgodfrey@hte1.net>; Michael & Magdelene Chenore <mchenore@msn.com>; Kurt & Kerry Greenfield <kerrysplace8@hotmail.com>; CHRIS & CARLA ZECCHINELLI <cz83607@gmail.com>; Sherry Wickersham Cutler

<sherrycutler@yahoo.com>; Kari <kari.inflectionpointpartners@outlook.com>; Monte Smith <full.monte1@gmail.com>; LeeAnne Kubista <lkubista93@gmail.com>; Vicky George <vkausen@hotmail.com>; SCOTT WOOD <scottwood.re@gmail.com>; DEE BOWER <deneilbower@gmail.com>; Scott & Deanna Rhinehart <scottrhinehart53@gmail.com>; Lorna Klein <lkkrrn@att.net>; Teresa Watson <happyappy73@gmail.com>; Rick & Rhonda Haub <rickhaub@outlook.com>; MANNY CAVAZOS <scubadoo8@gmail.com>; Mandi Guy <mandiphil314@hotmail.com>; PATRICK & CAROLYN DERRICK <hayderrick@aol.com>; BEVERLY CAVAZOS <gigi33quilts@gmail.com>; Patrick Johnston <patj62746@gmail.com>; JOHN & LORI JOHNSON <john.k.johnson2@msn.com>; JOHN & CONNIE SCHREIBERT <clschreiber6822@gmail.com>; Linda Kelso <lak-77@comcast.net>; Corey Weathermon <sales@northwestgunsupply.com>; Sheila Leppell <smleppell@gmail.com>; Jeanie Amen <faacropcare@gmail.com>; TRACEY JACOBS <traceyj5@att.net>; Leisa Haslam <bizy.livin.life@gmail.com>; Holley Werhanowicz <holleywer@gmail.com>; ROGER BATT <roger@amgidaho.com>; Sabrina Newberry <sabrinanewberry23@gmail.com>; TERRY & JODI MAHONEY <terrypmahoney@gmail.com>; DALE JEFFERS <jeffersd8@gmail.com>; Sally Rummler <sally7kids@yahoo.com>; Corey Nicholl <corey@eroplay.com>; TAMI VANDEVENTER <tamaravandeventer@gmail.com>; CHRISTINE DENAULT RAMSEY <c.denault@yahoo.com>; Larry Olmsted <olmsted19@gmail.com>; Linda Steele <lindasteele.re@gmail.com>; TRISTAN WINEGAR <tristanwinegar@yahoo.com>; Sheila McCully <mccullygrace@yahoo.com>; Rene Bine <valleygas1@gmail.com>; Cheryl Higley <newhigfam@gmail.com>; Tina Lambert (State Rep B) <tina.k.lambert@gmail.com>; DAVID KUBISTA <dkubista64@gmail.com>; ERIC & ANDREA LAURITZEN <elauritzen86@gmail.com>; Cindy <cindycothern62@gmail.com>; Maureen Angerman <mangerman77@gmail.com>; Wes Weidner <wesweidner@gmail.com>; EMILY MAZZELLA <emily.sanjose.mazzella@gmail.com>; JUSTIN & KELLY HOUSE <justinsequiprepair@gmail.com>; Sherry Wilkinson <sherry.wilkinson@msn.com>; DEBBIE & WALLY KANE <deborahkane@hotmail.com>; TODD DECK <tdeck3@yahoo.com>; RAY & CHRIS EIDE <57ghiare@gmail.com>; DARIN BEDE <darin.bede@gmail.com>; BRODIE GRAHAM <brodie.graham@paccoast.com>; ANISSA & DANIEL LOWRY <nisseace@gmail.com>; Nate Guy <nathaneguy@outlook.com>; Bethany Guajardo <huffs@protonmail.com>; Heather Rice <rice.heatherann@gmail.com>; Nikki Kiesel <districtadvocate@yahoo.com>; EUNICE STONE <eunice@encore-graphics.com>; SANDY BOWDEN <sandyjbowden@gmail.com>; RANDY & LISA RYDEN <rydenfamilyidaho@gmail.com>; Allen & Marlaine Babbitt <webetoys5@yahoo.com>; Ila Pierce <mom4scr3@yahoo.com>; Jaye Jaye Johnson <jayejohnson@gmail.com>; Vanessa Walgamott <twin2brat@outlook.com>; Cynthia Sandford <casandford52@gmail.com>; MICHAEL & GLORI NITZEL <gmnitzel@msn.com>; CAROL SCHROEDER <csschroeder71@gmail.com>; Dave Caron <horsectriangle@gmail.com>; LISLE GEORGE <lwgeorge@ucdavis.edu>; JENNIFER CLARK <josh07jenn03@gmail.com>; Angela Bratcher <atabrat@msn.com>; Belinda McBurney <luvrlabs@yahoo.com>; ERIC MCBRAYER <eric.t.mcbrayer@gmail.com>; BRENT & BECKY HARRIS <dbrent420@gmail.com>; MIKE & DONNA SPARRELL <mdsparrell@aol.com>; Rochelle Henson <hensonrochelle@yahoo.com>; RON KLEIN <rklein14@att.net>; Rachel Hazelip <rachel@hazelipforidaho.com>; Ryan & Tobey Bobo <rbobo1475@gmail.com>; David Vigstol <vigstol@me.com>; Robert Bennett <robertgbennett10@gmail.com>; JEANNE KUSTERER <jeannekusterer@hotmail.com>; Art Talsma <arttalsma@gmail.com>; STEVE & PENNY ALLMER <penny.allmer@gmail.com>; John Weeks <jwwweeks49@gmail.com>; JOHN & VICKI O'HARE <victoriaohare1187@gmail.com>; Don & Sue Salyer <sdktsalyer@gmail.com>; Claudia Haynes <claudiale3@aol.com>; Ken Yanecko <yanecko@sbcglobal.net>; Cherie Shields <cheriecshields@gmail.com>; Rian Canton <rbcz71@yahoo.com>; Kurt & Traci Brock <traciandkurt@gmail.com>; KIM CALDERON <kjcalderon@sbcglobal.net>; JO DEE ARNOLD <jodee.idaho@gmail.com>; WADE SIMONSON <wesimonson@yahoo.com>; Nick Rice <nicklrice@gmail.com>; Mike Cowan <cowan0629@gmail.com>; DAVE & CANDACE HARGREAVES <dkhargreaves@gmail.com>; Mark & Kathy Smith <mark.hay.smith@gmail.com>; Judy (and Jeff) Noorda-Hill <judynoorda@gmail.com>; Will Cooper <will@officejox.com>; GINA RAMANI <gina4sc@gmail.com>; BRAD PINTLER <bpintler@heritagewifi.com>; CLAUDIA FRENT <frentcl@yahoo.com>; Marsing Rural Fire Department Jerry Mayer, Chief <marsingruralfire@gmail.com>; CRETIA SIMONSON <cretia.simonson@gmail.com>; Paul Willingham <pauldwillingham@gmail.com>; Dennis & Jennifer Teller <the5tellers@gmail.com>; Jeremy & Anna Jaramillo <jeremy@jspcontractors.com>; Amy Weidner <weidnercharm@gmail.com>; TOM & PHYLLIS KEGEL <traveller_angel@verizon.net>; Steve & Carol Meadows <stevmead@gmail.com>; JENNIFER CHRISTMANN <butterly37@yahoo.com>

Subject: RE: Goldberg/Lewis Heights

~

Yes Agreeing with Kim, Please, ~We request a Continuance on this matter as well as many folks will be out of town during this time.

Respectfully Tom and Angela Bratcher

~

From: [KIM CALDERON](#)

Sent: Tuesday, November 28, 2023 10:56 AM

To: [Rob Sturgill](#); [Sabrina Minshall](#); [Michelle Barron](#)

Cc: [Steve Strick](#); [Gianni Ramani](#); [Tom Bratcher](#); [TYLER RHINEHART](#); [CHAD & ASHLEY BEVERAGE](#); [GAYLE MURRAY](#); [Nate Ackerman](#); [LeeAnne Kubista](#); [Scott & Stephanie Godfrey](#); [Michael & Magdelene Chenore](#); [Kurt & Kerry Greenfield](#); [CHRIS & CARLA ZECCHINELLI](#); [Sherry Wickersham Cutler](#); [Kari](#); [Monte Smith](#); [LeeAnne Kubista](#); [Vicky George](#); [SCOTT WOOD](#); [DEE BOWER](#); [Scott & Deanna Rhinehart](#); [Lorna Klein](#); [Teresa Watson](#); [Rick & Rhonda Haub](#); [MANNY CAVAZOS](#); [Mandi Guy](#); [PATRICK & CAROLYN DERRICK](#); [BEVERLY CAVAZOS](#); [Patrick Johnston](#); [JOHN & LORI JOHNSON](#); [JOHN & CONNIE SCHREIBERT](#); [Linda Kelso](#); [Corey Weathermon](#); [Sheila Leppell](#); [Jeanie Amen](#); [TRACEY JACOBS](#); [Leisa Haslam](#); [Holley Werhanowicz](#); [ROGER BATT](#); [Sabrina Newberry](#); [TERRY & JODI MAHONEY](#); [DALE JEFFERS](#); [Sally Rummeler](#); [Corey Nicholl](#); [TAMI VANDEVENTER](#); [CHRISTINE DENAULT RAMSEY](#); [Larry Olmsted](#); [Linda Steele](#); [TRISTAN WINEGAR](#); [Sheila McCully](#); [Rene Bine](#); [Cheryl Higley](#); [Tina Lambert \(State Rep B\)](#); [DAVID KUBISTA](#); [ERIC & ANDREA LAURITZEN](#); [Cindy](#); [Maureen Angerman](#); [Wes Weidner](#); [EMILY MAZZELLA](#); [JUSTIN & KELLY HOUSE](#); [Sherry Wilkinson](#); [DEBBIE & WALLY KANE](#); [TODD DECK](#); [RAY & CHRIS EIDE](#); [DARIN BEDE](#); [BRODIE GRAHAM](#); [ANISSA & DANIEL LOWRY](#); [Nate Guy](#); [Bethany Guajardo](#); [Heather Rice](#); [Nikki Kiesel](#); [EUNICE STONE](#); [SANDY BOWDEN](#); [RANDY & LISA RYDEN](#); [Allen & Marlaine Babbitt](#); [Ila Pierce](#); [Jaye Jaye Johnson](#); [Vanessa Walgamott](#); [Cynthia Sandford](#); [MICHAEL & GLORI NITZEL](#); [CAROL SCHROEDER](#); [Dave Caron](#); [LISLE GEORGE](#); [JENNIFER CLARK](#); [Angela Bratcher](#); [Belinda McBurney](#); [ERIC MCBRAYER](#); [BRENT & BECKY HARRIS](#); [MIKE & DONNA SPARRELL](#); [Rochelle Henson](#); [RON KLEIN](#); [Rachel Hazelip](#); [Ryan & Tobey Bobo](#); [David Vigstol](#); [Robert Bennett](#); [JEANNE KUSTERER](#); [Art Talsma](#); [STEVE & PENNY ALLMER](#); [John Weeks](#); [JOHN & VICKI O'HARE](#); [Don & Sue Salyer](#); [Claudia Haynes](#); [Ken Yanecko](#); [Cherie Shields](#); [Rian Canton](#); [Kurt & Traci Brock](#); [KIM CALDERON](#); [JO DEE ARNOLD](#); [WADE SIMONSON](#); [Nick Rice](#); [Mike Cowan](#); [DAVE & CANDACE HARGREAVES](#); [Mark & Kathy Smith](#); [Judy \(and Jeff\) Noorda-Hill](#); [Will Cooper](#); [GINA RAMANI](#); [BRAD PINTLER](#); [CLAUDIA FRENT](#); [Marsing Rural Fire Department Jerry Mayer, Chief](#); [CRETIA SIMONSON](#); [Paul Willingham](#); [Dennis & Jennifer Teller](#); [Jeremy & Anna Jaramillo](#); [Amy Weidner](#); [TOM & PHYLLIS KEGEL](#); [Steve & Carol Meadows](#); [JENNIFER CHRISTMANN](#)

Subject: Goldberg/Lewis Heights

~

Good morning,

~

This is a request for a continuance on this matter. ~ Dec 21 is a difficult time for many people who want to attend the hearing but have other holiday commitments from traveling out-of-state/town or preparing for guests to arrive or already greeting and hosting out-of-state guests for the Christmas holiday.

~

As you know, development and growth in this area has many people concerned due to water issues. ~ Many are wanting to attend the hearing to express their concerns before the Planning and Zoning Commission. ~ We are asking that this hearing be rescheduled for the sake of community and equity of representation until after the new year.

~

Thank you.

~

Kim Yanecko

~

~

Archived: Tuesday, December 12, 2023 11:14:43 AM

From: [Eunice Howard](#)

Mail received time: Fri, 1 Dec 2023 05:49:28

Sent: Fri, 1 Dec 2023 04:49:09

To: [Michelle Barron](#)

Subject: [External] written testimony

Importance: Normal

Sensitivity: None

Attachments:

[testimony case rz2021-030 and sd2021-0018.pdf](#) 

Hello - attached is my written testimony regarding case#rz2021-030 & sd2021-0018.

November 30, 2023

Planning & Zoning Commission
111 North 11th Ave, Suite 310
Caldwell, ID 83605

RE: Case# Rz2021-030 & sd2021-0018

Hello, please consider my testimony against the proposed redesignation of the parcel in question. However, please note that the notification allowed less than 30 days to reply. My postmark is dated 11/8 & I am to reply by 12/2. Also, the link on the notice: <https://www.canyoncounty.id.gov/elected-officials/commissioners/dsd/land-hearing/> does not work.

The applicant, Darren Goldberg, has proposed that his development is keeping within the conformance of Canyon County policies & goals, this is not the case.

1. Wastewater: No plan for wastewater run-off has been presented. This proposed development has a significant grade. All run-off will run directly to the existing Foothills Neighborhood, including all leach lines –yuck.
2. Lot size: The average lot size for the area is 2.6 acres, Goldberg proposes 2 acres.
3. Water supply: The south area continues to have water issues. I understand that certain Commissioners believe this to be incorrect regardless of how many water professionals have stated the opposite. If the Commission can guarantee a remedy that will assure continued water supply to existing homes, based on the fact that they claim there are no water issues, then please do so, by either recharge of the wells/aquifers or supplying city/county water lines at no expense to existing homes if wells run dry.
4. Upper Deerflat fire district has sent a letter 03/2022, stating they cannot support additional homes.
5. The issue regarding the street grade for the egress and ingress of traffic to the neighborhood has not been resolved.

The County Commissioners are tasked with providing sustainable growth. However, the development goes against all the Counties Policies & Goals.

Thank you for your time.

Eunice Howard
12644 Anakate Lane
Nampa, ID 83686

Archived: Tuesday, December 12, 2023 11:12:35 AM

From: [Traci Brock](#)

Mail received time: Sat, 2 Dec 2023 11:40:42

Sent: Sat, 2 Dec 2023 11:39:38

To: [Michelle Barron](#)

Subject: [External] Request denial of Goldberg rezone

Importance: Normal

Sensitivity: None

We're losing farmland in the Treasure Valley - The Blue Review <https://www.boisestate.edu/bluereview/losing-farmland-in-the-treasure-valley/>~

Archived: Tuesday, December 12, 2023 11:12:43 AM

From: [Traci Brock](#)

Mail received time: Sat, 2 Dec 2023 11:54:21

Sent: Sat, 2 Dec 2023 11:53:46

To: [Michelle Barron](#)

Subject: [External] What's the state of the family farm in the Gem State? | ktvb.com

Importance: Normal

Sensitivity: None

<https://www.ktvb.com/article/news/community/local-the-state-of-family-farms-in-the-gem-state/277-fe88b39d-1c0c-4113-8b18-710ae7daf072>~

~ ~ ~ Please read the article attached we are losing way to much farming due to development!

I don't know if you have children or grandchildren but if these prime farm lands are not going to be preserved HOW are future generations going to be fed??? Back in 22 the Economist Magazine published a cover story with skeleton faces in the grains of wheat with the intent of drawing attention to the bleak out look for starving nations!~

~Once these lands are GONE they are GONE !!

~ ~We are strongly opposed to developing this prime farm land and respectfully ask that you deny the rezone for Goldberg Estates.~

~ ~ ~ ~ ~ Sincerely,

~ ~ ~ ~ ~ Kurt and Traci Brock~

Archived: Tuesday, December 12, 2023 12:57:55 PM
From: [Traci Brock](#)
Mail received time: Sat, 2 Dec 2023 12:20:07
Sent: Sat, 2 Dec 2023 12:19:52
To: [Michelle Barron](#)
Subject: [External] Re: Request denial of Goldberg rezone
Importance: Normal
Sensitivity: None

Hi Michelle,

~ ~I am sending this email on behalf of my mother in law Joyce Brock who has lived on Lewis Lane for 40 plus years, the Goldberg development would be right across the street from her home. Never in a million years would we have thought that this beautiful farm would be lost to a subdivision and we are praying that this is not going to be the case!~

~Not just the impact of losing another farm but we have had the privilege of observing countless wildlife on the land from Pheasants (which are rarely seen anymore) to Cranes, Herons, Hawks, Foxes, Coyotes, Deer, the Bees and Butterflies and numerous wildlife will also lose their habitats!

~ ~ If not you? Then who is going to stand up and help stop the raping of our agricultural way of life in Canyon County?

~ ~ ~ ~Thank you for taking your time to read our pleas and do the right thing for Canyon County and DENY the rezone for Goldberg Estates!

~ ~ ~ ~ ~ Respectfully,

~ ~ ~ ~ ~ Joyce Brock

~ ~ ~ ~ ~ 12570 Lewis Lane~

~ ~ ~ ~ ~ Nampa Idaho 83686

~ ~ ~ ~ ~ Kurt and Traci Brock~

~ ~ ~ ~ ~ 10097 Kingdom Ln~

~ ~ ~ ~ ~ Nampa Idaho 83686

On Sat, Dec 2, 2023, 11:39 AM Traci Brock <traciandkurt@gmail.com> wrote:

We're losing farmland in the Treasure Valley - The Blue Review <https://www.boisestate.edu/bluereview/losing-farmland-in-the-treasure-valley/>~

Archived: Tuesday, December 12, 2023 11:14:21 AM

From: gpramani@verizon.net

Mail received time: Thu, 30 Nov 2023 12:49:15

Sent: Thu, 30 Nov 2023 12:28:23

To: ['KIM CALDERON'](#) ['Rob Sturgill'](#) [Sabrina Minshall](#) [Michelle Barron](#)

Cc: ['Steve Strick'](#) ['Tom Bratcher'](#) ['TYLER RHINEHART'](#) ['CHAD & ASHLEY BEVERAGE'](#) ['GAYLE MURRAY'](#) ['Nate Ackerman'](#) ['LeeAnne Kubista'](#) ['Scott & Stephanie Godfrey'](#) ['Michael & Magdelene Chenore'](#) ['Kurt & Kerry Greenfield'](#) ['CHRIS & CARLA ZECCHINELLI'](#) ['Sherry Wickersham Cutler'](#) ['Kari'](#) ['Monte Smith'](#) ['LeeAnne Kubista'](#) ['Vicky George'](#) ['SCOTT WOOD'](#) ['DEE BOWER'](#) ['Scott & Deanna Rhinehart'](#) ['Lorna Klein'](#) ['Teresa Watson'](#) ['Rick & Rhonda Haub'](#) ['MANNY CAVAZOS'](#) ['Mandi Guy'](#) ['PATRICK & CAROLYN DERRICK'](#) ['BEVERLY CAVAZOS'](#) ['Patrick Johnston'](#) ['JOHN & LORI JOHNSON'](#) ['JOHN & CONNIE SCHREIBERT'](#) ['Linda Kelso'](#) ['Corey Weathermon'](#) ['Sheila Leppell'](#) ['Jeanie Amen'](#) ['TRACEY JACOBS'](#) ['Leisa Haslam'](#) ['Holley Werhanowicz'](#) ['ROGER BATT'](#) ['Sabrina Newberry'](#) ['TERRY & JODI MAHONEY'](#) ['DALE JEFFERS'](#) ['Sally Rummel'](#) ['Corey Nicholl'](#) ['TAMI VANDEVENTER'](#) ['CHRISTINE DENAULT RAMSEY'](#) ['Larry Olmsted'](#) ['Linda Steele'](#) ['TRISTAN WINEGAR'](#) ['Sheila McCully'](#) ['Rene Bine'](#) ['Cheryl Higley'](#) ['Tina Lambert \(State Rep B\)'](#) ['DAVID KUBISTA'](#) ['ERIC & ANDREA LAURITZEN'](#) ['Cindy'](#) ['Maureen Angerman'](#) ['Wes Weidner'](#) ['EMILY MAZZELLA'](#) ['JUSTIN & KELLY HOUSE'](#) ['Sherry Wilkinson'](#) ['DEBBIE & WALLY KANE'](#) ['TODD DECK'](#) ['RAY & CHRIS EIDE'](#) ['DARIN BEDE'](#) ['BRODIE GRAHAM'](#) ['ANISSA & DANIEL LOWRY'](#) ['Nate Guy'](#) ['Bethany Guajardo'](#) ['Heather Rice'](#) ['Nikki Kiesel'](#) ['EUNICE STONE'](#) ['SANDY BOWDEN'](#) ['RANDY & LISA RYDEN'](#) ['Allen & Marlaine Babbitt'](#) ['Ila Pierce'](#) ['Jaye Jaye Johnson'](#) ['Vanessa Walgamott'](#) ['Cynthia Sandford'](#) ['MICHAEL & GLORI NITZEL'](#) ['CAROL SCHROEDER'](#) ['Dave Caron'](#) ['LISLE GEORGE'](#) ['JENNIFER CLARK'](#) ['Angela Bratcher'](#) ['Belinda McBurney'](#) ['ERIC MCBRAYER'](#) ['BRENT & BECKY HARRIS'](#) ['MIKE & DONNA SPARRELL'](#) ['Rochelle Henson'](#) ['RON KLEIN'](#) ['Rachel Hazelip'](#) ['Ryan & Tobey Bobo'](#) ['David Vigsto'](#) ['Robert Bennett'](#) ['JEANNE KUSTERER'](#) ['Art Talsma'](#) ['STEVE & PENNY ALLMER'](#) ['John Weeks'](#) ['JOHN & VICKI O'HARE'](#) ['Don & Sue Salyer'](#) ['Claudia Haynes'](#) ['Ken Yanecko'](#) ['Cherie Shields'](#) ['Rian Canton'](#) ['Kurt & Traci Brock'](#) ['JO DEE ARNOLD'](#) ['WADE SIMONSON'](#) ['Nick Rice'](#) ['Mike Cowan'](#) ['DAVE & CANDACE HARGREAVES'](#) ['Mark & Kathy Smith'](#) ['Judy \(and Jeff\) Noorda-Hill'](#) ['Will Cooper'](#) ['GINA RAMANI'](#) ['BRAD PINTLER'](#) ['CLAUDIA FRENT'](#) ['Marsing Rural Fire Department Jerry Mayer, Chief'](#) ['CRETIA SIMONSON'](#) ['Paul Willingham'](#) ['Dennis & Jennifer Teller'](#) ['Jeremy & Anna Jaramillo'](#) ['Amy Weidner'](#) ['TOM & PHYLLIS KEGEL'](#) ['Steve & Carol Meadows'](#) ['JENNIFER CHRISTMANN'](#)

Subject: [External] RE: Goldberg/Lewis Heights

Importance: Normal

Sensitivity: None

We agree with Kim. Please re-schedule so we can all be heard.

~

From: KIM CALDERON <kjcalderon@sbcglobal.net>

Sent: Tuesday, November 28, 2023 10:56 AM

To: Rob Sturgill <rob_sturgill@yahoo.com>; Sabrina Minshall <sabrina.minshall@canyoncounty.id.gov>; Michelle Barron <michelle.barron@canyoncounty.id.gov>

Cc: Steve Strick <stevestrick@gmail.com>; Gianni Ramani <gpramani@verizon.net>; Tom Bratcher <tombrat1@outlook.com>; TYLER RHINEHART <rhinehart22@gmail.com>; CHAD & ASHLEY BEVERAGE <crashlyashley8@hotmail.com>; GAYLE MURRAY <murrayfam4@sbcglobal.net>; Nate Ackerman <nate@rockplacingsco.com>; LeeAnne Kubista <lvracin93@yahoo.com>; Scott & Stephanie Godfrey <sgodfrey@hte1.net>; Michael & Magdelene Chenore <mchenore@msn.com>; Kurt & Kerry Greenfield <kerrysplace8@hotmail.com>; CHRIS & CARLA ZECCHINELLI <c283607@gmail.com>; Sherry Wickersham Cutler <sherrycutler@yahoo.com>; Kari

<kari.inflectionpointpartners@outlook.com>; Monte Smith <full.monte1@gmail.com>; LeeAnne Kubista <lkubista93@gmail.com>; Vicky George <vkausen@hotmail.com>; SCOTT WOOD <scottwood.re@gmail.com>; DEE BOWER <deneilbower@gmail.com>; Scott & Deanna Rhinehart <scottrhinehart53@gmail.com>; Lorna Klein <lkkrn@att.net>; Teresa Watson <happyappy73@gmail.com>; Rick & Rhonda Haub <rickhaub@outlook.com>; MANNY CAVAZOS <scubadoo8@gmail.com>; Mandi Guy <mandiphil314@hotmail.com>; PATRICK & CAROLYN DERRICK <hayderrick@aol.com>; BEVERLY CAVAZOS <gigi33quilts@gmail.com>; Patrick Johnston <patj62746@gmail.com>; JOHN & LORI JOHNSON <john.k.johnson2@msn.com>; JOHN & CONNIE SCHREIBERT <clschreiber6822@gmail.com>; Linda Kelso <lak-77@comcast.net>; Corey Weathermon <sales@northwestgunsupply.com>; Sheila Leppell <smleppell@gmail.com>; Jeanie Amen <faacropcare@gmail.com>; TRACEY JACOBS <traceyj5@att.net>; Leisa Haslam <bizy.livin.life@gmail.com>; Holley Werhanowicz <holleywer@gmail.com>; ROGER BATT <roger@amgidaho.com>; Sabrina Newberry <sabrinanewberry23@gmail.com>; TERRY & JODI MAHONEY <terrypmahoney@gmail.com>; DALE JEFFERS <jeffersd8@gmail.com>; Sally Rummmler <sally7kids@yahoo.com>; Corey Nicholl <corey@eroplay.com>; TAMI VANDEVENTER <tamaravandeventer@gmail.com>; CHRISTINE DENAULT RAMSEY <c.denault@yahoo.com>; Larry Olmsted <olmsted19@gmail.com>; Linda Steele <lindasteel.re@gmail.com>; TRISTAN WINEGAR <tristanwinegar@yahoo.com>; Sheila McCully <mccullygrace@yahoo.com>; Rene Bine <valleygas1@gmail.com>; Cheryl Higley <newhigfam@gmail.com>; Tina Lambert (State Rep B) <tina.k.lambert@gmail.com>; DAVID KUBISTA <dkubista64@gmail.com>; ERIC & ANDREA LAURITZEN <elauritzen86@gmail.com>; Cindy <cindycothern62@gmail.com>; Maureen Angerman <mangerman77@gmail.com>; Wes Weidner <wesweidner@gmail.com>; EMILY MAZZELLA <emily.sanjose.mazzella@gmail.com>; JUSTIN & KELLY HOUSE <justinsequiprepair@gmail.com>; Sherry Wilkinson <sherry.wilkinson@msn.com>; DEBBIE & WALLY KANE <deborahkane@hotmail.com>; TODD DECK <tdeck3@yahoo.com>; RAY & CHRIS EIDE <57ghiare@gmail.com>; DARIN BEDE <darin.bede@gmail.com>; BRODIE GRAHAM <brodie.graham@paccoast.com>; ANISSA & DANIEL LOWRY <nisseace@gmail.com>; Nate Guy <nathaneguy@outlook.com>; Bethany Guajardo <huffs@protonmail.com>; Heather Rice <rice.heatherann@gmail.com>; Nikki Kiesel <districtadvocate@yahoo.com>; EUNICE STONE <eunice@encore-graphics.com>; SANDY BOWDEN <sandyjbowden@gmail.com>; RANDY & LISA RYDEN <rydenfamilyidaho@gmail.com>; Allen & Marlaine Babbitt <webetoys5@yahoo.com>; Ila Pierce <mom4scr3@yahoo.com>; Jaye Jaye Johnson <jayejohnson@gmail.com>; Vanessa Walgamott <twin2brat@outlook.com>; Cynthia Sandford <casandford52@gmail.com>; MICHAEL & GLORI NITZEL <gmnitzel@msn.com>; CAROL SCHROEDER <csschroeder71@gmail.com>; Dave Caron <horsectriangle@gmail.com>; LISLE GEORGE <lwgeorge@ucdavis.edu>; JENNIFER CLARK <josh07jenn03@gmail.com>; Angela Bratcher <atabrat@msn.com>; Belinda McBurney <luvrlabs@yahoo.com>; ERIC MCBRAYER <eric.t.mcbrayer@gmail.com>; BRENT & BECKY HARRIS <dbrent420@gmail.com>; MIKE & DONNA SPARRELL <mdsparrell@aol.com>; Rochelle Henson <hensonrochelle@yahoo.com>; RON KLEIN <rklein14@att.net>; Rachel Hazelip <rachel@hazelipforidaho.com>; Ryan & Tobey Bobo <rbobo1475@gmail.com>; David Vigstol <vigstol@me.com>; Robert Bennett <robertgbennett10@gmail.com>; JEANNE KUSTERER <jeannekusterer@hotmail.com>; Art Talsma <arttalsma@gmail.com>; STEVE & PENNY ALLMER <penny.allmer@gmail.com>; John Weeks <jwweeks49@gmail.com>; JOHN & VICKI O'HARE <victoriaohare1187@gmail.com>; Don & Sue Salyer <sdksalyer@gmail.com>; Claudia Haynes <claudialee3@aol.com>; Ken Yanecko <yanecko@sbcglobal.net>; Cherie Shields <cheriecshields@gmail.com>; Rian Canton <rbcz71@yahoo.com>; Kurt & Traci Brock <traciandkurt@gmail.com>; KIM CALDERON <kjcalderon@sbcglobal.net>; JO DEE ARNOLD <jodee.idaho@gmail.com>; WADE SIMONSON <wesimonson@yahoo.com>; Nick Rice <nicklrice@gmail.com>; Mike Cowan <cowan0629@gmail.com>; DAVE & CANDACE HARGREAVES <dkhargreaves@gmail.com>; Mark & Kathy Smith <mark.hay.smith@gmail.com>; Judy (and Jeff) Noorda-Hill <judynoorda@gmail.com>; Will Cooper <will@officejox.com>; GINA RAMANI <gina4sc@gmail.com>; BRAD PINTLER <bpintler@heritagewifi.com>; CLAUDIA FRENT <frentcl@yahoo.com>; Marsing Rural Fire Department Jerry Mayer, Chief <marsingruralfire@gmail.com>; CRETIA SIMONSON <cretia.simonson@gmail.com>; Paul Willingham <pauldwillingham@gmail.com>; Dennis & Jennifer Teller <the5tellers@gmail.com>; Jeremy & Anna Jaramillo <jeremy@jspcontractors.com>; Amy Weidner <weidnercharm@gmail.com>; TOM & PHYLLIS KEGEL <traveller_angel@verizon.net>; Steve & Carol Meadows <stevmead@gmail.com>; JENNIFER CHRISTMANN <butterly37@yahoo.com>

Subject: Goldberg/Lewis Heights

~

Good morning,

~

This is a request for a continuance on this matter.~ Dec 21 is a difficult time for many people who want to attend the hearing but have other holiday commitments from traveling out-of-state/town or preparing for guests to arrive or already greeting and hosting out-of-state guests for the Christmas holiday.

~

As you know, development and growth in this area has many people concerned due to water issues.~ Many are wanting to attend the hearing to express their concerns before the Planning and Zoning Commission.~ We are asking that this hearing be rescheduled for the sake of community and equity of representation until after the new year.

~

Thank you.

~

Kim Yanecko

~

Archived: Tuesday, December 12, 2023 11:12:51 AM

From: gpramani@verizon.net

Mail received time: Fri, 1 Dec 2023 19:01:11

Sent: Fri, 1 Dec 2023 19:00:58

To: [Michelle Barron](#)

Subject: [External] Case No. RZ2021-0030 & SD2021-0018

Importance: Normal

Sensitivity: None

Dear Ms. Barron,

~

In reference to the above mentioned case number, (RZ2021-0030~ &~ SD2021-0018) My wife and I are very much concerned and in objection to the re-zoning and planning of a new development by the applicant Darren Goldberg, LGD Ventures, LLC. We feel, as well as the majority of the property owners in the surrounding vicinity of the proposed development that the new development will severely place a strain on the already stressed aquifer which would result in our homes being left without water. We also feel the Lewis Lane would be greatly impacted with additional traffic making this 2 lane road unsafe. Another concern is this area does not have the needed infrastructure to provide the fire stations and emergency response necessary. As you may know, the 2 fire stations are run by volunteers and are located quite a distance away.

~

Gianni & Gina Ramani

12605 Anakate Lane

Nampa, ID 83686

Archived: Tuesday, December 12, 2023 11:14:28 AM

From: [Kerry Greenfield](#)

Mail received time: Sun, 3 Dec 2023 16:54:27

Sent: Sun, 3 Dec 2023 16:54:10

To: [Michelle Barron](#)

Subject: Re: [External] Case No. RZ2021-0030 & SD2021-0011 Darren Goldberg, LGD Ventures

Importance: Normal

Sensitivity: None

Attachments:

[Goldberg P&Z Hearing 12223-PDF.pdf](#) 

Michelle--

I'll try again. If this doesn't work, I will hand carry the document to you Monday morning.~ I'm so sorry to cause you extra time and trouble.

Blessings, Kerry

On Fri, Dec 1, 2023 at 5:43 PM Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

Actually, I can't seem to open this document.~ Was it a google doc or some other format?~ I can normally open Word documents and PDFs, but this document will not open for me.~ I will count this as your submission, but I am not working tomorrow.~ I will get with you on Monday if I can't open any resubmission.~ (If you try to send it a different way).

~

Thanks,

~

Michelle Barron

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID~ 83605

Direct Line:~ 208-455-6033~ ~ ~ ~ ~ ~ ~ ~

DSD Office Phone:~ 208-454-7458

Email:~ Michelle.Barron@canyoncounty.id.gov

Website:~ www.canyoncounty.id.gov

Office Hours:

Monday, Tuesday, Thursday and Friday 8am – 5pm

Wednesday 1pm – 5pm

****We will not be closed during lunch hour ****

~

~

From: Kerry Greenfield <greenfieldkerry@gmail.com>

Sent: Friday, December 1, 2023 4:08 PM

To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>

Subject: [External] Case No. RZ2021-0030 & SD2021-0011 Darren Goldberg, LGD Ventures

~

Michelle, please find my testimony for the upcoming hearing. ~~~

~

Thanks for all your help!

Kerry

TO: Canyon County Commissioners

November 30, 2023

RE: Cases RZ2021-0030 and SD2021-0018 LGD Ventures/Goldberg/
Lewis Heights

FROM: Kerry Greenfield, resident at 12243 Lewis Lane, Nampa

I am writing again in opposition to this proposed development. I ask that you review my previous submission highlighting documented insufficient groundwater to support even the current residents OR provide water for fire suppression.

I'd now like address the **IMMEASURABLE LOSS OF REVENUE** to the county by rezoning this large, historically and currently very productive agricultural parcel to residential. In a June 20, 2022 article by Erin Banks Rusby in the Idaho Press, the point was made that if Canyon County took just the "Areas of City Impact" out of production to be converted to homes, "that loss of agricultural land translates to more than a \$213,000,000 loss in today's dollars over 20 years"!

The above article cites then-Commissioner Keri Smith asking if approving development of farmland adds "more value to the tax base". The answer was that researchers consistently found that for every property tax dollar collected from a farm, it cost's about \$0.40 to provide community services to residents of that land. But when agricultural land is converted to development, it costs \$1.20 to provide services to residents for every property tax dollar collected. **"Another way of looking at this is that property taxes you are collecting on working farms are subsidizing the cost of community services in your cities."**

In another study entitled, "The Impacts of Irrigated Agriculture and the Economic Base of Canyon County" by Steven Peterson, U of I, 12/31/09,, one interesting conclusion was that "as land is transformed from agriculture to other uses, the economy in terms of base sales could **decline at approximately \$16,000 per developed acre.** While this study is a little older (12/31/2009), we can see in todays market how this figure would be significantly higher.

In great wisdom, the Canyon County Commissioners removed all the land south of Lake Lowell from the impact zone on the Comprehensive Plan which became effective last year (10/27/22). The applicant wants to be considered under an old plan, but I have to point out the obvious that the change was made with the wisdom of this governing body that it would be egregious to remove this large, productive agricultural area from production and tax revenue. And it goes without saying that we all have to live by current regulations and laws in this life—we don't get to choose which ones we want to comply with.

Policy 11 under the County's Conditional Rezone regulations states that "Property owners shall not use their property in a manner that negatively impacts surrounding neighbors and neighborhoods."

Let me just say, that three of our neighbors have recently sold their homes and moved from this hill because of the water issue and their inability to keep paying for new, deeper wells. I honestly don't know what we will do if faced with paying for a minimally \$50,000 new well to be able to live in our home. Current surrounding residents have provided voluminous testimony and documentation that **we would ALL be negatively impacted** with:

- even more dry wells on existing properties (neighbors)
- insufficient water for fire suppression
- increased traffic density, flow, and control on a single county road (Lewis Lane) that is the only access road for this proposed development where there is frequent and abundant slow-moving farm equipment
- light and noise disturbances (we would really be affected by this!)
- increased crime (again, we are right next to the development)
- and loss of the wonderful agricultural community that we current residents/farmers have all worked, many for generations, and paid dearly for the privilege of living here.

In conclusion, may I just say that I am trusting that you, our new county commissioning body, will truly honor your charge with the "responsibility and duty to **protect the current residents** of its county when considering rezoning land." (Canyon County Ordinance 07-06-05).

Thank you for your integrity and service to our county residents.
Sincerely, Kerry Greenfield

Archived: Tuesday, December 12, 2023 11:14:36 AM

From: [horsehappy](#)

Mail received time: Wed, 29 Nov 2023 16:53:15

Sent: Wed, 29 Nov 2023 16:52:25

To: [Michelle Barron](#)

Subject: [External] RZ2021 0030 SD2021 0018

Importance: Normal

Sensitivity: None

I STRONGLY OPPOSE THE DEVELOPEMENT~AT THAT SPOT FOR THESE REASONS WE PURCHASED OUR HOMES TO LIVE OUT IN A RURAL AREA THAT LOOKS LIKE WHAT IDAHO USED TO LOOK LIKE NOW WE HAVE HOUSES PILEING UP IN SMALL SPASHED TOGETHER~ SUBDIVISIONS TAKING AWAY FROM THE WAY IDAHO HAS ALWAYS LOOKED MONEY SHOULDN'T BE THE ONLY THING THAT MATTER FOR THE BUILDERS IT IS WRONG TO COME IN AND BUILD MORE HOMES IN SUBDIVISIONS THAT LOOK LIKE WE LIVE IN CALIFORNIA THE TRAFFIC HAS INCREASED SO BAD ALREADY THAT I'M THINKING OF MOVING IT HAS BECAME DANGEROUS WITH NOT ENOUGH POLICE TO MONITURE THE SPEEDING VEHICLES NOT TO MENTION LAKESHORE AND HWY 45 IS A EXTREMELY DANGEROUS INTERESECTION THAT WE KNOW WILL HAVE TO HAVE A TRAFFIC LIGHT INSTALLED IF THIS GOES THROUGH ONCE AGAIN AT OUR EXPENSE WE AS PEOPLE WHO HAVE RIGHTS TO WATER NEED TO KEEP THOSE RIGHTS BECAUSE IT IS ILLIGEL FOR SOMEONE TO COME IN AND BUILD AND TAKE OUR WATER~ RIGHTS AWAY BY DRYING UP OUR WELLS AND AQUAFERS THAT WE HAVE RIGHTS TO WELLS ARE ALREADU RAWING MORE IRON IS COMING UP WE CANNOT AFFORD THIS IT'S NOT JUST A MATTER OF NOT WANTING NEW HOMES IT IS ALSO FOR OUR WATER RIGHTS TO BE PROTECTED WITH OUT WATER WELL I GUESS THAT SAYS GOOD BYE TO OUR WATER RIGHTS. ALSO I LIVE RIGHT NEXT TO FARMLAND THAT USES LARGE AMOUNTS OF WATER DURING THE IRRIGATION SEASON EVEN MORE DEPENDING ON WHAT THEY PLANT WHICH THEY HAVE A RIGHT TO DO REMEMBER HOW MUCH FARM LAND IDAHO HAS ALREADY LOST TO SUBDIVISIONS I HAVE LIVED HERE FOR FIFTEEN YEARS AND RAN THE WELL THAT IS OUT IN THAT FIELD AND WE HAD MULTIPLE FAULTS AND GAVE IN S CLEAR BACK THEN WE CANNOT SAY THAT THE WATER WILL REPLENISH ITSELF~BECAUSE WE DON'T CONTROL MOTHER NATURE SOME AND MOST OF THE SEASONS HERE ARE NOT LIKE THEY USED TO BE IT JUST KEEPS GETTING LESS SNOW AND RAIN THROUGH THE YEARS WE LIVE HERE AND DON'T WANT OUR AREA TO LOOK LIKE IT DOES IN THE CITY LET'S SAVE SOME OF OUR LAND AND THE BEAUTY OF WHAT IDAHO USED TO LOOK LIKE AND SAVE US FROM LOSING OUR HOMES DUE TO WELL EXPENSES NOT TO MENTION IT WILL LOWER THE VALUE OF OUR HOMES TREMENDOUSLY, THE NOISE FACTOR HAS ALREADY LOWERED THE VALUE OF MY HOME I LIVE RIGHT ON THE CORNER OF LEWIS AND~ LAKE SHORE SO I KNOW HOW THINGS HAVE ALREADY PROGRESSED TO A AWFUL SITUATION FOR ALL OF US WHO LIVE OUT HERE.~ I HAVE A QUESTION AS WELL WHEN IS THIS AQUIFER~MEASURED WHAT TIME OF THE YEAR BECAUSE I CAN GUARANTEE~IT NEEDS TO BE RIGHT AFTER THE SUMMER MONTHS WHICH WILL GIVE A TRUE READY OF OUR SITUATION IF PUT TOGETHER WITH COMMON SENSE AND NOT MONEY ARE TAXeS WILL GO UP ONCE AGAIN PLEASE DON'T RUIN OUR AREA AND WATER SITUATION DON MAKE IT ANY WORSE THAN IT IS I REALLY LOVE MY HOME AND WANT TO STAY. NOT TO MENTION WHAT IS GOING TO HAPPEN WHEN OR IF THE FARMER ON LAKE SHORE DECIDES TO SALE IF THAT GOING TO BE APPROVED FOR HOME?~ DEAR LORD I HOPE NOT STOP THIS MESS PLEASE BEFORE IT CAUSES MORE DAMAGE TO THE HOMEOWNER ALREADY LIVING HERE~THERE IS SO MUCH MORE LAND IN AREAS WHERE THOSE TYPES OF SUBDIVISION FIT IN BETTER WE WANT TO KEEP SOME OF OUR BUILDING PROPERTY LOOKING LIKE IT IS IDAHO BUILT NOT TO MENTION OUR WATER RIGHTS AND KEEP OUR WELLS FROM GOING DRY

AND IN THE PROCESS OF THAT HAPPENING WE HAVE TO DEAL WITH THE CONSTANT CHANGES IN OUR WATER QUALITY . PLEASE DO NOT LET THIS GO THROUGH IF YOU~DO YOU ARE TAKING AWAY SO MUCH FROM THE PEOPLE WHO ALREADY LIVE HERE THIS ROAD ON LEWIS HAS ALREADY BEEN SATURATED WITH SPEEDING CARS WE HAVE LIVESTOCK OUR HERE TO THINK ABOUT AS WELL THANK YOU FOR YOUR TIME TERESA WATSON HOME OWNER ON SHASTA DAISY WAY RIGHT ON THE CORNER OF LAKESHORE AND LEWIS I HAVE LIVED HERE FOR FIFTEEN YEARS AND CAN CLEARLY SEE THE CHANGES THAT HAVE ALREADY HAPPENED AND HAVE PAID THE PRICE FOR IT ALREADY NOT TO MENTION THE SCHOOLS IN THIS AREA ARE ALREADY OVER LOADED SOS THAT WILL MEAN BUILDING MORE SCHOOLS AND THAT WILL RAISE OUR TAXeS TO A PRICE THAT PEOPLE ON SET BUDGETS CAN'T AFFORD AND WILL BE FORCED TO LOSE THEIR HOMES THAT THEY HAVE DREAMED OF HAVING AND WORKED SO HARD ALL THEIR LIVES TO HAVE MICHELLE I APOLOGIZE FOR THE SLOPPY WRITING I WOULD LIKE TO SPEAK BUT IF I CAN'T THAT IS FINE

LOVE CAN~MOVE MOUNTAINS

Archived: Tuesday, December 12, 2023 11:14:50 AM

From: [JOHN K JOHNSON](#)

Mail received time: Fri, 1 Dec 2023 20:30:02

Sent: Sat, 2 Dec 2023 03:29:54

To: [KIM CALDERON](#)

Cc: [Rob Sturgill](#) [Sabrina Minshall](#) [Michelle Barron](#) [Steve Strick](#) [Gianni Ramani](#) [Tom Bratcher](#) [TYLER RHINEHART](#) [CHAD & ASHLEY BEVERAGE](#) [GAYLE MURRAY](#) [Nate Ackerman](#) [LeeAnne Kubista](#) [Scott & Stephanie Godfrey](#) [Michael & Magdelene Chenore](#) [Kurt & Kerry Greenfield](#) [CHRIS & CARLA ZECCHINELLI](#) [Sherry Wickersham](#) [Cutler Kari Monte Smith](#) [LeeAnne Kubista](#) [Vicky George](#) [SCOTT WOOD](#) [DEE BOWER](#) [Scott & Deanna Rhinehart](#) [Lorna Klein](#) [Teresa Watson](#) [Rick & Rhonda Haub](#) [MANNY CAVAZOS](#) [Mandi Guy](#) [PATRICK & CAROLYN DERRICK](#) [BEVERLY CAVAZOS](#) [Patrick Johnston](#) [JOHN & CONNIE SCHREIBERT](#) [Linda Kelso](#) [Corey Weathermon](#) [Sheila Leppell](#) [Jeanie Amen](#) [TRACEY JACOBS](#) [Leisa Haslam](#) [Holley Werhanowicz](#) [ROGER BATT](#) [Sabrina Newberry](#) [TERRY & JODI MAHONEY](#) [DALE JEFFERS](#) [Sally Rummel](#) [Corey Nicholl](#) [TAMI VANDEVENTER](#) [CHRISTINE DENAULT](#) [RAMSEY Larry Olmsted](#) [Linda Steele](#) [TRISTAN WINEGAR](#) [Sheila McCully](#) [Rene Bine](#) [Cheryl Higley](#) [Tina Lambert \(State Rep B\)](#) [DAVID KUBISTA](#) [ERIC & ANDREA LAURITZEN](#) [Cindy Maureen Angerman](#) [Wes Weidner](#) [EMILY MAZZELLA](#) [JUSTIN & KELLY HOUSE](#) [Sherry Wilkinson](#) [DEBBIE & WALLY KANE](#) [TODD DECK](#) [RAY & CHRIS EIDE](#) [DARIN BEDE](#) [BRODIE GRAHAM](#) [ANISSA & DANIEL LOWRY](#) [Nate Guy](#) [Bethany Guajardo](#) [Heather Rice](#) [Nikki Kiesel](#) [EUNICE STONE](#) [SANDY BOWDEN](#) [RANDY & LISA RYDEN](#) [Allen & Marlaine Babbitt](#) [Ila Pierce](#) [Jaye Jaye Johnson](#) [Vanessa Walgamott](#) [Cynthia Sandford](#) [MICHAEL & GLORI NITZEL](#) [CAROL SCHROEDER](#) [Dave Caron](#) [LISLE GEORGE](#) [JENNIFER CLARK](#) [Angela Bratcher](#) [Belinda McBurney](#) [ERIC MCBRAYER](#) [BRENT & BECKY HARRIS](#) [MIKE & DONNA SPARRELL](#) [Rochelle Henson](#) [RON KLEIN](#) [Rachel Hazelip](#) [Ryan & Tobey Bobo](#) [David Vigstol](#) [Robert Bennett](#) [JEANNE KUSTERER](#) [Art Talsma](#) [STEVE & PENNY ALLMER](#) [John Weeks](#) [JOHN & VICKI O'HARE](#) [Don & Sue Salyer](#) [Claudia Haynes](#) [Ken Yanecko](#) [Cherie Shields](#) [Rian Canton](#) [Kurt & Traci Brock](#) [JO DEE ARNOLD](#) [WADE SIMONSON](#) [Nick Rice](#) [Mike Cowan](#) [DAVE & CANDACE HARGREAVES](#) [Mark & Kathy Smith](#) [Judy \(and Jeff\) Noorda-Hill](#) [Will Cooper](#) [GINA RAMANI](#) [BRAD PINTLER](#) [CLAUDIA FRENT](#) [Marsing Rural Fire Department](#) [Jerry Mayer, Chief](#) [CRETIA SIMONSON](#) [Paul Willingham](#) [Dennis & Jennifer Teller](#) [Jeremy & Anna Jaramillo](#) [Amy Weidner](#) [TOM & PHYLLIS KEGEL](#) [Steve & Carol Meadows](#) [JENNIFER CHRISTMANN](#) [Michelle Barron](#)

Subject: [External] Re: Goldberg/Lewis Heights

Importance: Normal

Sensitivity: None

We also agree with this proposal..

We request a continuance regarding\~the Goldberg/Lewis Heights proposal currently scheduled for December 21st.

John and Lori Johnson\~
9318 Highpointe Circle
Nampa, ID. 83686

Sent from my iPhone

On Nov 28, 2023, at 10:56 AM, KIM CALDERON <kjcalderon@sbcglobal.net> wrote:

November 30, 2023

Canyon County Development Services

ATTN: Planning and Zoning Commissioners of Canyon County

111 North 11th Avenue, Suite 310

Caldwell, Idaho 83605

RE: Goldberg/Lewis Heights Subdivision

Case Number: RZ 2021-0030 & SD2021-0018

Rezoning this property and allowing it to be divided into over 30 lots will impact the residences surrounding this area.

This was denied when it was heard in 2021. If you allow Mr. Goldberg to divide this property into 30 more lots this area will become congested and, water levels will be effected.

We have been in our home for over 18 years. We have replaced and lower our individual domestic well pump 3 times and can no longer lower, we would need to re-drill a new well at a cost of over \$70,000. And we are not the only homeowners who will occur this cost. Water levels continue to drop in our individual domestic wells. As the water table drops year after year, allowing Mr. Goldberg to rezone and develop will cost us much more, we will need to sell our home.

If this cost causes established owners to lose their homes, is this not a TAKING under the Idaho Regulatory Taking Act passed in 1994, House bill 659 Chapter 80, Title 67 of the Idaho Code? Idaho Code Title 67-6508 was also amended to ensure that planning and zoning land use policies do not violate private property rights. Combined, these laws assure Idaho property owners that live here at the present time, that their rights be protected. Will you help save our water supply and protect our homes? There is a law you cannot encumber someone with a bill, if you know this development will cause others to lower their well that will encumber the present homeowners, Right?

Another concern is the water situation will also affect all the agricultural activity already in place over several thousands of acres in our area and for our rural volunteer fire department and the availability of sufficient water to fight fires that occur every year.

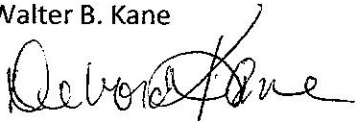
Compensation Plan: Policies – Page 39 policy 6 –Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.

Thank you for your time and consideration.

Regards,



Walter B. Kane



Deborah Kane

12963 Lakecrest Drive

Nampa, ID 83686

Email: deborahkane@hotmail.com

Good morning,

This is a request for a continuance on this matter.\~ Dec 21 is a difficult time for many people who want to attend the hearing but have other holiday commitments from traveling out-of-state/town or preparing for guests to arrive or already greeting and hosting out-of-state guests for the Christmas holiday.

As you know, development and growth in this area has many people concerned due to water issues.\~ Many are wanting to attend the hearing to express their concerns before the Planning and Zoning Commission.\~ We are asking that this hearing be rescheduled for the sake of community and equity of representation until after the new year.

Thank you.

Kim Yanecko

\~

From: [Irene Leavell](#)
Mail received time: Wed, 29 Nov 2023 11:05:31
Sent: Wed, 29 Nov 2023 10:05:20
To: [Michelle Barron](#)
Cc: [Christina Forst](#)
Subject: [External] Case #RZ2021-0030 & SD2021-0018
Importance: Normal
Sensitivity: None
Archived: Tuesday, December 12, 2023 11:15:09 AM

Dear Ms. Barron:

We understand that there will be a public hearing on December 21, 2023 to consider the rezoning and development of parcel R30117.

We are new residents at 12975 Silversage Drive. Our names are Jim and Irene Leavell. We purchased this property a little over one month ago. We moved out of the city and into this community because of the country feel and the zoning afforded here. We looked at many communities and decided to move here because of the openness of this beautiful area. We are an Ag community where we can raise horses and other farm animals. The residents that live here are here because we chose to get away from the congestion of city life.

If this rezoning were allowed to go through and this housing development were allowed to proceed, a very real concern is the water usage and how we would be affected by it. Also, another concern is the traffic that would be generated by this proposed housing development.

To allow this rezoning to proceed would have a negative impact on our community at large. I urge the members of the Development Services Department to deny this request.

Respectfully submitted,

Jim and Irene Leavell
12975 Silversage Drive
Nampa, ID 83686
(530) 520-1043

Archived: Tuesday, December 12, 2023 11:15:17 AM

From: [Brenda Reed](#)

Mail received time: Sat, 2 Dec 2023 21:53:55

Sent: Sun, 3 Dec 2023 04:53:42

To: [Michelle Barron](#)

Subject: [External] Case No, RZ2021-0030 & SD2021-001 Darren Goldberg, LGD Ventures, LLC

Importance: Normal

Sensitivity: None

~

~

Sent from [Mail](#) for Windows

Re: Case No, RZ2021-0030 & SD2021-001~~ Darren Goldberg, LGD Ventures, LLC

~

I opposed the above mentioned development on Lewis Lane last April in an email and I am sending this email to reiterate my opposition to this development.

I am concerned that the addition of new water wells will adversely affect the current aquafer and the water availability to existing domestic wells for current residents.~ I understand that several existing domestic wells in the area have gone dry and residents have had to deepen their domestic wells at a considerable personal cost.~ Additional domestic wells and deeper domestic wells in the proposed Goldberg subdivision will adversely affect current domestic water wells (specifically the shallower wells) in the area, again at considerable personal cost to current residents.~

~

Additionally, I am concerned that the increased traffic will adversely affect local intersections, specifically Lewis Lane/Lake Shore drive and the intersection of Lake Shore Drive and Hwy 45 which is already a dangerous intersection as vehicles are merging or crossing traffic traveling 55 mph.~ Lewis Lane has no shoulder on the road and increased traffic will make this road more dangerous.~

~

Another issue I am concerned with involves the local fire district.~ The fire district in the area is volunteer and more houses in the area would put more pressure on the volunteer force.~ Also, water availability concerns in the area would stretch the fire suppression resources in the area with significant safety risk to home owners and structures.~

~

I am also concerned with the loss of agricultural land for raising food and agricultural production both on a local level and a more global level.~ We need farms to raise food and the loss of available agricultural land is a concern.~

~

Thanks for your consideration in the matter.

~

Sincerely,

~

Mark and Brenda Reed

9840 Wild Prairie Way

Nampa, ID 83686

208-918-6448

Archived: Tuesday, December 12, 2023 11:15:03 AM

From: [KIM CALDERON](#)

Mail received time: Tue, 28 Nov 2023 10:56:38

Sent: Tue, 28 Nov 2023 17:56:28

To: [Rob Sturgill](#) [Sabrina Minshall](#) [Michelle Barron](#) [Sabrina Minshall](#) [Michelle Barron](#)

Cc: [KIM CALDERON](#) [Steve Strick](#) [Gianni Ramani](#) [Tom Bratcher](#) [TYLER RHINEHART](#) [CHAD & ASHLEY BEVERAGE](#) [GAYLE MURRAY](#) [Nate Ackerman](#) [LeeAnne Kubista](#) [Scott & Stephanie Godfrey](#) [Michael & Magdelene Chenore](#) [Kurt & Kerry Greenfield](#) [CHRIS & CARLA ZECCHINELLI](#) [Sherry Wickersham Cutler](#) [Kari Monte Smith](#) [LeeAnne Kubista](#) [Vicky George](#) [SCOTT WOOD](#) [DEE BOWER](#) [Scott & Deanna Rhinehart](#) [Lorna Klein](#) [Teresa Watson](#) [Rick & Rhonda Haub](#) [MANNY CAVAZOS](#) [Mandi Guy](#) [PATRICK & CAROLYN DERRICK](#) [BEVERLY CAVAZOS](#) [Patrick Johnston](#) [JOHN & LORI JOHNSON](#) [JOHN & CONNIE SCHREIBERT](#) [Linda Kelso](#) [Corey Weathermon](#) [Sheila Leppell](#) [Jeanie Amen](#) [TRACEY JACOBS](#) [Leisa Haslam](#) [Holley Werhanowicz](#) [ROGER BATT](#) [Sabrina Newberry](#) [TERRY & JODI MAHONEY](#) [DALE JEFFERS](#) [Sally Rummmler](#) [Corey Nicholl](#) [TAMI VANDEVENTER](#) [CHRISTINE DENAULT](#) [RAMSEY](#) [Larry Olmsted](#) [Linda Steele](#) [TRISTAN WINEGAR](#) [Sheila McCully](#) [Rene Bine](#) [Cheryl Higley](#) [Tina Lambert \(State Rep B\)](#) [DAVID KUBISTA](#) [ERIC & ANDREA LAURITZEN](#) [Cindy](#) [Maureen Angerman](#) [Wes Weidner](#) [EMILY MAZZELLA](#) [JUSTIN & KELLY HOUSE](#) [Sherry Wilkinson](#) [DEBBIE & WALLY KANE](#) [TODD DECK](#) [RAY & CHRIS EIDE](#) [DARIN BEDE](#) [BRODIE GRAHAM](#) [ANISSA & DANIEL LOWRY](#) [Nate Guy](#) [Bethany Guajardo](#) [Heather Rice](#) [Nikki Kiesel](#) [EUNICE STONE](#) [SANDY BOWDEN](#) [RANDY & LISA RYDEN](#) [Allen & Marlaine Babbitt](#) [Ila Pierce](#) [Jaye Jaye Johnson](#) [Vanessa Walgamott](#) [Cynthia Sandford](#) [MICHAEL & GLORI NITZEL](#) [CAROL SCHROEDER](#) [Dave Caron](#) [LISLE GEORGE](#) [JENNIFER CLARK](#) [Angela Bratcher](#) [Belinda McBurney](#) [ERIC MCBRAYER](#) [BRENT & BECKY HARRIS](#) [MIKE & DONNA SPARRELL](#) [Rochelle Henson](#) [RON KLEIN](#) [Rachel Hazelip](#) [Ryan & Tobey Bobo](#) [David Vigstol](#) [Robert Bennett](#) [JEANNE KUSTERER](#) [Art Talsma](#) [STEVE & PENNY ALLMER](#) [John Weeks](#) [JOHN & VICKI O'HARE](#) [Don & Sue Salyer](#) [Claudia Haynes](#) [Ken Yanecko](#) [Cherie Shields](#) [Rian Canton](#) [Kurt & Traci Brock](#) [JO DEE ARNOLD](#) [WADE SIMONSON](#) [Nick Rice](#) [Mike Cowan](#) [DAVE & CANDACE HARGREAVES](#) [Mark & Kathy Smith](#) [Judy \(and Jeff\) Noorda-Hill](#) [Will Cooper](#) [GINA RAMANI](#) [BRAD PINTLER](#) [CLAUDIA FRENT](#) [Marsing Rural Fire Department](#) [Jerry Mayer, Chief](#) [CRETIA SIMONSON](#) [Paul Willingham](#) [Dennis & Jennifer Teller](#) [Jeremy & Anna Jaramillo](#) [Amy Weidner](#) [TOM & PHYLLIS KEGEL](#) [Steve & Carol Meadows](#) [JENNIFER CHRISTMANN](#)

Subject: [External] Goldberg/Lewis Heights

Importance: Normal

Sensitivity: None

Good morning,

This is a request for a continuance on this matter.\~ Dec 21 is a difficult time for many people who want to attend the hearing but have other holiday commitments from traveling out-of-state/town or preparing for guests to arrive or already greeting and hosting out-of-state guests for the Christmas holiday.

As you know, development and growth in this area has many people concerned due to water issues.\~ Many are wanting to attend the hearing to express their concerns before the Planning and Zoning Commission.\~ We are asking that this hearing be rescheduled for the sake of community and equity of representation until after the new year.

Thank you.

Kim Yanecko

\~

Archived: Tuesday, December 12, 2023 11:15:37 AM

From: [Sabrina Minshall](#)

Mail received time: Fri, 1 Dec 2023 13:21:21

Sent: Fri, 1 Dec 2023 13:21:21

To: ['KIM CALDERON'](#) [Michelle Barron](#)

Cc: [Steve Strick](#) [Gianni Ramani](#) [Tom Bratcher](#) [TYLER RHINEHART](#) [CHAD & ASHLEY BEVERAGE](#) [GAYLE MURRAY](#) [Nate Ackerman](#) [LeeAnne Kubista](#) [Scott & Stephanie Godfrey](#) [Michael & Magdelene Chenore](#) [Kurt & Kerry Greenfield](#) [CHRIS & CARLA ZECCHINELLI](#) [Sherry Wickersham Cutler](#) [Kari Monte Smith](#) [LeeAnne Kubista](#) [Vicky George](#) [SCOTT WOOD](#) [DEE BOWER](#) [Scott & Deanna Rhinehart](#) [Lorna Klein](#) [Teresa Watson](#) [Rick & Rhonda Haub](#) [MANNY CAVAZOS](#) [Mandi Guy](#) [PATRICK & CAROLYN DERRICK](#) [BEVERLY CAVAZOS](#) [Patrick Johnston](#) [JOHN & LORI JOHNSON](#) [JOHN & CONNIE SCHREIBERT](#) [Linda Kelso](#) [Corey Weathermon](#) [Sheila Leppell](#) [Jeanie Amen](#) [TRACEY JACOBS](#) [Leisa Haslam](#) [Holley Werhanowicz](#) [ROGER BATT](#) [Sabrina Newberry](#) [TERRY & JODI MAHONEY](#) [DALE JEFFERS](#) [Sally Rummler](#) [Corey Nicholl](#) [TAMI VANDEVENTER](#) [CHRISTINE DENAULT](#) [RAMSEY](#) [Larry Olmsted](#) [Linda Steele](#) [TRISTAN WINEGAR](#) [Sheila McCully](#) [Rene Bine](#) [Cheryl Higley](#) [Tina Lambert \(State Rep B\)](#) [DAVID KUBISTA](#) [ERIC & ANDREA LAURITZEN](#) [Cindy Maureen Angerman](#) [Wes Weidner](#) [EMILY MAZZELLA](#) [JUSTIN & KELLY HOUSE](#) [Sherry Wilkinson](#) [DEBBIE & WALLY KANE](#) [TODD DECK](#) [RAY & CHRIS EIDE](#) [DARIN BEDE](#) [BRODIE GRAHAM](#) [ANISSA & DANIEL LOWRY](#) [Nate Guy](#) [Bethany Guajardo](#) [Heather Rice](#) [Nikki Kiesel](#) [EUNICE STONE](#) [SANDY BOWDEN](#) [RANDY & LISA RYDEN](#) [Allen & Marlaine Babbitt](#) [Ila Pierce](#) [Jaye Jaye Johnson](#) [Vanessa Walgamott](#) [Cynthia Sandford](#) [MICHAEL & GLORI NITZEL](#) [CAROL SCHROEDER](#) [Dave Caron](#) [LISLE GEORGE](#) [JENNIFER CLARK](#) [Angela Bratcher](#) [Belinda McBurney](#) [ERIC MCBRAYER](#) [BRENT & BECKY HARRIS](#) [MIKE & DONNA SPARRELL](#) [Rochelle Henson](#) [RON KLEIN](#) [Rachel Hazelip](#) [Ryan & Tobey Bobo](#) [David Vigstol](#) [Robert Bennett](#) [JEANNE KUSTERER](#) [Art Talsma](#) [STEVE & PENNY ALLMER](#) [John Weeks](#) [JOHN & VICKI O'HARE](#) [Don & Sue Salyer](#) [Claudia Haynes](#) [Ken Yanecko](#) [Cherie Shields](#) [Rian Canton](#) [Kurt & Traci Brock](#) [JO DEE ARNOLD](#) [WADE SIMONSON](#) [Nick Rice](#) [Mike Cowan](#) [DAVE & CANDACE HARGREAVES](#) [Mark & Kathy Smith](#) [Judy \(and Jeff\) Noorda-Hill](#) [Will Cooper](#) [GINA RAMANI](#) [BRAD PINTLER](#) [CLAUDIA FRENT](#) [Marsing Rural Fire Department](#) [Jerry Mayer, Chief](#) [CRETIA SIMONSON](#) [Paul Willingham](#) [Dennis & Jennifer Teller](#) [Jeremy & Anna Jaramillo](#) [Amy Weidner](#) [TOM & PHYLLIS KEGEL](#) [Steve & Carol Meadows](#) [JENNIFER CHRISTMANN](#)

Subject: RE: [External] Goldberg/Lewis Heights

Importance: Normal

Sensitivity: None

Ms. Yanecko and all;

~

I wanted to acknowledge the request emailed on 11/28/23, to continue the referenced case from the scheduled hearing date of Thursday, December 21, 2023.

~

As you are aware, this Spring, the Development Services Department extended the notification timelines for land use hearing cases, as well as began posting the application and any material received by the milestone of the hearing date selection, on the land use hearing page in advance of any hearing dates. [Land Hearings | Canyon County \(id.gov\)](#),

The purpose of both of these actions was to help any interested parties have the ability with a longer timeframe, to review material and provide comments in advance of the staff report and draft finding being prepared by the assigned planner, as well as to have as many materials and comments as possible included in the materials that the Commission receives ten days prior to the

hearing date.~ This helps our Planners, and Commissioners be able to thoroughly review the information prior to the hearing night. That advance material, coupled with any in person verbal testimony and/or any late exhibits the Commission chooses to enter at the hearing, are all part of the record they consider when they deliberate to a decision.

~

At this point in the process, all noticing requirements have been completely met for the 12/21/23 hearing. Since we also have confirmed we have a quorum of the Commission present, we will NOT be administratively removing the item from the agenda and rescheduling it.~ As all notifications have been completed, interested parties have a legal and fair expectation that the case will be heard. If we were to reschedule the case administratively, it would require complete re-noticing. In addition, hearing dates for the next three hearings are already full with cases scheduled.

~

- All applicable agencies and property owners within the required distance, were notified via mailing on **11/9/2023**.
- The Idaho Press Tribune posted the legal notice on **11/10/23**.
- The application and all preliminary hearing materials were posted to the Canyon County Land Use Hearing page **in advance of 11/12/23**.
- Per the Canyon County ordinance, signs were also posted on the property by **11/17/23**.
- In the mailed notices, and on the website link (which is also on the posted signs), the **written public comment deadline was advertised as 12/2/23**.
- The staff report and packet, including any comments received by the deadline, *will* be sent to the Planning and Zoning Commission, and posted on the land use hearing website on **December 12th**.

~

To help you all understand process from here, anyone testifying during the evening can request the Commission to consider a continuation to receive *additional* public input. It would be up to a member of the Commission to then make that motion, and it would need to be supported by the majority of the Commissioners present.

- I would suggest is during testimony when the request is made, to quantify the testimony or perspective that the Commission would be lacking if it is not continued.~ I would suggest the Commission will want to hear who was unable to attend, and why they were not able to take advantage of the opportunity to provide written testimony *by the comment period advertised* that the Commission would have been able to review in advance, as part of the record. ~

~

If the Planning and Zoning Commission **AT THE 12/21/23 HEARING, on the record**, wants to consider a continuation of the case, they will need to do so after they take up that agenda items.~ The Commission can consider, if they have a motion by a member to do so, to continue to a date certain, or to continue to a date uncertain.~ They can do this at any point during that agenda item that night.~ If a motion to continue the case is supported by the majority and is to a DATE CERTAIN, re-noticing Is not required (although we would post the new date on the website.) If a supported motion is to continue the case to a DATE UNCERTAIN, then when the date is determined, re-noticing will be required.~ ~It is also important to note, that the Commission can choose to close public testimony and continue the case for deliberation only to a certain date, or they can choose to keep the public testimony open until the next date, or close it and reopen it at the next meeting only.

~

Have a great weekend. Let me know if something in the process I outlined isn't clear. ~Please note any written comments can still accepted by the Planner Michelle.Barron@canyoncounty.id.gov through 12/2/23.



Sabrina C. Minshall, AICP

Director
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-454-6634
Fax: 208-454-6633
Email: Sabrina.Minshall@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)

From: KIM CALDERON <kjcalderon@sbcglobal.net>
Sent: Tuesday, November 28, 2023 10:56 AM
To: Rob Sturgill <rob_sturgill@yahoo.com>; Sabrina Minshall <Sabrina.Minshall@canyoncounty.id.gov>; Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Cc: Steve Strick <stevestrick@gmail.com>; Gianni Ramani <gpramani@verizon.net>; Tom Bratcher <tombtrat1@outlook.com>; TYLER RHINEHART <rhinehart22@gmail.com>; CHAD & ASHLEY BEVERAGE <crashlyashley8@hotmail.com>; GAYLE MURRAY <murrayfam4@sbcglobal.net>; Nate Ackerman <nate@rockplacingsco.com>; LeeAnne Kubista <lvacin93@yahoo.com>; Scott & Stephanie Godfrey <sgodfrey@hte1.net>; Michael & Magdelene Chenore <mchenore@msn.com>; Kurt & Kerry Greenfield <kerrysplace8@hotmail.com>; CHRIS & CARLA ZECCHINELLI <cz83607@gmail.com>; Sherry Wickersham Cutler <sherrycutler@yahoo.com>; Kari <kari.inflectionpointpartners@outlook.com>; Monte Smith <full.monte1@gmail.com>; LeeAnne Kubista <lkubista93@gmail.com>; Vicky George <vkausen@hotmail.com>; SCOTT WOOD <scottwood.re@gmail.com>; DEE BOWER <deneilbower@gmail.com>; Scott & Deanna Rhinehart <scottrhinehart53@gmail.com>; Lorna Klein <lkkrn@att.net>; Teresa Watson <happyappy73@gmail.com>; Rick & Rhonda Haub <rickhaub@outlook.com>; MANNY CAVAZOS <scubadoo8@gmail.com>; Mandi Guy <mandiphil314@hotmail.com>; PATRICK & CAROLYN DERRICK <hayderrick@aol.com>; BEVERLY CAVAZOS <gigi33quilts@gmail.com>; Patrick Johnston <patj62746@gmail.com>; JOHN & LORI JOHNSON <john.k.johnson2@msn.com>; JOHN & CONNIE SCHREIBERT <clschreiber6822@gmail.com>; Linda Kelso <lak-77@comcast.net>; Corey Weathermon <sales@northwestgunsupply.com>; Sheila Leppell <smleppell@gmail.com>; Jeanie Amen <faacropcare@gmail.com>; TRACEY JACOBS <traceyj5@att.net>;

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<sandyjbowden@gmail.com>; RANDY & LISA RYDEN <rydenfamilyidaho@gmail.com>; Allen & Marlaine Babbitt
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LISLE GEORGE <lwgeorge@ucdavis.edu>; JENNIFER CLARK <josh07jenn03@gmail.com>; Angela Bratcher
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Ryan & Tobey Bobo <rbobo1475@gmail.com>; David Vigstol <vigstol@me.com>; Robert Bennett
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JO DEE ARNOLD <jodee.idaho@gmail.com>; WADE SIMONSON <wesimonson@yahoo.com>; Nick Rice
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<traveller_angel@verizon.net>; Steve & Carol Meadows <stevmead@gmail.com>; JENNIFER CHRISTMANN
<butterly37@yahoo.com>

Subject: [External] Goldberg/Lewis Heights

~

Good morning,

~

This is a request for a continuance on this matter. ~ Dec 21 is a difficult time for many people who want to attend the hearing but have other holiday commitments from traveling

out-of-state/town or preparing for guests to arrive or already greeting and hosting out-of-state guests for the Christmas holiday.

\~

As you know, development and growth in this area has many people concerned due to water issues.\~ Many are wanting to attend the hearing to express their concerns before the Planning and Zoning Commission.\~ We are asking that this hearing be rescheduled for the sake of community and equity of representation until after the new year.


\~

Thank you.

\~

Kim Yanecko

\~

Archived: Tuesday, December 12, 2023 11:14:57 AM
From: [KIM CALDERON](#)
Mail received time: Sat, 2 Dec 2023 21:52:35
Sent: Sun, 3 Dec 2023 04:51:29
To: [Michelle Barron](#) [Michelle Barron](#)
Subject: [External] GOLDBERG/LEWIS HEIGHTS OPPOSITION
Importance: Normal
Sensitivity: None
Attachments:
[GOLDBERG OPPOSITION - DEC 2023.pdf](#) 

Hi Michelle,

Attached please find my opposition letter regarding the Goldberg/Lewis Heights Development.~ I have to assume the Commissioners files will have the file page numbers marked as I have referenced several pages for their reference.~ It will make it difficult if they try to locate them within the nearly 600 pages on the day of the hearing.

Thank you,
Kim

December 2, 2023

SENT VIA EMAIL TO MICHELLE.BARRON@CANYONCOUNTY.ID.GOV

Planning & Zoning Commission
111 N 11th Ave
Caldwell ID 83605

**RE: Goldberg/Lewis Heights Subdivision
RZ2021-0030 & SD2021-0018**

Dear Commissioners:

The above-referenced case is before you again for consideration based on "substantial" changes as presented by the applicant and remanded back by the Board of County Commissioners (BOCC). At the time of this writing, the information available to the public, does not appear to provide new information as was required by you at the time this Commission voted to deny applications RZ2021-0030 and SD2021-0018. I present the following for your consideration and have presented page numbers from the case file where applicable. I also ask that you reread the letters submitted by concerned residents over a year ago and also read my letter pages 446 & 447. I have learned a lot since I decided to get involved in the land use hearings on development around my home. Please remember that the applicant has the BURDEN OF PROOF to ensure the change or development they are bringing before you WILL NOT negatively impact surrounding residents. Thank you in advance for reading this in its entirety along with the supporting documentation.

VOTE TO DENY: SEE PAGE 24

- 1) Commissioner Sheets moved to deny "...changing Finding 5 to state there would not be adequate water resources..."
- 2) Commissioner Williamson also commented "lack of fire suppression plan, ...no fencing plan for the canal and questions on traffic all were problematic for the project."

TESTIMONY BY PAID HYDROLOGISTS:

- 1) At the hearing on April 7, 2022, Hydrologist Terry Scanlon testified that "...water levels ... are stable year over year but fluctuate a lot out there." Additionally, "...they have seen up to 150 feet of seasonal fluctuation...". He also stated, "People will drill wells 100 feet below the water table and everything is good in the spring but at the end of the summer with AG irrigation going on, the water levels fall, they start to suck air and they start to have problems. It isn't an aquifer problem, it's a well problem,..." Finally, he said, "There are seasonal fluctuations because the water is used hard in the summer. He said to keep out of trouble, homeowners should drill the extra 100 feet. He doesn't feel development drive the water problems, it is irrigation and agriculture." **SEE PAGES 23 & 24** Can Mr. Scanlon guarantee that drilling an extra 100 feet will resolve the possible water quantity issue?
- 2) Terry Scanlon's Technical Memorandum, dated October 27, 2022 affirms the water right is for irrigation. **PAGE 576**
- 3) Mr. Scanlon states, "In home residential water use is primarily non-consumptive because the water returns to the aquifer through septic drain fields. **PAGE 577**. Two issues with this statement, 1) the land is located in the Nitrate Priority Area Strata 2 so filtering water through contaminated soil is NOT good for the aquifer and 2) recharge to the deeper aquifer does not

PAGE 1 / 8

occur from watering lawns and/or septic systems. They are still using groundwater entirely for this project.

- 4) Mr. Scanlon writes, "Although residential irrigation of turf can require more water per acre than some agricultural crops, the 25% decrease in total irrigated area is adequate to offset any increased per acre water use. **SEE PAGE 577**. This is a contradiction to his statement that agricultural use causes the aquifer levels to drop. Further, agricultural watering is actually monitored and reported to IDWR. Residential use, even from community wells, is not. Again, domestic lawn watering does not recharge the deeper aquifer but still pulls from ground water and could impact neighboring wells. They want to water 1.5 acres of lawn in this new development.
- 5) Mr. Scanlon acknowledges that "...water levels in the vicinity of Lewis Heights may fluctuate on a seasonal basis." **SEE PAGE 578** Where is the protection to the existing well owners should the seasonal fluctuations cause even a temporary reduction of water or "dry well" issues? Who is going to guarantee water year-round?
- 6) Mr. Scanlon references two wells ending ACA1 and DAA1 for historical purposes. Both of these wells are lower than the canal system. Based on conversations with the neighbors and long-time farmers, any parcels located below the canal do not have issues with aquifer recharge. Mr. Scanlon continues to state there are seasonal fluctuations but will NOT guarantee year-round water. **SEE PAGE 578**
- 7) Well ending in BBD2 is a new residential monitoring well and it should be noted that the well was installed in 2005 and by 2016 had to be redrilled AND lowered. In 2005, the well was producing 45 gpm and in 2021, the well was producing 27 gpm. Wells should last 50 years and this one lasted 11? Why? **SEE PAGES 578 & 580 AND THE WELL DRILLERS REPORTS ATTACHED**. Additionally, Mr. Scanlon implies that the wells in Deer Sky Ranch won't impact Lewis Heights, but when offered another well for monitoring equipment very near to Lewis Heights, IDWR declined indicating the current, and ONLY MONITORING WELL above the canal system on the hill was sufficient.
- 8) Mr. Scanlon continues by stating that, "...if a residential well is installed in winter or spring when groundwater levels are high, that well could potentially "go dry" in the summer as water levels fluctuate to seasonal lows in response to local irrigation pumping." **SEE PAGE 580** It seems Mr. Scanlon believes it is acceptable for people to have wells "go dry" even if just temporarily.
- 9) Mr. Scanlon states, "... there are approximately 7000 acres of agricultural land irrigated with groundwater south of Lake Lowell." **SEE PAGE 581** Why would the commission want to put well owners in harm's way without having definitive numbers on the aquifer level during the peak pumping seasons and its impact on well owners? No one has provided proof that guarantees year-round water availability. Further, if the goal is to protect agricultural land and the hydrologist is essentially blaming the farmer for water issues, why would you force a conflict to occur when you have a duty to prevent it? **SEE ALSO THE MAP FROM IDWR TO BE PRESENTED TO THIS COMMISSION BY CLAUDIA HAYNES**.
- 10) In Mr. Scanlon's report of July 7, 2023, he argues why this development will be good for the aquifer. **SEE PAGES 265 & 266** He does not state that the water rights for one irrigation well currently on this property cannot be used for potable water. He does not state that at least one additional water right will be needed for domestic use. He does not state that during the drought last summer, our community well (located about ½ mile from Goldberg) struggled to

keep up and I had no water coming from my tap. Another neighbor asked us not to water our lawns so she could shower. He does not state that with all the sand in the soil, well screens can clog causing blockages and reduction of water availability so when a fire occurs, hydrants may not produce enough water. Community wells and domestic wells are only as good as your worst drought year because we never know when those years will occur or for how long.

WATER RESOURCES

a. The water right for the parcel belongs to IRRIGATION. Has anyone checked with IDWR to confirm the water right will provide enough water for 31 homes for domestic use, fire suppression by way of hydrants and irrigation for 1.5 acres x 31 parcels? How will the applicant ensure the limitation of irrigation use?

b. The Lago Vista subdivision located within a half mile of this proposed subdivision has been trying to get approvals to move forward. The irrigation right they had was not sufficient to provide water to an entire subdivision. They applied for additional water rights that would provide adequate water rights for domestic, irrigation and fire protection. They were granted the same. Unfortunately, IDWR's posting process is archaic, and the local residents were not aware, otherwise we would have protested any application like we are doing in the Taylor Jene matter.

c. DSD has to provide proof there will be water available YEAR-ROUND to the existing and new homeowners that reside or will reside in this area. That information comes from IDWR who only provides aquifer numbers AFTER the irrigation season. Why hasn't DSD required more definitive answers from IDWR regarding YEAR-ROUND water availability and aquifer numbers so the Commissioners can make better informed decisions? DSD advises there are known water issues in this area. **SEE ATTACHED LETTER DATED SEPT 1, 2020 FROM KATE DAHL, DSD** There is a reason no farming occurred on this hill above the canal systems.

d. At a hearing before the BOCC on July 26, 2021, BOCC Commissioner Van Beek indicated Canyon County was going to partner with the City of Nampa on the Design Objectives, Treasure Valley Aquifer System Groundwater Flow Model. This research is to see if there is sufficient groundwater to sustain future population growth. What is the status of that partnership? What has the research produced since 2021? **SEE PARTIAL TRANSCRIPT ATTACHED**

e. Board of County Commissioner Brad Holton, during his election campaign called our area the "Pit of No Recharge". IDWR indicates AFTER the irrigation season, the aquifer recharges with no problems. While the water is available, IDWR acknowledges our soils make it harder for the water to recharge. Additionally, IDWR has indicated in emails, in person, and in their testimony that the resolution is for people to turn off their water collectively for a few hours or days to allow the water to recharge. No one can be expected to live without water for hours or even days. We pay taxes to live in our homes with the guarantee that water is available based on the decisions to develop these subdivisions by those in decision-making positions.

f. Most importantly, have you seen the map Claudia Haynes received from IDWR in August 2023? After receiving that map, my husband and I had a conversation with Nick Miller at IDWR and the information provided was frightening. It appears IDWR has been granting water rights even though there is a Stay Order in place. An affirmative decision could negatively impact well owners located within a swath the width of Lake Lowell (east to west) and from south of the Mora Canal all the way down to the Snake River. Should IDWR be approving more wells with a

Stay Order in place? Has IDWR provided this information to new water right applicants knowing they could be negatively impacted down the road? Are these paid hydrologists aware of this possible impact? **SEE THE IDWR MAP PRESENTED BY CLAUDIA HAYNES**

NITRATE PRIORITY AREA

- a. DSD has previously stated this parcel is not within a nitrate priority area. That would be partially inaccurate. DEQ has provided a map that shows a NPA Strata 2 area; this entire parcel is located within that zone. Has DSD provided updated information? Testing was expected to occur the fall of 2023/2024. How would these unsuspecting homeowners be impacted or how would additional septic tanks and drain fields not impact the homeowners already living nearby? **SEE ATTACHED MAP FROM DEQ**

NAMPA HIGHWAY DISTRICT (NHD) AND IDAHO TRANSPORTATION DEPARTMENT (ITD)

- a. The Application to Vary Standards is expired. Will NHD allow this to be approved again? The people in this area will protest the same.
- b. Will NHD require a turn lane like they required for Taylor Jene? NHD was UNABLE to provide any other location in Canyon County where a right turn bay was used into a residential area in a rural area.
- c. ITD through COMPASS provided data that Highway 45 has a budget to maintain, not expand and was expected to commence in 2017 for \$6.5 million. There is also UNFUNDED future needs to develop Highway 45 to four lanes with a center turn lane from Bowmont Road to downtown Nampa at a cost of \$64.2 million BACK IN 2014. They have not started this project nor do they have the funding for it at a substantial increase in costs to complete it at today's rates when it is clear our infrastructure to withstand the increase in traffic is desperately needed.

COMMUNITY WELL VS. DOMESTIC WELL

- a. The applicant has failed to show how adding a community well will impact us less than domestic wells. Hydrologists have indicated that a community well will produce 1,000 gallons per minute. Read that again. 1,000 gallons per minute.
- b. How large will the cone of depression be?
- c. Will the smaller domestic wells be impacted? How is the applicant going to protect them or any surrounding well?
- d. The applicant will create the community well and walk away leaving the maintenance and funding to the HOA. 23 years ago, Hydrologist, Terry Scanlon, recommended that my own HOA create a sinking fund that within five years of creation would have \$100,000 for repairs and/or replacement. That was in 2000. We also have a water use agreement that indicated we were to have a separate fund for these amounts. Fast forward to 2021 and our account was in the **RED**. A community well replacement (we have two), at today's rates, will cost at least \$500,000 EACH. We have no back-up and our HOA Board and most of the neighbors don't want an increase in fees to build the account. Who protects the homeowners when there is no money to repair or replace a well? The County and the State do not have a plan in place to protect unsuspecting homeowners who don't understand the need or importance of planning for such events. Civil lawsuits are not an acceptable alternative for protection.

f. Additionally, the applicant's hydrologist doesn't state that the community well draws LESS water, he just states it will be safer because of the testing required. Our fees for this year's required testing was \$4,500. Again, who is assuring the money is held in trust to pay for said testing?

g. Hydrologist Woodworth testified in the Taylor Jene matter on July 26, 2021, that community wells are constructed better, but states "...the negative to that versus an individual well is we see homeowner's associations having a hard time maintaining that. The infrastructure is in on day one but it's expensive infrastructure. It's difficult to maintain. If you have 30 ... people maintaining that infrastructure, it can make your water bills very, very expensive because we have expensive wells, expensive pumps, electronics, miles of water main to maintain and we see that a lot of HOA's have a hard time maintaining that in the future." **SEE ATTACHED PARTIAL TRANSCRIPT FROM HYDROLOGIST WOODWORTH FROM BOCC HEARING JULY 26, 2021 ON TAYLOR JENE (ADJOINING PROPERTY TO GOLDBERG)**

APPLICABLE STANDARDS AND REGULATIONS

Under this section you must answer certain questions. The BURDEN OF PROOF lies with the applicant who, I believe, has NOT provided any information to alleviate or mitigate any impacts to the surrounding land owners or change your vote from a previous unanimous denial.

A: Is the proposed conditional rezone generally consistent with the comprehensive plan?

The question should be is it consistent with the CURRENT plan? This application is being heard while the 2030 comp plan is in place that preserves the land in the area as Agricultural. The date of the original application should not apply and laws should be changed if it does. FOR EXAMPLE: If this application was approved in 2006 the comprehensive plan from that time would no longer apply to today's growth or it won't represent the wants of the current population. Applications before any board should be subject to the Comprehensive Plan that would apply at the time of construction.

B: When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

DSD would propose that surrounding this parcel is residential subdivisions. What it doesn't provide is the big picture wherein there is nothing but small farms, big farms and agricultural that is negatively impacted when these subdivisions are allowed. **SEE ATTACHED MAP THAT SHOWS FARMLANDS FAR OUTNUMBER THE SMALL AMOUNT OF SUBDIVISIONS THAT HAVE BEEN APPROVED.**

C: Is the proposed conditional rezone compatible with surrounding land uses?

Some decades ago, small farms sold off and subdivisions were developed in this area. Right or wrong, this decision has caused a conflict between farming operations and residential. It includes traffic conflict between farm equipment and passenger vehicles, "offensive smells" reported by city dwellers who move to this area and, noise and lighting issue during irrigation seasons that go late into the night and early mornings causing city dwellers to file reports against farmers. This conditional rezone is NOT compatible with surrounding land use as the urban sprawl is encroaching on farming and causing unnecessary conflict. **SEE STATEMENTS FROM PASCO FARMS page 106, 107 & 108.**

D: Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Where have you seen a turn lane into a rural subdivision in Canyon County? We can't even get a turn lane off Hwy 45 onto Lake Shore or Deer Flat. Yes, more homes and traffic will negatively impact the character of the area.

E: Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?

The applicant has NOT provided additional information on ensuring adequate water resources would be available. To reduce the amount of homes, allow a limit of irrigation to 1.5 acres, to “highly encourage” drought tolerant landscaping, to install a main meter to “continually monitor water usage” or to have the HOA determine a watering schedule does not protect the existing homeowners from overuse of water. If you aren’t aware, HOAs and CCRs are not something the County has control over and cannot enforce violations of misuse and/or abuse. All roads lead to a civil lawsuit. Will the County provide a fund to assist with attorney’s fees and costs down the road because they made a decision that negatively impacted a Canyon County resident? IDWR, Dennis Owsley, wrote a report in 2015 that indicated this area is having water issues. This cannot be ignored since IDWR doesn’t provide aquifer numbers until after the irrigation season when the majority of the pumping/water use has ceased. **SEE EXHIBIT C, PAGE 258. SEE ALSO PAGE 240 - STATEMENT FROM WELL DRILLER, CORKY DAVIS REGARDING DEVELOPMENT IMPACTS ON THE AQUIFER. ALSO SEE THE ATTACHED MAP REFLECTING THE WELLS, IRRIGATION, DOMESTIC AND COMMUNITY THAT COULD BE IMPACTED BY ADDING ANOTHER COMMUNITY WELL. AND FINALLY, SEE PAGE 112 – 2015 REPORT OF IDWR.**

At the BOCC Hearing, August 2, 2021, on the Taylor Jene matter, Commissioner Smith referencing statements made by IDWR “...It’s not surprising that there’s overlapping cones of depression creating the watering situations. And then it goes on to state that if everyone shuts their well off for a small deliberation of time, water levels would recover. And I think it’s interesting to me that that’s the solution.” At that same hearing, Commissioner Van Beek states among other things, “IDWR claims responsibility...is responsible for ensuring the wells are constructed ... with standards...IDWR is not claiming responsibility for the already installed poor wells, even though they’re claiming that they have standards that oversee them...” **SEE PARTIAL TRANSCRIPT FROM AUG 2, 2021 BOCC HEARING ON TAYLOR JENE.** So again, who is protecting the well owners who apparently have poorly constructed wells that can’t produce water should the aquifer drop? While the new well for a development may meet strict standards, there are no safeguards to protect existing homeowners.

F. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future travel patterns? What measures have been taken to mitigate impacts?

As stated previously, the applicant’s access to the property has expired. Based on the decisions by NHD to the Taylor Jene access off Sky Ranch Road, a less travelled roadway, a turn bay was required on a very dangerous hill. Apparently, NHD felt this didn’t resolve the issue (which still hasn’t been built due to the pending judicial review) so they have informed neighbors they will be shaving down the hill to make it easier for the Taylor Jene development. This cost is at the taxpayer’s expense of \$250,000. Will a new application to vary standards by Goldberg require two different turn bays (one in each direction) on Lewis Lane? Lewis Lane, an even busier main roadway with limited sight distance in both directions for stopped vehicles trying to turn or worse, a bus stopped on the roadway. What will that cost the taxpayer who is opposing the development due to the lack of infrastructure?

Idaho Transportation Department (ITD) indicates it doesn’t oppose the development, but who is accounting for the CUMMULATIVE growth as these developments are approved, perhaps not yet built, but eventually will add **10 TRIPS PER DAY PER HOUSEHOLD** as indicated figures by NHD & ITD? This development alone will add 310 extra vehicles on the road each day. Highway 45 and Highway 55 will feel the impact of the additional vehicles as these developments are built out.

G: Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?

The current variation expired. See Answers above.

H: Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

The Nampa School District has already stated they have concerns about capacity. Their bonds and supplemental levys barely pass. The students are not "making the grade" with test scores. They have requested a lighted bus stop. Will this occur on Lewis Lane on the top of a hill with limited sight distance in either direction? It is very dark out in the rural areas and the safety of the children needs to be considered a priority.

The Upper Deer Flat Fire Department is 100% volunteer. What is the threshold to require a full-time staffed firehouse? Will the taxpayers who opposed the development be required to fund it?

ANALYSIS QUESTIONS

A. Promote the public health, safety and welfare of the people of the county by encouraging the protection of viable farmland and farming operations.

As stated above, farmers are having difficulty dealing with the conflict created when residential development is allowed within agricultural farm land. This application is being considered as the 2030 comp plan was changed to better protect AG land. This should be a major consideration when determining if the conditional rezone should be approved. **SEE LETTER FROM PASCO FARMS PAGES 106, 107 & 108.**

B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan.

This parcel is not within the City of Nampa's Impact Area, only it's consideration. This change to expand could take years and/or decades to occur, especially without definitive answers on water issues. Decisions by the county should not be based on speculation. What are the results of the groundwater study done with the City of Nampa? Additionally, Doug Critchfield, from the City of Nampa states, "Nampa supports the County's efforts to preserve agricultural land where feasible." **SEE PAGE 252**

C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65.

We moved here in August 2017. We used to see deer regularly and now rarely see them. We used to see fox and hear coyotes. We not longer see fox and rarely hear coyotes. When is too much development too much? After the wildlife is gone

D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development.

Any residential development in this area will negatively impact the wildlife. What constitutes unreasonable or do we wait to determine the threshold of residential development once the wildlife is gone?

Farmers and their employees complain about the growth as it makes it difficult for them to do their jobs effectively and efficiently. There is a continual conflict with urban development complaining about noise, smells, waiting (or not waiting) to accommodate tractors and other farming equipment. The farmers have to deal with the complaints while the city dwellers who move to the rural areas are just inconvenienced by the area they chose and assumed would operate like the city.

Commissioner Van Beek stated at a previous hearing that 30,000 people now utilize Lake Lowell on the weekends and that our roads are not built to accommodate that traffic.

E. Provide for the development of school, churches and other public and quasi-public uses consistent with the comprehensive plan.

Our schools are already complaining about lack of funding to accommodate the overcrowding in our public schools. How is adding to the school population going to help without proactively planning AND building schools before developments are approved? Until laws are changes and substantial impact fees are implemented to proactively protect these agencies, the County will be operating on a reactive basis and our children will feel the impact, as they are now, with low test scores, drug use on campuses, even at the junior high level, and increased suicide rates.

ADMINISTRATIVE CHANGES:

A substantial change in the application, such as a change in well types, in this case changing from Domestic to a Community Well, should require a NEW application given the time between the original application to present AND the substantial changes made to the application. To give an applicant all the tools necessary to make any and all changes to an application with direction by a commission or DSD on what to change to ensure an approval is a violation of our rights. Who is protecting our rights when we come before a commission with valid information and facts only to be ignored because an applicant is literally handed the tools to guarantee an approval? If there isn't one, an ordinance should be created to better protect the residents of Canyon County as it pertains to development. Absent an ordinance, you cannot ignore the impacts this development would have on the 2030 comprehensive plan to preserve agricultural lands among the other items listed above.

In closing, please recall the applicant's hydrologist has acknowledged that this area has significant fluctuations in the summer. They claim the amount of GROUNDWATER used by the 31 homes will have a negligible impact on the aquifer and that the drain fields will recharge the aquifer. Lawns cannot recharge the aquifer, the land falls within the NPA Strata 2 which will leach back into the soil and perhaps reach the shallow aquifer, the homes will still be drawing from the aquifer and no one is talking about the impacts from the massive cones of depression caused by the community wells. The applicant failed to provide proof and/or a guarantee of water availability and that their subdivision will not negatively impact surrounding neighbors. Decision-making authorities must consider the cumulative impact as these subdivisions are approved. Ethically and morally, these applications must be denied.

Sincerely,



Kim Yanecko
13038 Skyview Street
Nampa ID 83686

Enclosures

Cc: The Posse



Development Services

Canyon County, 111 North 11th Avenue, Caldwell, ID 83605

(208) 454 7458 • (208) 454 6633 Fax • DSDInfo@canyonco.org • www.canyonco.org/dsd

September 1, 2020

RE: Parcel Inquiry for R30072011 – R30072013

Question: What is the process to subdivide this parcel?

The parcels were approved for a Conditional Use Permit (CU2005-169) for 101 residential lots in 2006. A preliminary plat called Heritage Estates was approved in 2007 (SD2006-342), these approvals expired. A Comprehensive Plan Map Amendment and Conditional Rezone for Rural-Residential (R-R) with Development Agreement was approved for Canyon County Lake Estates in 2009 (CPR2008-6). A preliminary plat was never submitted. The conditional rezone is still in place and subject to the conditions outlined in the development agreement. In order to subdivide the property a new subdivision application must be submitted that meets the development agreement. If the development agreement needs to be changed or updated, it needs to be scheduled for public hearing before the Board of County Commissioners (\$325). A request to change the zoning from R-R to R-1 would require a new Rezone (\$850) request and to go through the public hearing process.

For water rights please contact the Idaho Department of Water Resources, regarding wells.

Groundwater availability has been a significant concern to residents in this area. A "south canyon" area has been identified by Boise River Basin Feasibility Study, in this area as having water supply issues.

Please see this link for further details:

<https://idwr.maps.arcgis.com/apps/MapSeries/index.html?appid=60bdc094c5cd41a7882731399a0f3024>

Any future requests for development in this area will need to address groundwater supply in proportion to the density of development proposed to be considered for approval in this area.

If you have any further questions please contact me.

Sincerely,

Kate Dahl

Planner III

kdahl@canyonco.org

208-455-5958

Planning • Zoning • Building • Code Enforcement

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.

1 perhaps of a development agreement in which staff would
2 certainly be amenable to requiring those items as the board
3 sees fit.

4 COMM. SMITH: Okay. Commissioner Van Beek.

5 COMM. VAN BEEK: Thank you, Madam Chair. Three
6 weeks ago approximately, we had asked -- I had asked for
7 additional information from Nate Runyan who's the engineer
8 for the -- he's the deputy public works director for the
9 City of Nampa. He forwarded -- it's called Design
10 Objectives, Treasure Valley Aquifer System Groundwater Flow
11 Model.

12 I would like to have this included. I specifically
13 asked for this following that first hearing so I don't know
14 what your exhibit number is but he indicated at that time
15 that he would be interested in partnering with the County
16 to evaluate the compounded growth and looking at the
17 aquifer systems specifically in that area.

18 COMM. SMITH: Can we decide if we're going to add
19 that?

20 MS. ALMEIDA: That would be Exhibit 98.

21 COMM. VAN BEEK: Thank you.

22 COMM. SMITH: Do you want to make copies?

23 COMM. VAN BEEK: Yes.

24 COMM. SMITH: If Monica would do that for us?

25 COMM. VAN BEEK: Thanks, Monica.

1 COMM. SMITH: Do you want to give -- what was the
2 quick summary of that report? It was site specific?

3 COMM. VAN BEEK: No, I think it's area specific.
4 So not necessarily to that site but they're evaluating the
5 impact of growth for Nampa but I'm not sure. We've had a
6 lot of information and I've been collecting but I have not
7 had a chance to evaluate it. With the summary level, I
8 can't tell you.

9 COMM. SMITH: Okay. Okay. I'm going to think
10 about if we should enter an exhibit that we like -- we
11 might want to review. That I guess is my point. Okay.

12 COMM. VAN BEEK: Okay.

13 COMM. SMITH: Commissioner White.

14 COMM. WHITE: Jen, you said there's only two
15 community wells within one mile or two miles of the
16 project?

17 MS. ALMEIDA: I could find two community wells
18 within one mile.

19 COMM. WHITE: One mile.

20 MS. ALMEIDA: So a mile radius is what most of our
21 information in the staff report goes back to. So that's
22 the radius that we kept in doing that search.

23 COMM. SMITH: How old of a subdivision or those two
24 subdivisions and then how many lots do they serve?

25 MS. ALMEIDA: So Lake View Hills looks like is 44

1 lots and it's a '70s subdivision. Sky Ranch Estates looks
2 like it's 14 which is a mid 2000's it looks like.

3 COMM. VAN BEEK: In 1974, they --

4 MS. ALMEIDA: Or 1996. I'm sorry.

5 COMM. SMITH: It's not Sky Ranch Estates? Is that
6 the second one?

7 MS. ALMEIDA: Yes, Sky Ranch Estates.

8 COMM. SMITH: Okay.

9 COMM. VAN BEEK: Madam Chair.

10 COMM. SMITH: Commissioner Van Beek.

11 COMM. VAN BEEK: This exhibit is related to
12 sufficiency in groundwater for future population growth in
13 the county and so it has several questions and then their
14 purpose and objectives. So I think it's applicable.
15 They're identifying what areas are capable of supporting
16 additional groundwater development, location and timing and
17 the magnitude of aquifer water level changes and whether or
18 not there's sufficient supply for the foreseeable future.
19 So they are issues. I don't know that it solves the
20 problem but it's a part of developing a tool or rubric for
21 evaluating the groundwater.

22 COMM. SMITH: But it doesn't have any specific
23 information. It's just --

24 COMM. VAN BEEK: That is true.

25 COMM. SMITH: And there's nothing -- it doesn't

1 even answer the questions. It just states the questions
2 and that they're forming a committee. Do we know the
3 status of the committee?

4 COMM. VAN BEEK: No. Because the County has not --
5 that has to be developed. We indicated we would be
6 interested in a partnership but they have a piece of it
7 already in motion and so the County would need to have some
8 type of memorandum of understanding or something that moves
9 that process forward.

10 COMM. SMITH: I don't know that this one helps the
11 case today.

12 COMM. VAN BEEK: Okay.

13 COMM. SMITH: Helps understand it but it doesn't
14 have -- yeah. That's fine. Okay. And then you handed out
15 Exhibit 96.

16 MS. ALMEIDA: Yes. And we will need to make copies
17 of Exhibit 97. I only have one copy of that as well.

18 COMM. SMITH: Can you help with that? And can you
19 remind me what exhibit -- the original IDWR exhibit was?

20 MS. ALMEIDA: I believe it was 62 but let me just
21 go back to my notes here.

22 COMM. SMITH: Yep. You're right. Thank you.
23 Okay. Do you have any questions for staff? I guess my
24 final question is they did submit a proposed development
25 agreement but you've not had time to negotiate any of the

1 was then redrilled in 2016 with a slotted stainless steel
2 screen which is a preferable method to do that which makes
3 a longer term more reliable well.

4 So, you know, just kind of as an example, you know,
5 I wanted to present those well logs. But some of the
6 information that Mr. Miller testified to of why wells lose
7 productivity, you know, it certainly can be a pump issue,
8 either mechanical or electrical. It can be a well
9 construction issue. You know, it can be caving of open
10 hole -- open bore hole. It could be blinding of screens.
11 It could be localized overpumping and stress on that well
12 or one of the reasons certainly can be a regional
13 groundwater decline. But based on the information that we
14 have seen that we've collected and very consistent with the
15 IDWR information that Mr. Miller testified to, it's -- it
16 doesn't appear that there's a groundwater decline in the
17 area.

18 COMM. SMITH: Thank you. So with some of -- with
19 the high volume of failures in this area, does that give --
20 I mean is there any -- any reason that a community well
21 would be better? Especially if you're looking at the
22 long-term -- because these subdivisions have the likelihood
23 of being there 80 to 100 years. Is the longevity of a well
24 or a community well better?

25 MR. WOODWORTH: It's -- there's kind of two --

1 that's sort of a double-edged question there and the reason
2 why it is is from a longevity and a well construction
3 standard, a community well is certainly generally more
4 reliable. It's constructed to a municipal standard. We
5 construct those with well screens. We would have a primary
6 well and a redundant well. So generally, it would be more
7 reliable from a well production standpoint.

8 One of the things that we see with community and
9 public water systems that's kind of the negative to that
10 versus an individual well is we see homeowners associations
11 have a hard time maintaining that. The infrastructure is
12 in on day one but it's expensive infrastructure. It's
13 difficult to maintain.

14 If you have 30 or 40 or 50 or, you know, 20 people
15 maintaining that infrastructure, it can make your water
16 bills very, very expensive because we have expensive wells,
17 expensive pumps, electronics, miles of water main to
18 maintain and we see that a lot of HOA's have a hard time
19 maintaining that in the future.

20 You know, kind of a good indication is some of the
21 information that Jennifer pulled for the two public water
22 systems that are within 1 mile. A lot of those are seeing
23 some violations. Some are administrative related to
24 monitoring. You know, that's another example. The HOA's
25 have a hard time getting an operator that costs money that

1 can do the monitoring for the period that it needs to be
2 done. And so it's -- I'd say it's better from
3 infrastructure reliability standpoint on day one. On year
4 20 or 30, in some cases, it can actually be worse depending
5 on whether the HOA's collecting enough fees to properly
6 maintain the infrastructure.

7 COMM. SMITH: Management issue but it's safer.

8 MR. WOODWORTH: On day one it is for sure.

9 COMM. SMITH: Yeah.

10 MR. WOODWORTH: I wouldn't say it's safer. I'd say
11 it's constructed to a higher level of reliability.

12 COMM. SMITH: That's probably true. What
13 percentage -- never mind. I'm good.

14 COMM. VAN BEEK: Madam Chair.

15 COMM. SMITH: Commissioner Van Beek.

16 COMM. VAN BEEK: Can you help me? I'm looking at
17 the -- these are 10 years apart basically. And so on your
18 discharge yield for the May 31, 2016, it's 60 to 70 gallons
19 per minute. Help me locate that information on the March 1
20 of '06 report.

21 MR. WOODWORTH: That would be in the upper right
22 under no. 12. It says "Well tests." It says, "Yield,
23 gallons per minute."

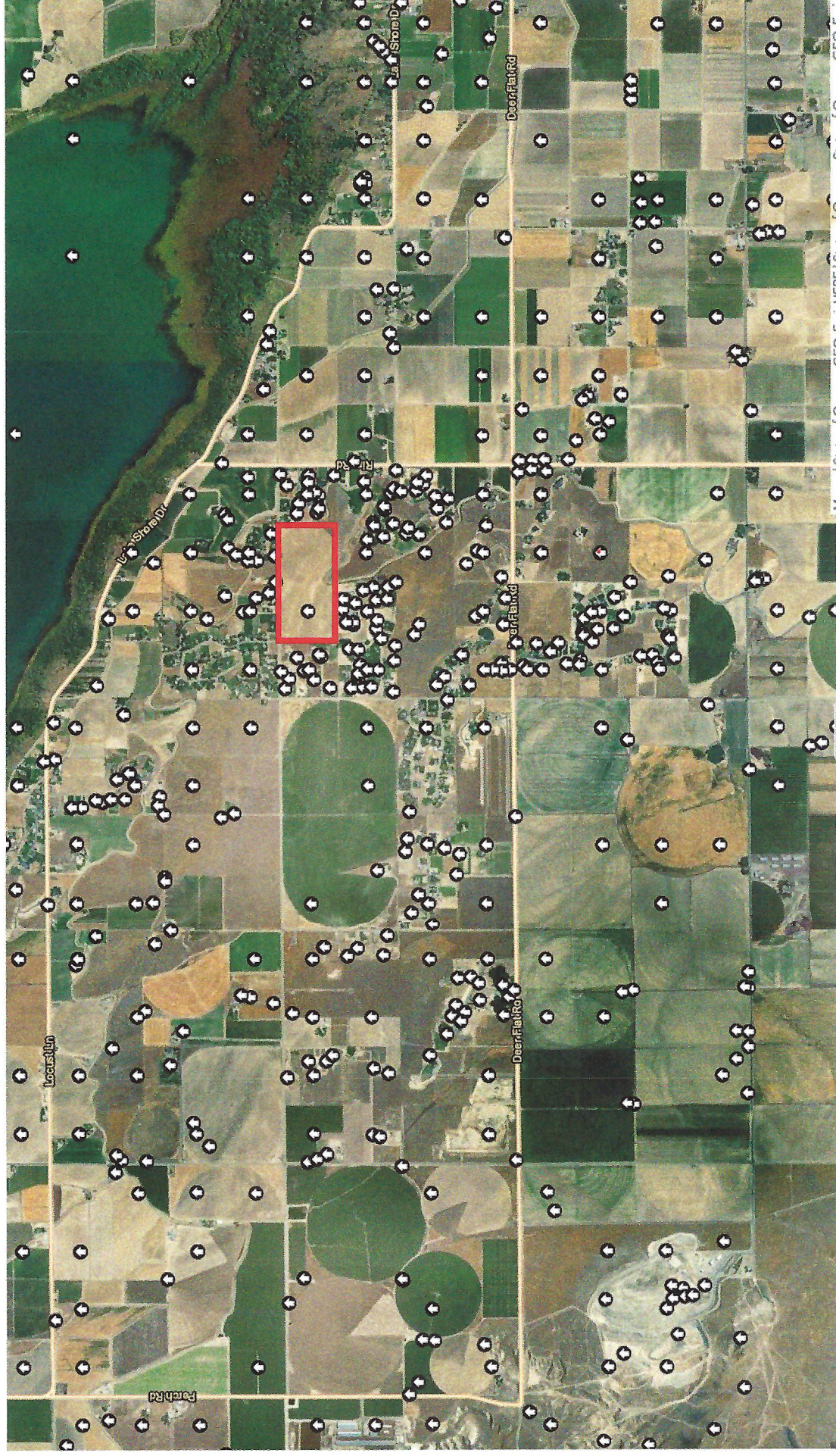
24 COMM. VAN BEEK: Okay.

25 MR. WOODWORTH: 15.

SUBDIVISIONS VS. FARMLANDS

AGRICULTURAL CONFLICT DUE TO URBAN SPRAWL

2030 COMP PLAN PROTECTS AG LAND, 2020 COMP PLAN A "GUIDE", DOMESTIC WELL USE NO MONITORED



1 City of Caldwell has issued a statement to the Board
2 indicating that dust control if we're planning on
3 having that mitigation effort, that water trucks may
4 be in short supply because of the short water year.
5 I like the idea, but again, it's an enforcement.
6 And if people don't have water to irrigate or to
7 bathe in, the nonpotable water, I don't know where
8 they're going to get that water source if they
9 can't -- you know, water's regulated by irrigation
10 companies and ditch riders to insure adequate flow
11 for the people that are going to be using that
12 first. So that is a question that I have also is to
13 whether the Board can even enforce that if we put it
14 on as a condition of approval.

15 COMMISSIONER SMITH: Just checking. Did you
16 guys review Exhibit 100, which was the most recent
17 e-mail from IDWR?

18 COMMISSIONER WHITE: Yes.

19 COMMISSIONER VAN BEEK: I have this
20 highlighted.

21 COMMISSIONER WHITE: Yes, I did.

22 COMMISSIONER SMITH: So again, just throwing
23 it out as an option, there are lots -- what I take
24 away from Exhibit 100, specifically that e-mail,
25 because this exhibit is quite large, but the e-mail

1 from Mr. Owsley -- like you read the -- they're
2 talking about the low productivity rate, but then
3 you move onto the next one. It's not surprising
4 that there's overlapping cones of depression
5 creating the watering situations. And then it goes
6 on to state that if everyone shuts their well off
7 for a small deliberation of time, water levels would
8 recover.

9 And I think it's interesting to me that
10 that's the solution. But then you go into the next
11 point, and --

12 COMMISSIONER VAN BEEK: What paragraph are
13 you on, Madam Chair, or bullet point?

14 COMMISSIONER SMITH: Huh?

15 COMMISSIONER VAN BEEK: What paragraph or
16 bullet point?

17 COMMISSIONER SMITH: The third bullet point.
18 He goes on to say that he hates continuing to preach
19 this, but the wells were not constructed well and
20 that it would be interesting to determine the wells
21 with issues versus the wells without issues and then
22 comparing those and that it seems like if you
23 wanted -- like going back to like options, you can
24 just deny it and ask for a more specific approach
25 from them on water. You could also infer from this

1 that he does state very clearly that if the wells
2 were constructed to a certain standard and then he
3 even goes on to state that well-constructed
4 community wells would have alleviated this issue, so
5 you can even go on and just say that that's -- I
6 mean, that that's our condition of approval, that
7 it's a right area to in-fill for residential growth
8 but that they need to meet the community well
9 standards.

10 COMMISSIONER VAN BEEK: And Madam Chair, the
11 community well standards, and I would have to look
12 for that exhibit, but IDWR claims responsibility.
13 It's right here on Exhibit 76. While the department
14 is responsible for insuring the wells are
15 constructed that is consistent with standards by
16 licensed well drillers, that statement there, to ask
17 an entity that's already charged with overseeing and
18 monitoring a well, you know, I'm trying to figure
19 out where this leaves a person that wants to build a
20 home. The Board's findings clearly do not tie any
21 liability to the Board's decision-making process.
22 IDWR is not claiming responsibility for the already
23 installed poor wells, even though they're claiming
24 that they have standards that oversee them. So
25 there has to be something that protects people. And

1 when people have -- when people have to take
2 responsibility for what's done, then there's going
3 to be some safeguard in the system that insures
4 quality builders can put in quality homes with
5 quality wells.

6 I don't disagree with you, but I'm saying
7 this entity, there's some conflict here that I don't
8 own. I own what I do from my seat. And so I can
9 approve when I have criteria and findings that allow
10 me to approve and make legal defensive findings for
11 the citizens that put us here.

12 COMMISSIONER SMITH: Any other deliberation?
13 I think that would be important to probably -- it
14 sounds like both of you would like to deny. So I
15 think it's very important to deliberate on what the
16 applicant can do to obtain approval in the future.

17 COMMISSIONER VAN BEEK: And Madam Chair, I
18 did want to say also that I spoke with Mayor Kling,
19 and I've had a conversation with Councilman
20 Haverfield about the rapid growth in Nampa
21 specifically and what they're going to do in the
22 county. For the record we said we want to get the
23 word out that there is a desire for the county to
24 coordinate with its city partners to look at what
25 the future growth and the vision of the county looks

Archived: Tuesday, December 12, 2023 11:15:43 AM

From: [Sabrina Minshall](#)

Mail received time: Mon, 27 Nov 2023 15:03:10

Sent: Mon, 27 Nov 2023 15:03:09

To: '[KIM CALDERON](#)'

Cc: [Michelle Barron](#)

Subject: RE: [External] Re: RZ2021-0030 and SD2021-0018 Goldberg/Lewis Heights

Importance: Normal

Sensitivity: None

I cannot tell you what was considered a substantial change back in 2022 with the previous Board, I wasn't at that hearing. For this case, that Board of Commissioners took that action on 11/16/22 after a request by the applicant, given the new water system type that was being proposed.

This Commission and I are working on an update to the ordinance to be clear that there is always a process available for the Board to remand something back to PZ. It is at their discretion, as it always has been.

~

If this was to come to me today, with a change such as it was proposed back from November of 2022, I too would say that a change in how services are provided going from individual wells to a community water system, would be a good grounds to have another PZ review before going to the BOCC.

Each case is different, but I have seen substantial changes of late with other applications that might include lot count changes over say 10%, changes in provision of essential services, or changes in concept plans that have been supported by the Board of Commissioners to request an additional screening and due diligence by PZ.

~

All we have so far, historically and recently, related to the changes (water system) is in those preliminary hearing materials.~ You can certainly provide written comment prior to the date, or come in person to the new hearing and testify.

~

~



Sabrina C. Minshall, AICP

Director

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID~ 83605

Direct Line:~ 208-454-6634

Fax:~ 208-454-6633

Email:~ Sabrina.Minshall@canyoncounty.id.gov

Website:~ www.canyoncounty.id.gov

Development Services Department (DSD)

~

~~~~~

~

**From:** KIM CALDERON <kjcalderon@sbcglobal.net>  
**Sent:** Monday, November 27, 2023 2:56 PM  
**To:** Sabrina Minshall <Sabrina.Minshall@canyoncounty.id.gov>  
**Cc:** Michelle Barron <Michelle.Barron@canyoncounty.id.gov>  
**Subject:** Re: [External] Re: RZ2021-0030 and SD2021-0018 Goldberg/Lewis Heights

~

Thank you Sabrina. I am concerned the commissioners will miss much of the importance of the detail by reviewing old data.~

~

Without knowing what the substantial changes are, how do we properly argue an opposition?

~

And the question that wasn't answered was what constitutes a substantial change? What is the criteria? Who decides this? I am looking for the S&Ps that provide the guidance and direction for everyone to operate on the same page. Does that make sense?

~

Thanks, Kim

[Sent from AT&T Yahoo Mail on Android](#)

~

On Mon, Nov 27, 2023 at 1:45 PM, Sabrina Minshall

<[Sabrina.Minshall@canyoncounty.id.gov](mailto:Sabrina.Minshall@canyoncounty.id.gov)> wrote:

Hello Ms. Calderon,

I wanted to provide you additional information for your question below related to the historic progression of this case.~~

**The link below has all the preliminary hearing materials, including the cited documents below.**

On page 267 of 581 at the link below, you can see the case history after the 2022 PZ meeting.

[Land Hearings | Canyon County \(id.gov\)](#)

Planner Barron is currently receiving public comment, as you are aware, and will be drafting her staff report and recommended FCO's for the 12/21/23 PZ hearing.

Those documents should be posted to the same link below approximately 10 days before the PZ hearing.

#### Case History:

- April 21, 2022- PZ approved FCO's that recommended denial
- The case was set to be heard by the BOCC on 11/16/22. Planner Lister's staff report for that hearing is in the material beginning on (page 270.)
- The applicant requested on 11/14/22 that the case be sent back to PZ related to new information to explore a community well. (page 268)
- At the beginning of the 11/16/22 hearing, the BOCC took an action to have the case returned to PZ for their review of the new information and design.
- On 7/7/23 (page 265) Planner Barron received the additional detail regarding the case to support the new proposal for a community water system. (page 265)



#### **Sabrina C. Minshall, AICP**

Director

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6634

Fax: 208-454-6633

Email: [Sabrina.Minshall@canyoncounty.id.gov](mailto:Sabrina.Minshall@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)



**From:** KIM CALDERON <[kjcalderon@sbcglobal.net](mailto:kjcalderon@sbcglobal.net)>

**Sent:** Wednesday, November 22, 2023 3:23:30 PM

**To:** Michelle Barron

**Subject:** [External] Re: RZ2021-0030 and SD2021-0018 Goldberg/Lewis Heights

~

Hi Michelle,

~

Kind reminder for a response to the below questions.

~

Thanks!

Kim

[Sent from AT&T Yahoo Mail on Android](#)

~

On Tue, Nov 21, 2023 at 7:25 AM, KIM CALDERON

<[kjcalderon@sbcglobal.net](mailto:kjcalderon@sbcglobal.net)> wrote:

Thanks for the response Michelle. It appears you work late. :( I hope you guys can fill the vacancy needs soon.~

~

Based on your responses, please advise when this case was heard by BOCC who then remanded it back to P&Z. Please explain that process further. What is the criteria for a substantial change?

[Sent from AT&T Yahoo Mail on Android](#)

~

On Mon, Nov 20, 2023 at 6:26 PM, Michelle Barron

<[Michelle.Barron@canyoncounty.id.gov](mailto:Michelle.Barron@canyoncounty.id.gov)> wrote:

Kim,

~

Jennifer forwarded your email to me.~ I am the planner on the case.~ Please see the responses in red next to your questions.~ Let me know if you have further questions.

~

Thanks,

~

*Michelle Barron*

*Principal Planner*

*Canyon County Development Services Department*

*111 N. 11th Ave., #310, Caldwell, ID~ 83605*

Direct Line:~ 208-455-6033~\~\~\~\~\~\~

DSD Office Phone:~ 208-454-7458

Email:~ [Michelle.Barron@canyoncounty.id.gov](mailto:Michelle.Barron@canyoncounty.id.gov)

Website:~ [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Office Hours:

Monday, Tuesday, Thursday and Friday 8am – 5pm

Wednesday 1pm – 5pm

**\*\*We will not be closed during lunch hour \*\***

~

~

From: KIM CALDERON <[kjcalderon@sbcglobal.net](mailto:kjcalderon@sbcglobal.net)>

Sent: Monday, November 20, 2023 4:05 PM

To: Jennifer Almeida <[Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)>

Subject: [External] P&Z Process

~

Hi Jennifer,

~

I left a voicemail, but better if you respond to this email so I can share with the group.

~

Goldberg/Lewis Heights was heard back in April 2021. P&Z denied the application. It appears it is back again before the P& Z under the same application number.~

~

1. Please advise if those who submitted letters and exhibits in 2021 have to resubmit the same or will P&Z review all material submitted with a fresh set of eyes and consideration? **All of the previous**

materials will be provided to the Planning & Zoning Commission.

~

2. After nearly three years has passed, why wasn't the applicant required to file a new application? The case was remanded back to the Planning and Zoning Commission by the Board of County Commissioners for substantial changes, so the case would remain the same case number.

~

3. Will this be considered under the 2023 comp plan since it has been nearly three years since it was denied? This application was submitted under the 2020 Comprehensive Plan, so it will be heard under the same.

~

Thanks for your assistance.

Kim Yanecko

~



## Board of County Commissioners - Staff Report

### Goldberg/LGD Ventures, LLC – RZ2021-0030 & SD2021-0018

Hearing Date: November 16, 2022 – Development Services Department

#### **Applicant:**

Darren Goldberg/LTD Ventures, LLC.

**Representative:** T-O Engineers

**Staff:** Dan Lister, Planning Official

**Lot Size:** 78.55 acres

**Current Zone:** "A" (Agricultural)

**2020 Comprehensive Plan – Future Land Use:** Residential

**Area of City Impact:** Not within

**Applicable Zoning Land Use**

**Regulations:** §07-06-07 & §07-17-09

#### **Notification:**

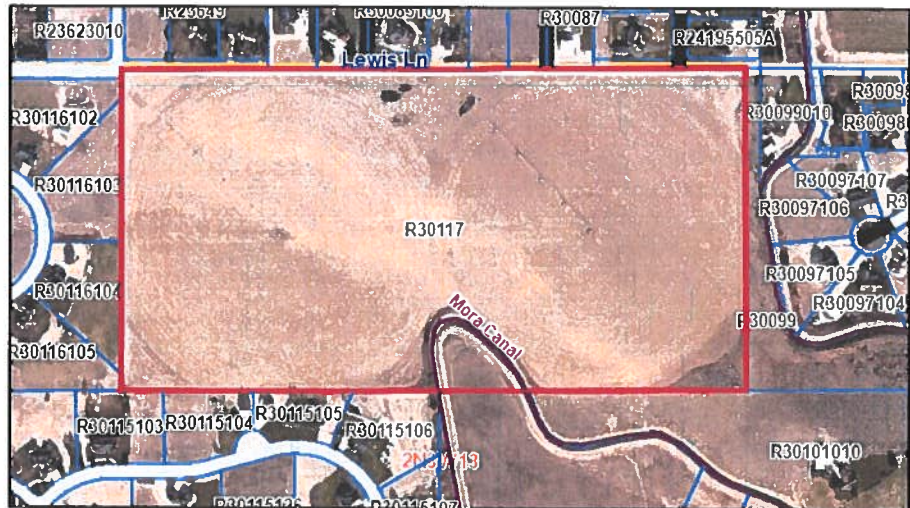
4/28/2022: Agencies &  
12/2/2021: Full Political  
10/27/2022: 600' Radius Notice  
10/30/2022: Newspaper  
11/3/2022: Posting

#### **Exhibits:**

1. FCOs - RZ2021-0030  
w/ Attachment A: Draft  
Development Agreement
2. FCOs - SD2021-0018 w/  
Attachment A: Preliminary Plat;  
Attachment B: Keller Associates  
Review Letter
3. Letter of Intent
4. Water Use Assessment submitted  
by applicant – SPF Water  
Engineering
5. Geotechnical Evaluation  
submitted by Applicant – GeoTek.  
Inc.
6. Neighborhood Meeting sign in  
sheet
7. Maps
  - a. Small Air Photo 1 Mile
  - b. Vicinity
  - c. Zoning
  - d. Subdivision & Lot Report
  - e. Soils
  - f. Prime Farmland & report
  - g. Lot Classification
  - h. Nitrate Priority Area
  - i. Future Land Use
  - j. Case & Report
  - k. TAZ Households
  - l. Contours
  - m. Dairy, Gravel pit, & Feedlot
8. Agency Responses:
  - a. Nampa School District
  - b. Nampa Highway District # 1  
(Variance)
  - c. City of Nampa
  - d. Idaho Transportation  
Department

#### **Request**

Darren Goldberg/LGD Ventures, LLC, is requesting a conditional rezone of parcel R30117 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone/Rural Residential) Zone. The request includes a development agreement and a preliminary plat (with irrigation and drainage plan) for Lewis Heights Subdivision. The subdivision consists of 31 buildable lots and 6 common lots. The 78.5-acre property is located on the south side of Lewis Lane, approximately 1300 ft. east of the intersection of Sky Ranch Road and Lewis Ln., Nampa, Idaho. The property is located in a portion of the NE¼ of Section 13, T2N, R3W, B.M., Canyon County, Idaho.



#### **Background**

The subject property appears to be an original parcel and eligible for an administrative land division pursuant to the Canyon County Zoning ordinance (CCZO) Chapter 7, Article 18. The property is currently vacant of any structures and used solely for agricultural use.

On April 4, 2022, the Planning and Zoning Commission recommended denial of the request rezone and preliminary plat (Exhibit 11). On July 12, 2022, the hearing before the Board of County Commissioners was tabled to November 16, 2022 upon request by the applicant (Exhibit 13). On October 28, 2022, the applicant submitted an update preliminary plat reducing the buildable lots from 34 to 31 (Exhibit 14) and included a water supply technical memorandum by HDR/SPF (Exhibit 15).

#### **Applicable Standards and Regulations**

##### **Conditional Rezone (CCZO §07-06-07(6):**

The amendment is required to meet the following criteria:

- A. Is the proposed conditional rezone generally consistent with the comprehensive plan;
- B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
- C. Is the proposed conditional rezone compatible with surrounding land uses;



| <div><div>e. Boise Project Board of Control</div><div>f. Upper Deer Flat Fire District</div><div>9. <u>Public Comments:</u></div><div><div>a. Canyon County Alliance for Responsible Growth (opposed)</div><div>b. Claudia Haynes (opposed)</div><div>c. Kim Yanecko (opposed)</div><div>d. Tim &amp; Cindy Petrucci (opposed)</div><div>e. Larry &amp; Susan Huter (opposed)</div><div>f. Michael &amp; Magdalene Chenore (opposed)</div><div>g. Cynthia Sandford (opposed)</div><div>h. Eunice Howard (opposed)</div><div>i. Tom &amp; Angela Bratcher (opposed)</div><div>j. Carl Davis</div><div>k. Kurt Greenfield (opposed)</div><div>l. Kerry Greenfield (opposed)</div><div>m. Amy Weidner (opposed)</div><div>n. Corey Nicholl, Erika Shaver-Nelson &amp; Alexi Malenky (opposed)</div><div>o. Patrick &amp; Carolyn Derrick (opposed)</div><div>p. Richard &amp; Keri Bucknell (opposed)</div><div>q. Terry Bower &amp; Dee Sarton-Bower (opposed)</div><div>r. Frankie's Aerial Application</div><div>s. Claudia Haynes - Canyon County Alliance for Responsible Growth (opposed)</div><div>t. Deanna Rhinehart (opposed)</div><div>u. Melody Weyerman (opposed)</div><div>v. Karen Rethford (opposed)</div><div>w. Lisle George (opposed)</div><div>x. Patrick and Carolyn Derrick (opposed)</div><div>y. Frank and Sheila McCully (opposed)</div><div>z. Canyon County Alliance for Responsible Growth (opposed)</div><div>aa. Benjamin Scott Wood (opposed)</div></div><div><div>10. Site Photos</div><div>11. P&amp;Z Minutes: 4/7/2022</div><div>12. T-O Engineer letter, Landscaping Plan and Presentation.</div><div>13. Applicant's request to table 7/12/2022 hearing.</div><div>14. Revised Preliminary Plat – 10/28/2022</div><div>15. Water Supply Technical Memorandum – dated 10/27/2022</div></div></div> | <div><div>D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?</div><div>E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;</div><div>F. Does the proposed conditional rezone 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? What measures have been taken to mitigate traffic impacts?</div><div>G. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and</div><div>H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?</div></div> <div><div><u><b>Analysis:</b></u></div><div>The applicant is requesting a conditional rezone the subject parcel from “A” (Agricultural) to “CR-R-R” (Conditional Rezone - Rural Residential). The average minimum lot size in the “R-R” zone is two (2) acres.</div><div>Pursuant to CCZO §07-10-25(1), the purpose of the “A” Zone is:</div><div><div>A. <i>Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;</i></div><div>B. <i>Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;</i></div><div>C. <i>Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;</i></div><div>D. <i>Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and</i></div><div>E. <i>Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.</i></div></div><div><div>Pursuant to CCZO §07-10-25(2), the purpose of the “R-R” (Rural Residential) zone is to “<i>encourage and guide growth in areas where a rural lifestyle may be determined to be suitable.</i>”</div><div><u><b>Future Land Use Map</b></u></div><div>The Canyon County Future Land use map designates the subject property as Residential (Exhibit 7i).</div><div><u><b>Surrounding Area &amp; Zoning:</b></u></div><div>The subject property is currently zoned “A” (Agricultural). The surrounding land uses and zoning are the following:</div><div><table><tr><th></th><th>Land Uses</th><th>Zoning</th></tr><tr><td><b>Northwest</b></td><td>Residential, platted subdivisions &amp; agriculture</td><td>A</td></tr><tr><td><b>North</b></td><td>Residential, platted subdivisions &amp; agriculture</td><td>A, RR, &amp; R1</td></tr><tr><td><b>Northeast</b></td><td>Agriculture and sporadic residential</td><td>A</td></tr><tr><td><b>Southwest</b></td><td>Platted subdivisions &amp; residential uses</td><td>A</td></tr></table></div></div></div> |             | Land Uses | Zoning | <b>Northwest</b> | Residential, platted subdivisions & agriculture | A | <b>North</b> | Residential, platted subdivisions & agriculture | A, RR, & R1 | <b>Northeast</b> | Agriculture and sporadic residential | A | <b>Southwest</b> | Platted subdivisions & residential uses | A |
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|                                                 |             |                  |                                      |   |                  |                                         |   |
| <b>Northwest</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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| <b>North</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           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|                                                 |             |                  |                                      |   |                  |                                         |   |
| <b>Northeast</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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|                                                 |             |                  |                                      |   |                  |                                         |   |
| <b>Southwest</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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|                                                 |             |                  |                                      |   |                  |                                         |   |

|                  |                                           |   |
|------------------|-------------------------------------------|---|
| <b>East</b>      | Platted subdivision and agricultural uses | A |
| <b>Southeast</b> | Platted subdivisions & residential uses   | A |
| <b>South</b>     | Platted subdivisions & bare ground        |   |
| <b>West</b>      | Platted subdivision and agricultural uses | A |

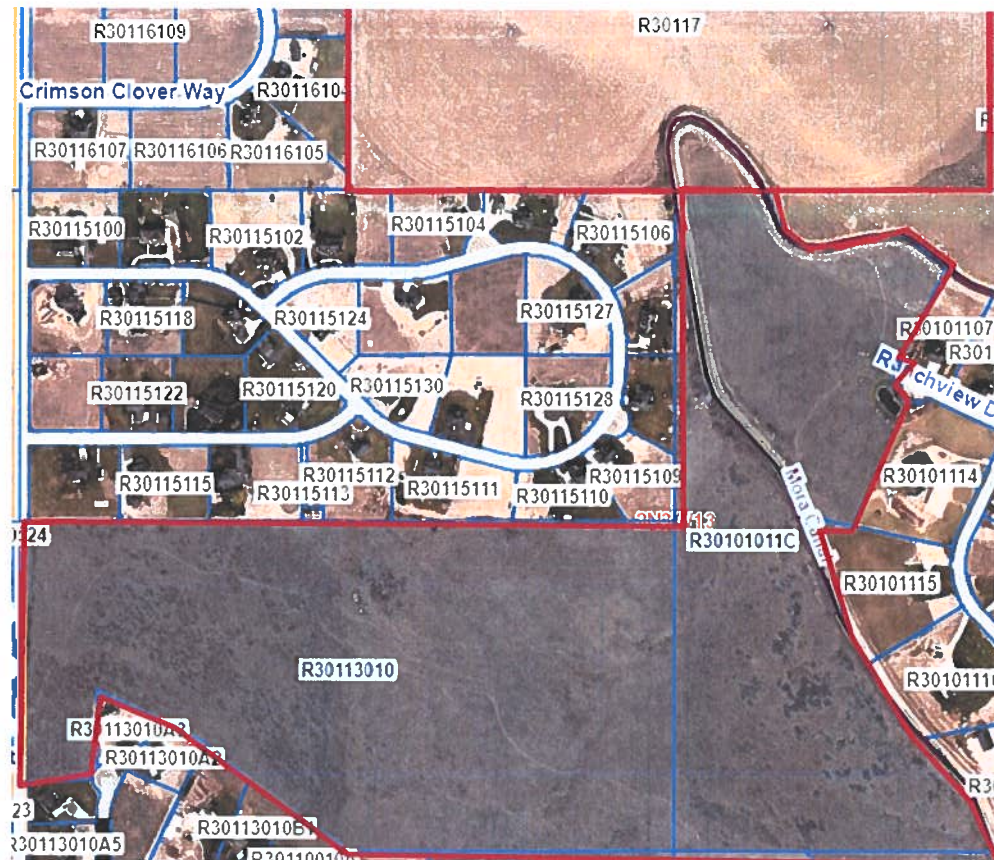
#### Subdivisions & Recent Approvals

Within one (1) mile of the site there are 19 platted subdivisions for a total of 272 lots (Exhibit 7d). The average platted lot size for subdivisions within one (1) mile is 3.58 acres. Within the notification radius of 600 ft., the average lot size is 4.62 acres with a median parcel size of 2.16 acres. The request proposes a 2.05-acre average lot size.

Recent zoning approvals in the area include (Exhibit 7j):

|                |                                 |                  |
|----------------|---------------------------------|------------------|
| Shwab          | Rezone from "A" to "R-1"        | approved in 2018 |
| Elizabeth Jett | Rezone from "A" to "R-R"        | approved in 2019 |
| Wood Brothers  | Conditional Rezone "A" to "R-R" | approved in 2019 |
| James Newell   | Rezone from "A" to "R-R"        | approved in 2020 |

The property south of the subject parcel has two applications currently in process known as Taylor-Jene/Ftera Views (RZ2020-0019/SD2020-0035). The applications are described as follows: *"Taylor Jene Homes, Inc. is requesting a conditional rezone of approximately 122.51 acres from an "A" (Agricultural) zone to a "CR-R-R" (Conditional Rezone-Rural Residential zone). The request includes a development agreement. Also requested is approval of a Preliminary Plat (including grading/drainage) for Ftera Views Subdivision (formerly Valley View Ranch #4). The plat contains a total of 33 residential lots. The subject properties, R30113010 & R30101011C are located on the east side of Sky Ranch Road, approximately 1565 ft. north of the intersection of Deer Flat Road & Sky Ranch Road, in a portion of the SW¼ of Section 13, T2N, R3W, BM, Canyon County, Idaho."*



### Soil & Farmland

The property consists of moderately-suited soil types (Exhibit 7e). The property contains 8.29% of prime farmland, with the remainder as being classified as not prime farmland (Exhibit 7f). The subject property has pivots installed for agriculture use. Irrigation water is provided via irrigation well (Exhibit 7a). The parcel has 77 acres of water rights at a diversion rate of 1.14 cfs (511 gm) which has been in use since 1970 (Exhibit 15).

Approximately 3500 ft. south and west of the site is an active crop-dusting operation (Frankie's Aerial Application).

### Nitrate Priority Area:

The property is not located within a nitrate priority area (Exhibit 7h). The requirements of Southwest District Health Department shall be met throughout the platting phase of the development, including, but not limited to, Subdivision Engineering Reports (SER).

### Sanitary Sewer & Domestic Water:

Each residential lot within the development will utilize individual septic systems and individual domestic wells. The applicant has submitted a Water Use Assessment Report in which groundwater levels within the local area were found to be stable and show no indication of over appropriation (Exhibit 4, pg.1). Well driller reports were obtained for wells within ½ mile of the site location (Exhibit 4, pg. 2) and the well construction of the wells are found on pg. 4. Conclusions found on Pg. 14 of Exhibit 4, states water monitoring by IDWR shows that aquifer levels in the vicinity of the development are stable or increasing slightly.

However, the area has historic seasonal fluctuations due to over 7000 acres of agricultural land being irrigated from groundwater which equate to approximately 20,000-acre feet pumped annually (Exhibit 15). The technical addendum recommends wells be constructed efficiently to withstand the seasonal water-level fluctuations. Without County regulations or adequate and enforceable conditions regarding the construction of individual wells, concerns regarding water issues (Exhibit 9) will continue to occur.

### Access:

The proposed access to the development will be via two approaches onto Lewis Lane. A Variance was approved by Nampa Highway District No. 1 to allow access onto Lewis Lane (Exhibit 8b).

### Compass TAZ zone:

The parcel is located within TAZ zone 2724 (Exhibit 7k). The TAZ zones are utilized for tabulating traffic-related data. COMPASS (Community Planning Association of Southwest Idaho) maintains and uses the data as part of the Communities in Motion Regional Transportation Plan. The TAZ provides future population, households and jobs forecasts. The table below outlines the forecasted growth in the TAZ zone by year. By the year 2050, the forecasted growth within the growth within the zone is 51-150.

### Essential Services

#### Emergency Services

The subject property is served by Upper Deer Flat Fire District and Canyon County Sheriff Department. Upper Deer Flat Fire District does not support the request until conditions regarding emergency services access, firefighting water supply and premise identification are addressed (Exhibit 8f). The preliminary plat has been updated (Exhibit 14) to include fire hydrants via existing water rights from well (Common Lot 17).

#### Schools

The subject property is located within Nampa School District and the district supplied comment in Exhibit 8a. The children within the proposed development would attend Lake Ridge Elementary School, South Middle School, & Skyview High School. The district has concerns about capacity at these schools at this time. A lighted area near the entrance to the subdivision was encouraged for safety of children waiting for the school bus.

### **Lewis Heights Subdivision – Preliminary Plat/Irrigation/Drainage (Exhibit 2, Attachment A & Exhibit 14)**

- Property Acreage: 78.53 acres
- Lots: 31 residential lots and 6 common lots; completed in two phases.
- Roads: Internal public roads will provide access to each residential lot



- Domestic Water: Individual Domestic Wells
- Sewage Disposal: Individual septic systems
- Irrigation: Pressurized irrigation will be provided to each residential lot (Plat Note 5). Irrigation water will be provided via the existing irrigation well on site.
- Drainage: Storm water will be retained on site (Plat Note 14).

**Keller & Associates:**

Keller & Associates has reviewed the preliminary plat/irrigation/drainage plans and found them to be compliant with Canyon County Code.

**Comprehensive Plan**

On October 27, 2022, the 2030 Canyon County Comprehensive Plan was adopted. The request is not consistent with the 2030 Comprehensive Plan which designates the area as “agriculture”. The application was submitted prior to the adoption of the 2030 Comprehensive Plan; and therefore, is subject to the 2020 Canyon County Comprehensive Plan.

The subject property is identified as “residential” on the 2020 Canyon County Future Land Use Map. The conditional rezone request is in general conformance with the following policies and goals contained within the 2020 Canyon County Comprehensive Plan:

|                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chapter 1. Property Rights</b>                                                                                                                                                                                                  |
| <b>Goal 1.</b> Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.                      |
| <b>Policy 7.</b> Develop ordinances that identify or define uses associated with each land use zone to promote clear understanding of property rights.                                                                             |
| <b>Policy 8.</b> Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.                                                                                                 |
| <b>Policy 11.</b> Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.                                                                                |
| <b>Policy 12.</b> Property owners acknowledge and expect that Canyon County will preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land uses. |
| <b>Chapter 2. Population</b>                                                                                                                                                                                                       |
| <b>Goal 1.</b> Consider population growth trends when making land use decisions.                                                                                                                                                   |
| <b>Policy 3.</b> Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.                                                        |
| <b>Chapter 5. Land Use</b>                                                                                                                                                                                                         |
| <b>Goal 1.</b> To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.                                                     |
| <b>Goal 2.</b> To provide for the orderly growth and accompanying development of the resources within the county that is compatible with the surrounding area.                                                                     |
| <b>Goal 3.</b> Use appropriate techniques to mitigate incompatible land uses.                                                                                                                                                      |
| <b>Goal 5.</b> Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.                                                                           |
| <b>Goal 6.</b> Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur.                                                                    |
| <b>Policy 1.</b> Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.                                                                  |
| <b>Policy 2.</b> Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.                                                                                   |
| <b>Policy 6.</b> Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.                                    |
| <b>Policy 3.</b> Canyon County supports Idaho’s Right to Farm laws (Idaho Code § 22-4501-22-4504), as amended.                                                                                                                     |



|                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Residential</b> This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established. |
| <b>Chapter 8. Public Services, Facilities and Utilities Component</b>                                                                                                                                                                                   |
| <b>Policy 3.</b> Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.                                                                                                                |
| <b>Chapter 9. Transportation</b>                                                                                                                                                                                                                        |
| <b>Policy 13.</b> Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes.                                                                                                       |
| <b>Chapter 11. Housing</b>                                                                                                                                                                                                                              |
| <b>Goal 1.</b> Encourage opportunities for a diversity of housing choices in Canyon County.                                                                                                                                                             |
| <b>Chapter 12. Community Design</b>                                                                                                                                                                                                                     |
| <b>Policy 9.</b> Encourage pressurized irrigation systems using non-potable water where reasonably possible (Idaho Code 67-6537).                                                                                                                       |

The conditional rezone request is not in general conformance with the following policies and goals contained within the 2020 Canyon County Comprehensive Plan:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chapter 3. School Facilities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Goal 2.</b> Strive for better connectivity, safer access, and pedestrian friendly transportation options to schools.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Chapter 4. Economic Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Goal 2.</b> To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Policy 1.</b> Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Chapter 5. Land Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Goal 4.</b> To encourage development in those areas of the county which provide the most favorable conditions for future community services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Agriculture</b> - The County's policy is to encourage the use of these lands for agriculture and agriculturally-related uses, recognizing that the intent is to protect the best agricultural lands from inappropriate and incompatible development balanced against competing development needs. The county recognizes that agricultural uses contribute to our economic base, and that the retention of agricultural land should be encouraged. Canyon County recognizes that dust, farm implement and aerial applicator noise, pesticide/herbicide, fungicide spray, and animal waste and odors associated with agricultural activities are normal and expected in agricultural areas, even when best management practices are used. |
| <b>Policy 1.</b> Encourage the protection of agricultural land for the production of food.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Residential</b> This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Policy 2.</b> Encourage residential development in areas where agricultural uses are not viable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Policy 3.</b> Encourage compatible residential areas or zones within the county so that public services and facilities may be extended and provided in the most economical and efficient manner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Chapter 6. Natural Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Agricultural Land</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Goal 1.</b> To support the agricultural industry and preservation of agricultural land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Chapter 13. Agriculture</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Goal 2.</b> Support and encourage the agricultural use of agricultural lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Policy 1.</b> Preserve agricultural lands and zoning classifications.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

### Comments:

#### **Public Comments**

The following are written comments received since before the Planning and Zoning Commission held on April 7, 2022 and up until the Board staff report was completed on November 8, 2022:

- Exhibit 9a – Canyon County Alliance for Responsible Growth: Concerns regarding water availability and safety, impacts on crop dusting in the area, traffic, compatibility issues, fire protection, and preservation of agricultural land.
- Exhibit 9b – Claudia Haynes: Concerned about information within the Water Use Assessment (Exhibit 4) and Geotechnical Evaluation (Exhibit 5) submitted by the applicant.
- Exhibit 9c: Kim Yanecko: The letter shows similarities to RZ2020-0019/SD2020-0035 (Taylor Jene) which was denied by the Board of County Commissioners due to the same issues regarding water, drainage, irrigation and the continued growth that is not mitigated in the area or County.
- Exhibit 9d: Tim and Cindy Petrucci: Concerned about water issues (drought year), fire suppression issues and the additional traffic the development will create.
- Exhibit 9e: Larry and Susan Huter: Water issues due to drought and development impact existing wells within Deer Sky Ranch Subdivision.
- Exhibit 9f: Michael and Magdalene Chenore: Opposed. The letter expresses same concerns as Exhibit 9c (Yanecko).
- Exhibit 9g: Cynthia Sandford: Opposed due to the concerns and impacts to agricultural property and uses (crop-dusting), traffic, lack of fire suppression and water and sewer concerns.
- Exhibit 9h: Eunice Howard: Opposed due to the request not being compatible (lot sizes, slopes, active farmland) and impact such as run-off, water resources issues and impacts to existing wildlife.
- Exhibit 9i: Tom and Angela Bratcher: Opposed due to concerns regarding water issues, lack of fire suppression, traffic/road conditions, impacts to schools. The letter requests a moratorium on development until adequate mitigations to address impacts are adopted.
- Exhibit 9j: Carl Davis: Experience (well and pump service business) with well and water issues south of Lake Lowell. Additional development will create significant problems.
- Exhibit 9k: Kurt Greenfield: Water issues creating extreme depth of wells, issues with sand and expense of repairs to existing homeowners.
- Exhibit 9l: Kerry Greenfield: Water and traffic issues in the area that will only increase by adding development as proposed.
- Exhibit 9m: Amy Weidner: Opposed. The letter expresses same concerns as Exhibit 9c (Yanecko).
- Exhibit 9n: Corey Nicholl, Erika Shaver-Nelson and Alexi Malenky: Opposed due to the on-going water issues of the area and evidence covered by Exhibit 9c (Yanecko).
- Exhibit 9o: Patrick and Carolyn Derrick: Opposed. Land in the area is prime agriculture. Water and traffic issues not addressed to support the request development.
- Exhibit 9p: Richard and Keri Bucknell: Opposed due to the sever shortage of water in the area/region. Well have gone dry in the area causing costly repairs. Traffic issues existing and will only be worse with additional residential development.
- Exhibit 9q: Terry Bower and Dee Sarton-Bower: Opposed due to severe water and traffic issues existing in the area.
- Exhibit 9r: Frankie and Jeanie Amen: Opposed due to the removal of agricultural land which is creating more impacts to crop dusting operation. The development makes water, traffic and infrastructure issues worse.
- Exhibit 9s: Canyon County Alliance for Responsible Growth: Concerns regarding water availability and safety, impacts on crop dusting in the area, traffic, compatibility issues, fire protection, and preservation of agricultural land.
- Exhibit 9t: Deanna Rhinehart: Concerns regarding the agricultural history and ecosystem of the area being dismantled by development.

- Exhibit 9u: Melody Weyerman: Opposed due to water and traffic issues existing and proposed by the development.
- Exhibit 9v: Karen Retheford: Aquifer is insufficient. Adding 34 extra home will not help the issue. The development increases traffic on Lewis Lane and increasing wait time as the intersection of HWY 45 and Lakeshore Drive.
- Exhibit 9w: Lisle George: Opposed to the applications and requests the Commission to preserve production agricultural lands. The property has existing water rights which has been used to make the parcel productive. Development should be located in the city limits or area of city impact of Nampa. Farming is an unwelcome intrusion to residential development and create conflicts. The development is considered high density to the area. The development promotes the continued pressure to development farmland outside of city limits/impact areas.
- Exhibit 9x: Patrick and Carolyn Derrick: Opposes the request. The property is prime farmland and has a long history of being very productive agricultural land. The development adds to the strain on water resources and existing road infrastructure.
- Exhibit 9y: Frank and Sheila McCully: Concerned that testimony in opposition will be ignored which will leave impacts such as water, roads, fire suppression, schools and emergency services unanswered.
- Exhibit 9z: Canyon County Alliance for Responsible Growth: The development will affect the existing unstable water source in the area and disagrees with hydrologist's technical reports. The letter expresses concerns about roads, schools and fire protection impacts.
- Exhibit 9aa: Benjamin Scott Wood: In 2019 completed a conditional rezone creating three 10-acre parcels. 6-8 parcels were preferred but went with three parcels due to the water issues in the area. The proposed development will increase the issues regarding water in the area.

#### **Agency Comments**

Staff informed applicable agencies of the proposed conditional rezone and preliminary plat. The following comments were received:

- Nampa School District (Exhibit 8a): The district provided information regarding the school's children from the development would attend as well as capacity concerns. A lighted bus stop area was encouraged for safety.
- Nampa Highway District No. 1 (Exhibit 8b): NHD1 approved a Variance for access onto Lewis Ln. The district has no objection to the approval of the conditional rezone/preliminary plat. The district will require construction plans to be reviewed at the final plat stage of the project.
- City of Nampa (Exhibit 8c): Nampa is seeking to expand its area of impact to the properties just east of the Mora Canal. The proposed future land use would be "very low density residential." Nampa's proposed future land use would be compatible with what is being proposed by the applicant. Nampa Planning & Zoning has no objections to the proposal.
- Idaho Transportation Department (Exhibit 8d): ITD does not anticipate any significant traffic impact to the state highway system from the development and has no objections.
- Boise Project Board of Control (Exhibit 8e): Boise Project stated no objection to the current plan for Lewis Heights Subdivision. They stated their easement should not be affected in any way during the construction phase of the development, or potential changes could be made at that time.
- Upper Deer Flat Fire District (Exhibit 8f): The fire district does not support the request until conditions regarding emergency services access, fire fighting water supply and premise identification are addressed.

#### **Planning and Zoning Commission – April 7, 2022 (Exhibit 11)**

After review of the staff report, review of late exhibits and hearing all testimony, the Planning and Zoning Commission recommended denial due to the request not adequately addressing potential negative impacts to the surrounding properties and uses in the area and not providing adequate facilities to support the requested rezone. The request does not adequately address water resources and fire suppression concerns. The request removes too much land from agricultural production for housing that will not be affordable.

### **Decision Options**

- The Board of County Commissioners may **approve** the conditional rezone/development agreement and preliminary plat as proposed or amended;
- The Board of County Commissioners may **deny** the conditional rezone/development agreement and preliminary plat as recommended by the Planning and Zoning Commission (Exhibit 11); or
- The Board of County Commissioners may **continue the discussion** and request additional information on specific items.

### **Recommendation**

Staff recommends the Board of County Commissioners open a public hearing and discuss the conditional rezone/development agreement and preliminary plat.

Staff has provided findings supporting **denial** of Case No. RZ2021-0030 (Exhibit 1) and SD2021-0018 (Exhibit 2) based on recommendation by the Planning and Zoning Commission for the Board's consideration.





**Board of County Commissioners**  
**Goldberg/LGD Ventures, LLC. - Conditional Rezone – RZ2021-0030**

**Findings of Fact, Conclusions of Law, and Order**  
**Conditional Rezone - RZ2021-0030**

**Findings of Fact**

1. Darren Goldberg/LGD Ventures, LLC, is requesting a conditional rezone of parcel R30117 from an “A” (Agricultural) Zone to a “CR-R-R” (Conditional Rezone/Rural Residential) Zone. The request includes a development agreement (Attachment A).
2. The 78.5-acre property (Parcel No. R30117) is located on the south side of Lewis Lane, approximately 1300 ft. east of the intersection of Sky Ranch Road and Lewis Ln., Nampa, Idaho. The property is located in a portion of the NE¼ of Section 13, T2N, R3W, B.M., Canyon County, Idaho.
3. The conditional rezone is being considered concurrently with the Preliminary Plat for Lewis Heights Subdivision (SD2021-0018).
4. The subject property is not located within an area of city impact.
5. The subject property is located within Nampa Highway District No. 1, Upper Deer Flat Fire District, Nampa School District and Boise Project Board of Control.
6. On April 7, 2022, the Planning and Zoning Commission recommended denial of Case No. RZ2021-0030 and SD2021-0018.
7. A neighborhood meeting was held on March 16, 2021 pursuant to CCZO §07-01-15.
8. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on April 28, 2022. Full political notice was sent on December 2, 2021. Newspaper notice was published on October 30, 2022. Property owners within 600’ were notified by mail on October 27, 2022. The property was posted on November 3, 2022.
9. The record includes all testimony received at the public hearing held on November 16, 2022, the staff report, exhibits, and documents in Case file No. RZ2021-0030

**Conclusions of Law**

For this request, the Board of County Commissioners find and conclude the following regarding the Standards of Review for a Conditional Rezone (CCZO §07-06-07(6)):

**1. Is the proposed conditional rezone generally consistent with the comprehensive plan?**

**Conclusion:** The proposed conditional is in general conformance with the 2020 future land use map and comprehensive plan.

**Finding:** The subject property is designated as “residential” on the Future Land Use map within the 2020 Canyon County Comprehensive Plan. The request is in general conformance with the following policies and goals:

**Chapter 1. Property Rights**

**Goal 1.** Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.

**Policy 7.** Develop ordinances that identify or define uses associated with each land use zone to promote clear understanding of property rights.

**Policy 8.** Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.

**Policy 11.** Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.

**Policy 12.** Property owners acknowledge and expect that Canyon County will preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land uses.

### **Chapter 2. Population**

**Goal 1.** Consider population growth trends when making land use decisions.

**Policy 3.** Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.

### **Chapter 5. Land Use**

**Goal 1.** To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.

**Goal 2.** To provide for the orderly growth and accompanying development of the resources within the county that is compatible with the surrounding area.

**Goal 3.** Use appropriate techniques to mitigate incompatible land uses.

**Goal 5.** Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

**Goal 6.** Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur.

**Policy 1.** Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.

**Policy 2.** Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.

**Policy 6.** Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.

**Agricultural Policy 3.** Canyon County supports Idaho's Right to Farm laws (Idaho Code § 22-4501-22-4504), as amended.

**Residential** This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established.

### **Chapter 8. Public Services, Facilities and Utilities Component**

**Policy 3.** Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.

### **Chapter 9. Transportation**

**Policy 13.** Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes.

### **Chapter 11. Housing**

**Goal 1.** Encourage opportunities for a diversity of housing choices in Canyon County.

### **Chapter 12. Community Design**

**Policy 9.** Encourage pressurized irrigation systems using non-potable water where reasonably possible (Idaho Code 67-6537).

The request was found inconsistent with the following goals and policies of the Comprehensive Plan:

**Goal 2.** Strive for better connectivity, safer access, and pedestrian friendly transportation options to schools.

**Goal 2.** To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities.

**Policy 1.** Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community.

**Goal 4.** To encourage development in those areas of the county which provide the most favorable conditions for future community services.

**Agriculture -** The County's policy is to encourage the use of these lands for agriculture and agriculturally-related uses, recognizing that the intent is to protect the best agricultural lands from inappropriate and incompatible development balanced against competing development needs. The county recognizes that agricultural uses contribute to our economic base, and that the retention of agricultural land should be encouraged. Canyon County recognizes that dust, farm implement and aerial applicator noise, pesticide/herbicide, fungicide spray, and animal waste and odors associated with agricultural activities are normal and expected in agricultural areas, even when best management practices are used.

**Policy 1.** Encourage the protection of agricultural land for the production of food.

**Residential** This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established.

**Policy 2.** Encourage residential development in areas where agricultural uses are not viable.

**Policy 3.** Encourage compatible residential areas or zones within the county so that public services and facilities may be extended and provided in the most economical and efficient manner.

#### **Agricultural Land**

**Goal 1.** To support the agricultural industry and preservation of agricultural land.

**Goal 2.** Support and encourage the agricultural use of agricultural lands.

**Policy 1.** Preserve agricultural lands and zoning classifications.

### **2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

**Conclusion:** The proposed conditional rezone is more appropriate than the current zoning designation of agriculture.

**Finding:** When considering the surrounding land uses, the proposed conditional rezone is more appropriate than the current zoning of "agriculture." The property is adjacent to platted residential subdivisions on the east, north, west, and south. The site is also within close proximity to residential uses as well as residential zoning.

### **3. Is the proposed conditional rezone compatible with surrounding land uses?**

**Conclusion:** The proposed conditional rezone is compatible with the surrounding land uses.

**Finding:** The proposed conditional rezone is compatible with the surrounding uses. The property is adjacent to platted residential subdivisions on the east, north, west, and south boundaries. The proposed conditional rezone would not introduce an incompatible land use to the area.

### **4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

**Conclusion:** The proposed conditional rezone will have a negative impact to the character of the area.

Finding: The property is identified as “residential” on the Canyon County Future Land Use Map. However, the area and property have a long agricultural history. Due to the lack of surface water rights in the area, agricultural uses have water rights to ground water for irrigation. The development promotes a change in character. Future development use has the potential to impact the agricultural uses and operations in the area (include an existing aerial spraying operation). Conditions proposed by the applicant (Attachment A) do not adequately mitigate impacts and concerns.

**5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed conditional rezone?**

Conclusion: Adequate sewer, water & drainage will not be provided to accommodate the conditional rezone.

Finding: Platting as a residential subdivision is required for the proposed development. The developer shall meet agency requirements at the time of development.

- *Individual septic systems* are proposed for each residential lot. The site is not located within a nitrate priority area. The requirements of Southwest District Health Department shall be met, including, but not limited to, approval Subdivision Engineering Report (SER) with the final plat.
- *Individual domestic wells* are proposed for each residential lot. Although the applicant has provided hydrology studies that demonstrate development will not impact the aquifer or existing property owner’s rights to the aquifer, testimony provided at the public hearing indicates there is a water/well construction issues in the area that are unmitigated. Conditions of the development agreement (Attachment A) do not adequately mitigate impacts and concerns.
- *Pressurized irrigation* will be provided to each residential lot. The applicant’s letter of intent indicates the existing irrigation well on the property will be used to supply the water. A pump station will be placed within a common lot to be used for irrigation and fire suppression. Testimony provided at the public hearing indicated there may not be adequate irrigation water to accommodate the proposed use.
- *Storm Water Drainage* will be retained on site via retention ponds.

**6. Does the proposed conditional rezone 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? What measures have been taken to mitigate road improvements or traffic impacts?**

Conclusion: The conditional rezone of the subject property will not cause undue interference with existing or future traffic patterns as proposed.

Finding: No evidence has been provided that the proposed conditional rezone will require public street improvements to provide adequate access. The number of lots proposed will not trigger a traffic impact study.

The requirements of Nampa Highway District No. 1 shall be met throughout the platting stage of the development.

**7. Does legal access to the subject property for the development exist or will it exist at the time of development?**

Conclusion: The property has frontage on Lewis Lane, a public road.

Finding: The requirements of Nampa Highway District No. 1 shall be met for access to the site. The highway district is a signatory on the final plat.



8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will be provided to accommodate the use. No mitigation is proposed at this time.

Finding: No evidence has been provided that proposed use will require additional public funding to meet the needs created by the requested use and police, fire, and emergency medical services will be provided to the property.

**Order**

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **deny** Case #RZ2021-0030, a conditional rezone from an "A" zone (Agricultural) to an "CR-R-R" zone (Conditional Rezone/Rural Residential) for Parcel No. R30117.

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. Submit a comprehensive plan map amendment subject to requirements and findings of CCZO Section 07-06-03. The amendment must demonstrate how the requested designation is better than the current agricultural designation.
2. Submit a conditional rezone subject to the requirements of CCZO Section 07-06-07.
  - a. Consider a community water system to service the development.
  - b. Demonstrate how the conditional rezone will not negatively impact surrounding uses or how mitigation measures could prevent negative impacts to the surrounding uses and character of the area.
  - c. Consider larger lot sizes (5 acres or greater in size).
  - d. Consider a fire suppression plan reviewed and approved by the local Fire District.

This decision is final. Pursuant to Idaho Code Section 67-6535(b), the applicant or affected person may first seek reconsideration within 14 days prior to seeking judicial review.

**DENIED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

|                                       | Yes   | No    | Did Not<br>Vote |
|---------------------------------------|-------|-------|-----------------|
| _____<br>Commissioner Leslie Van Beek | _____ | _____ | _____           |
| _____<br>Commissioner Keri Smith      | _____ | _____ | _____           |
| _____<br>Commissioner Pamela White    | _____ | _____ | _____           |

Attest: Chris Yamamoto, Clerk

By: \_\_\_\_\_  
Deputy

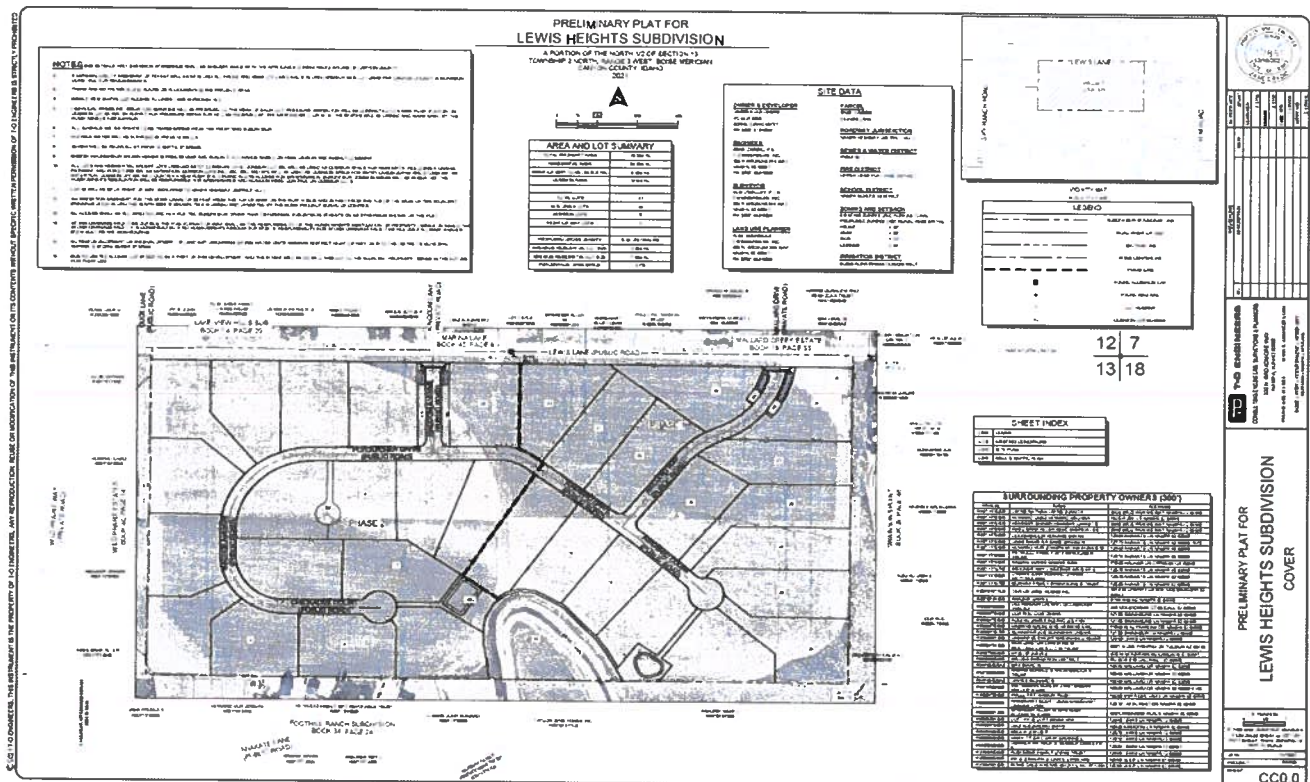
Date: \_\_\_\_\_

# **ATTACHMENT A CONDITIONS OF THE 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 property shall be developed in general conformance with the preliminary plat Exhibit 4, attached to the development Agreement as Exhibit C.
3. The development shall be platted pursuant to CCZO 07-17-09 & 07-17-13.
4. The applicant 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."
  - Commencement shall be the submission of a Final Plat application, submittals and fees to Development Services Department.
5. All storm water drainage shall be retained on site.
6. All exterior lighting shall be shielded downward and directed away from adjacent properties.
7. Internal roadways shall be public roads and built to Nampa Highway District No. 1 standards.
8. Pressurized irrigation shall provide irrigation water to each residential lot within the subdivision.
9. A lighted bus stop area shall be placed near the entrance of the subdivision prior to the Board's signature on the final plat.

## **Access:**

10. The requirements of Nampa Highway District No. 1 shall be met.





**Board of County Commissioners  
Lewis Heights Subdivision – SD2021-0018**

**FINDINGS, CONCLUSIONS, CONDITIONS, ORDER**

Preliminary Plat – SD2021-0018

**Findings**

1. Darren Goldberg/LGD Ventures, LLC, is a preliminary plat (including irrigation & drainage) for Lewis Heights Subdivision (Attachment A).
2. The 78.5-acre property (Parcel No. R30117) is located on the south side of Lewis Lane, approximately 1300 ft. east of the intersection of Sky Ranch Road and Lewis Ln., Nampa, Idaho. The property is located in a portion of the NE¼ of Section 13, T2N, R3W, B.M., Canyon County, Idaho.
3. The plat is being considered concurrently with a conditional rezone from an “A” (Agricultural) Zone to a “CR-R-R” (Conditional Rezone/Rural Residential) Zone (RZ2021-0030). The conditional rezone application was denied on November 16, 2022.
4. The subject property is not located within an area of city impact.
5. Lewis Heights Subdivision contains 34 residential lots.
6. Internal public roads will provide access to each residential lot.
7. The subject property is located within Nampa Highway District No. 1, Upper Deer Flat Fire District, Nampa School District and Boise Project Board of Control.
8. On April 7, 2022, the Planning and Zoning Commission recommend denial of Case No. RZ2021-0030 and SD2021-008.
9. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on April 28, 2022. Full political notice was sent on December 2, 2021. Newspaper notice was published on October 30, 2022. Property owners within 600’ were notified by mail on October 27, 2022. The property was posted on November 3, 2022.
10. The record includes all testimony received at the public hearing held on November 16, 2022, the staff report, exhibits, and documents in Case file No. SD2021-0018.

**Conclusions of Law**

Section 07-17-09(5) A of the Canyon County Zoning Ordinance (CCZO) states:

- A. *The board shall consider the commission's recommendation at a noticed public hearing.*
  - On April 7, 2022, the Planning and Zoning Commission recommended denial of the conditional rezone (RZ2021-0030) and preliminary plat.
- B. *The board shall base its findings upon the evidence presented at the board's public hearing, and within thirty (30) calendar days declare its findings. It may sustain, modify or reject the recommendations of the commission and make such findings as are consistent with the provisions of this chapter and the Idaho Code. The findings shall specify:*
  1. *The ordinance and standards used in evaluating the application;*
  2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*
  3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
  4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.”*

**Standard of Review for Subdivision Plat:**

- A. Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions);
- B. Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- C. Idaho Code, 31-3805 (Irrigation)

D. Canyon County Code §07-17-19 (Preliminary Plat)

**Order**

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2021-0018, the Board of County Commissioners **deny** the Preliminary Plat (irrigation & drainage plan) for Lewis Heights Subdivision.

Pursuant to CCZO §07-17-09(4)A: *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.*

- *The property requires an approved zoning map amendment/conditional rezone.*
- *The preliminary plat shall include a fire suppression plan and landscaping/fencing plan.*
- *The preliminary plat shall adequately address and mitigate domestic water well construction based on seasonal fluctuations in the area, possibly through a community water system.*
- *The preliminary plat shall address maintenance and crossing of canal for use of Lot 41, or remove/transfer of the proposed Lot 41 to property to the south. Removal of Lot 41 will impact the residential lot numbers allowed.*

This decision is final. Pursuant to Idaho Code Section 67-6535(b), the applicant or affected person may first seek reconsideration within 14 days prior to seeking judicial review.

**DENIED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

|                                       | Yes   | No    | Did Not<br>Vote |
|---------------------------------------|-------|-------|-----------------|
| _____<br>Commissioner Leslie Van Beek | _____ | _____ | _____           |
| _____<br>Commissioner Keri Smith      | _____ | _____ | _____           |
| _____<br>Commissioner Pamela White    | _____ | _____ | _____           |

Attest: Chris Yamamoto, Clerk

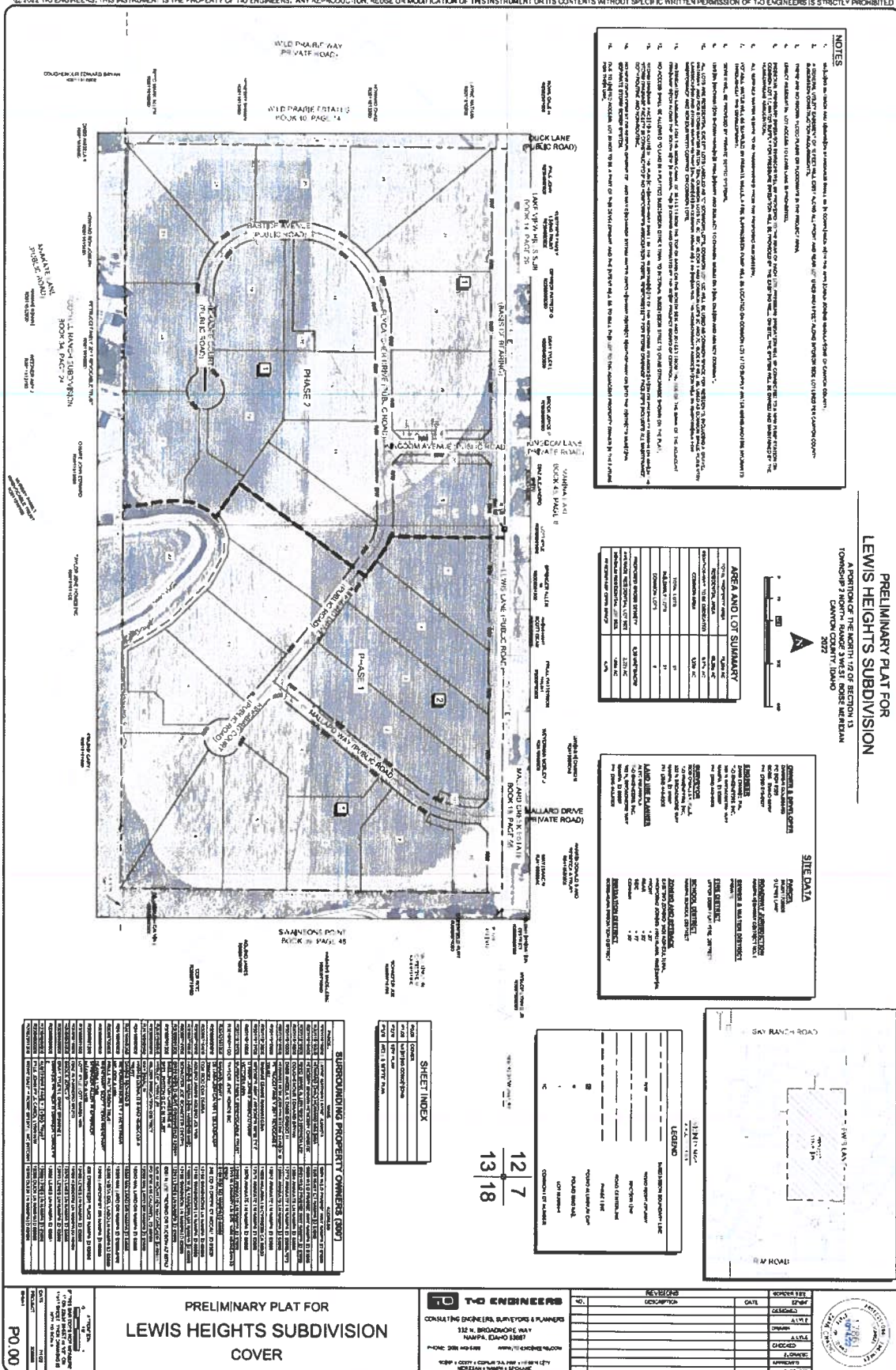
By: \_\_\_\_\_  
Deputy

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



## Attachment A

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**POLYMER POLYMER 106**

DATE: 99-07-13 TIME:

NAME: LUTHERAL

CITY: BOSTON

PO BOX: 106

STATE: MA ZIP: 02118

|      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Year | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 |
| 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 |      |

| ARCA AND LOT SUMMARY              |  | PLANT 1    | PLANT 2    |
|-----------------------------------|--|------------|------------|
| TOTAL PILES OF HOT ASPHALT        |  | 48 21 AC   | 48 21 AC   |
| REHAUSTING HOT ASPHALT            |  | 48 6 AC    | 48 6 AC    |
| TOTAL HOT ASPHALT TO BE REHAUSTED |  | 13 5 AC    | 8 7 1/2 AC |
| CHINA 21 ASPHALT                  |  | 6 7 1/2 AC | 8 7 1/2 AC |
| WATER LOTS                        |  | 12         | 0          |
| GRASS LOTS                        |  | 12         | 0          |
| GRASS LOTS                        |  | 1          | 1          |

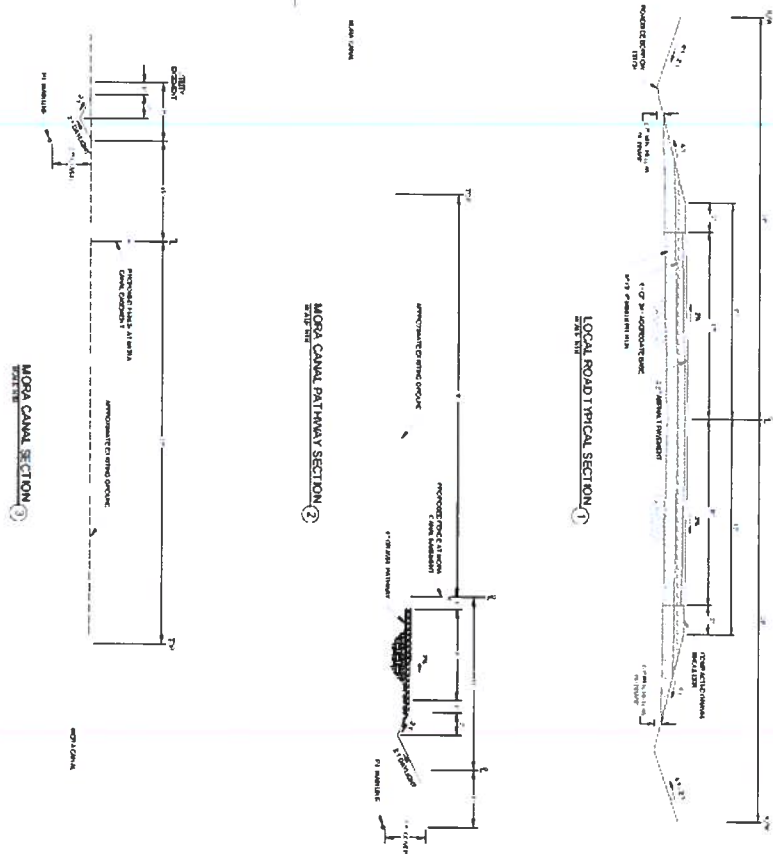


PRELIMINARY PLAT FOR  
LEWIS HEIGHTS SUBDIVISION  
SITE PLAN

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
332 W. EMMAUS AVE. #401  
MAMPA, IDAHO 83407  
Tel: 208/338-0010 Fax: 208/338-0011  
E-mail: [info@to-engineers.com](mailto:info@to-engineers.com)

| REVISIONS |             | WAZED BY  |
|-----------|-------------|-----------|
| NO.       | DESCRIPTION | DATE      |
|           |             | 6/27/82   |
|           |             | 6/28/82   |
|           |             | 2.1.10.8  |
|           |             | CAUTION   |
|           |             | 2.1.15.8  |
|           |             | 1.16-3.82 |
|           |             | 2. CANCEL |
|           |             | APPROVED  |





**PRELIMINARY PLAN FOR**  
**LEWIS HEIGHTS SUBDIVISION**  
**GENERAL SECTIONS**

**T&O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 337 N. BROADWAY SUITE 100  
 NASHVILLE, TN 37203  
 PHONE: (615) 259-4330 FAX: (615) 259-4331  
 WWW.TANDOEENGINEERS.COM

| REVISIONS |             |
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| NO.       | DESCRIPTION |
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|      |    |         |          |





## Attachment B



December 17, 2021

Ms. Jennifer Almeida  
Canyon County Planner  
Development Services Department  
111 North 11<sup>th</sup> Ave. #140  
Caldwell, Idaho 83605

100 E Bower Street, Suite 110  
Meridian, ID 83642  
(208) 288-1992

Re: Lewis Heights Subdivision Preliminary Plat Application

Dear Ms. Almeida,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Lewis Heights Subdivision dated November 17, 2021. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

1. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Propose a short-term plan that will protect the roadside swales from disturbance as a result of home construction on individual lots. How will the swales be protected / repaired?
4. Prior to final plat approval, provide a long-term plan for protection and maintenance of roadside swales (i.e. planting of trees, filling / regrading swale, and damage as result of roadside parking).
5. Plat shall comply with requirements of the local highway district.
6. Plat shall comply with irrigation district requirements.
7. Plat shall comply with Southwest District Health requirements.

We recommend that the preliminary plat be APPROVED with the conditions listed above. Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above referenced preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.  
County Engineer

cc: File

213060-250/2D-125

GROWING POSSIBILITIES



December 3, 2021

Canyon County  
Development Services  
111 N. 11<sup>th</sup> Ave  
Caldwell, ID 83605

**RE: Lewis Heights Subdivision - Preliminary Plat, Conditional Rezone & Development Agreement**

Dear Canyon County Development Services Department, Planning and Zoning Commission, and Board of County Commissioners,

Darren Goldberg is pleased to submit the attached application for consideration of the proposed Lewis Heights Subdivision. The submittal includes the preliminary plat, conditional rezone application, a development agreement, and supplemental information as required by Canyon County.

The subdivision is comprised of one parcel located southeast of Lewis Ln and Rim Rd. The +/- 78.55-acre subdivision parcel (R3011700000) is planned to have 41 total lots – 34 buildable lots with an average size of 2.00 acres with 6 common lots and 1 right-of-way lot. The subject property is within Canyon County jurisdiction, but outside of any city impact area. This proposed request is to provide residential, single-family homes to the growing rural community in the county. Currently, this site is a water well irrigated crop field.

The subdivision will be accessed from Lewis Lane. The current layout depicts two proposed public roads heading south off existing intersections of Kingdom Lane & Mallard Drive at Lewis Ln. The two local streets will intersect to the main drive throughout the development, ending as cul-de-sacs to the general east and west. Landscaping will be provided as a dense vegetation buffer between the development and Lewis Ln and along the entry points of Kingdom & Mallard.

The current plan is to provide pressure irrigation from the existing irrigation well on the property. A pump station will be placed in the common lot 39C located center-west on the property. Individual septic and water well services will be provided to each lot. Storm Drainage will be directed north to bioswales located in Lots 34C, 35C, 36C, and 37C. Overflow from the bioswales will flow into historical drainage of borrow ditches to the north. Storm drainage will also be directed south to two retention ponds located in Lot



38C. In a large storm event, overflow of the retention ponds will flow south into the Mora Canal. Lot 38C will also exist as a pedestrian trail, providing a closed-loop walkway for residents.

Please note, this site does not trigger a traffic impact study in accordance with Nampa Highway District as there is to be minimal traffic impact with low density single-family residential.

There is to be no phasing of the development.

A pre-app meeting with Southwest District Health was held Friday, May 21<sup>st</sup>, 2021.

Also, in discussions with the County, the developer, and residents, we agree that the proposed zoning of the development, R-R, is suitable. There are existing zoned and non-zoned residential developments surrounding the property that are of similar density and size to this proposal. Therefore, development will be compatibly reflective of the existing landscape and community. The proposed development aligns with Canyon County's Comprehensive Plan as this area is zoned Residential. The application includes a conditional rezone with a development agreement.

The site does not intend to have any business operations, including reported requirements for such operations. No other non-residential uses are proposed for use.

Thank you for consideration of our application. We feel the proposed Goldberg Country Subdivision will be an attractive and successful project for Canyon County. We respectfully request that you approve our preliminary plat. We have been as thorough as possible in preparation of this application. If there is any additional information or clarification that would be helpful in the timely review of our application, please do not hesitate to give me a call or email at the contact provided below.

Sincerely,



Alec Egurrola  
T-O Engineers  
Land Use Planner  
[aegurrola@to-engineers.com](mailto:aegurrola@to-engineers.com)  
(208) 442-6300



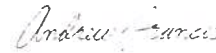
## MEMORANDUM

**DATE:** October 15, 2021

**TO:** Darren Goldberg

**FROM:** Andrew Francis, P.G.  
Terry Scanlan, P.E., P.G.

**RE:** Lewis Heights Subdivision Water Use Assessment



Digitally signed by Andrew  
Francis  
Date: 2021.10.15 15:57:58 -06:00

### Summary

Development of Lewis Heights Subdivision will have a net benefit to local groundwater levels because new groundwater pumping for domestic purposes (estimated at 11 acre-feet per year increase) will be more than offset by a decrease in irrigation pumping (estimated at 51 to 81 acre-feet per year decrease). The net decrease in irrigation pumping will result from decreasing the irrigated area within the Subdivision from the current 77 acres to an estimated 60 acres or less following development.

Groundwater levels within the local area are stable and show no indication of over appropriation.

### Introduction

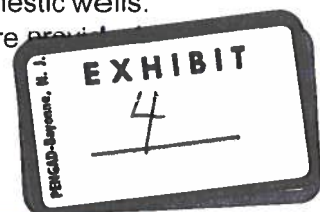
Lewis Heights Subdivision (Subdivision), consisting of 33 individual 2-acre lots, has been proposed in Canyon County. The Subdivision is located approximately 1 mile south of Lake Lowell in the NENW and NWNE quarter-quarters of Section 13, Township 2 North, Range 3 West, and has a total area of 78.53 acres. Elevations within the Subdivision range from approximately 2650 feet to 2700 feet

The property is currently utilized for irrigated agricultural purposes. Irrigation is supplied from groundwater as authorized by water right 63-3532B. The water right allows diversion of 1.14 cfs (513 gpm) from one well for irrigation of 77 acres with a priority date of October 21, 1966. Water is supplied from the irrigation well to two center pivot sprinklers and to hand-line sprinklers. The water right report is provided in Appendix A.

The individual lots and common areas of the Subdivision will be irrigated from the existing irrigation well on the property through a pressurized irrigation system. The well driller's report for the existing irrigation well is included in Appendix A. Each residential lot will have its own domestic well and it is anticipated water from these wells will be used for indoor domestic purposes only.

The purpose of this memorandum is to estimate the impact of the proposed Subdivision on local groundwater resources resulting from construction and use of 33 new domestic wells. In addition, recommendations for the construction of the new domestic wells are provided.

SCANNED



To characterize local hydrogeologic conditions, driller's reports for wells near the Subdivision were downloaded from the Idaho Department of Water Resources (IDWR) database to determine lithology and existing well capacities. IDWR groundwater-level monitoring data were reviewed to determine regional trends in groundwater levels. The following is an outline of items covered in this document:

1. Driller's Reports
  - a. Well Construction
  - b. Lithology and Aquifer Conditions
  - c. Water Levels
  - d. Aquifer Hydraulic Parameters
2. Hydrographs
  - a. Regional Trends
3. Drawdown Analysis
4. Recommendations for Well Construction
5. Conclusions

## **1. Driller's Reports**

Review of aerial photography indicates that there are approximately 100 residences located within one-half mile of the Subdivision, with each residence assumed to be supplied from an on-site domestic well. Representative well driller's reports for wells within approximately one-half mile of the proposed Subdivision were obtained from IDWR's well log database for review. Well locations are presented in Figure 1 with important construction information in Table 1. The well labels in Figure 1 correspond to log numbers in Table 1. All wells in Table 1 were constructed for domestic water supply. Also depicted in Figure 1 is the location of the existing irrigation.

Three (3) well logs for irrigation wells within 2 miles of the proposed Subdivision were reviewed for pumping test information. The irrigation wells are designed for high yields, and provide a more accurate indication of aquifer hydraulic characteristics. Pumping test results from these wells were used to determine a range of aquifer transmissivity. The well locations are presented in Figure 2 with the corresponding construction and pumping test information in Table 2.

All well logs reviewed are included in Appendix B.

SCANNED

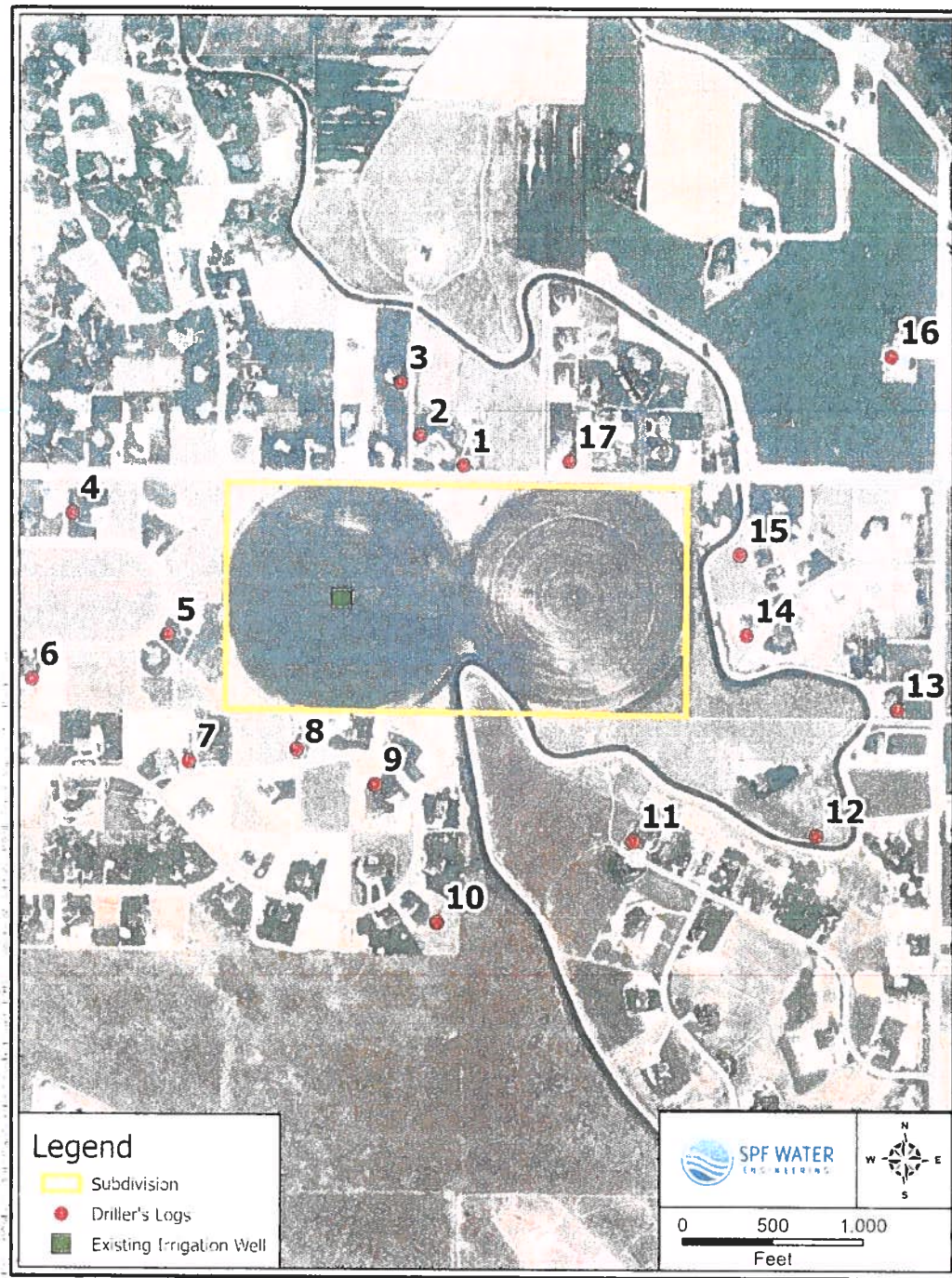


Figure 1. Driller's Logs within 1/2 mile of the proposed Subdivision.

SCANNED



Table 1. Well Construction

| Well ID | Total Depth (feet) | Screen Interval (feet bgs) | Screen Length (feet) | Water Bearing Material                         | Year of Construction | Static Water Level (feet) | Yield (gpm) | Well Type |
|---------|--------------------|----------------------------|----------------------|------------------------------------------------|----------------------|---------------------------|-------------|-----------|
| 1       | 301                | 286-296                    | 10                   | Sand                                           | 2008                 | 115                       | 45          | Domestic  |
| 2       | 195                | No Screen                  | No Screen            | Sand                                           | 2004                 | 135                       | 15          | Domestic  |
| 3       | 283                | 278-283                    | 5                    | Sand                                           | 2018                 | 167                       | 60          | Domestic  |
| 4       | 325                | 316-326                    | 10                   | Fractured blue clay with fin black sand        | 2016                 | 130                       | 50          | Domestic  |
| 5       | 362                | 302-362                    | 60                   | Blue clay with coarse sand layers              | 2018                 | 163                       | 80          | Domestic  |
| 6       | 330                | 280-320                    | 40                   | Sand                                           | 2003                 | 185                       | 20          | Domestic  |
| 7       | 517                | 477-517                    | 40                   | Fine Blue Sand                                 | 2005                 | 205                       | 30          | Domestic  |
| 8       | 542                | 470-490 530-540            | 30                   | Fine Blue Sand                                 | 2005                 | 203                       | 50          | Domestic  |
| 9       | 549                | 449-469 529-549            | 40                   | sandstone/blue clay with sand strips/blue sand | 2005                 | 247                       | 60          | Domestic  |
| 10      | 328                | 313-328                    | 15                   | Medium blue sand                               | 2015                 | 160                       | 35          | Domestic  |
| 11      | 235                | 230-235                    | 5                    | tan sand                                       | 2015                 | 112                       | 75          | Domestic  |
| 12      | 185                | No Screen                  | No Screen            | Sand/Joint Shale                               | 2003                 | 106                       | 40          | Domestic  |
| 13      | 180                | No Screen                  | No Screen            | Sandstone/Cracks                               | 2016                 | 110                       | 60          | Domestic  |
| 14      | 221                | 216-221                    | 5                    | Sand                                           | 2019                 | 105                       | 60          | Domestic  |
| 15      | 220                | 215-220                    | 5                    | Sand                                           | 2019                 | 110                       | 50          | Domestic  |
| 16      | 228                | 223-228                    | 5                    | Sand                                           | 2018                 | 80                        | 60          | Domestic  |
| 17      | 251                | 230-240                    | 5                    | Medium Coarse Sand                             | 2018                 | 146                       | 48          | Domestic  |

SCANNED



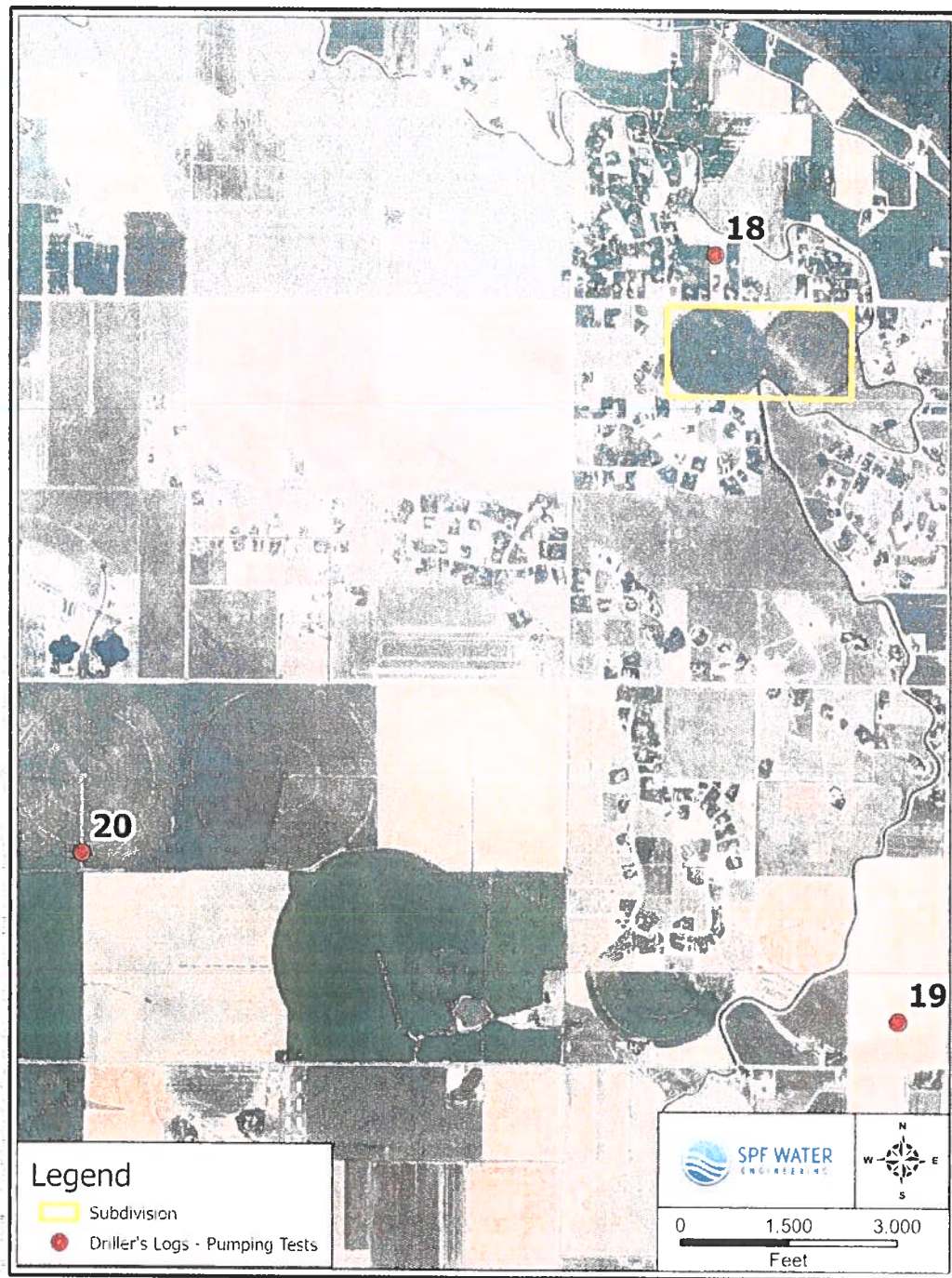


Figure 2. Well pumping test locations

SCANNED

Table 2. Well Testing

| Log ID | Yield (gpm) | Static (feet) | Drawdown (feet) | Specific Capacity (gpm/ft) | Transmissivity (gpd/foot) | Screen Interval                    | Well Type  |
|--------|-------------|---------------|-----------------|----------------------------|---------------------------|------------------------------------|------------|
| 18     | 1800        | 137           | 50              | 36                         | 72000                     | 212-221; 240-259; 288-298; 310-335 | Irrigation |
| 19     | 1230        | 72            | 87              | 14                         | 28000                     | 228-268; 320-350; 410-420          | Irrigation |
| 20     | 1170        | 378           | 72              | 16                         | 32000                     | 536-566; 575-595; 608-628          | Irrigation |

*a. Well Construction*

All of the domestic wells within a half mile of the Subdivision are constructed with 6-inch steel casing and either stainless steel or PVC screens with diameters between 4.5 and 6-inches. The total depths for the 17 domestic wells range between 180 and 549 feet below ground surface (bgs) with screen intervals between 5 and 60 feet in length. The shallower wells (2, 12, 13) with total depths less than 200 feet were not screened. Wells to the southwest, at higher ground surface elevations and further away from Lake Lowell, had deeper water levels and deeper completion depths. The on-site irrigation well is screened between 172 and 389 feet, but the well report does not list test pumping data.

Of the three irrigation wells, Wells 18 and 19 are screened between 200 and 400 feet bgs, and Well 20, which is located about 2 miles southwest of the Subdivision, is screened between 536 and 628 feet bgs. These irrigation wells have longer screen intervals and the driller's reports include test pumping data, which provide a more accurate characterization of aquifer hydraulic conditions in the area.

*b. Lithology and Aquifer Conditions*

The lithologic logs from the driller's reports indicate the subsurface near the Subdivision is primarily alternating layers of sand and clay with some gravel to depths of more than 500 feet. The water producing zones are primarily sand layers.

*c. Water Levels*

Depth to water (DTW) listed on well driller's logs for the 17 domestic wells within a half mile of the Subdivision were between 80 and 247 feet bgs. The 167-foot range of static water level reflects the approximate 200-foot range in ground surface elevation between wells to

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the east along Rim Road and wells to the west near Sky Ranch Road. Higher elevation wells have deeper depths-to-water and lower elevation wells have shallower depths-to-water. The elevation of the water table beneath the Subdivision vicinity is approximately 2520 feet.

The water-bearing zones tapped by local wells in this area are generally considered "confined" or "semi-confined" because static water levels in completed wells rise to higher elevations than first encountered water and above the tops of the water-bearing zones. Local domestic wells are generally completed within 150 feet of the water-table. Water-bearing zones near the water table are "semi-confined" because pumping impacts can eventually propagate upward to the water table. Wells 7, 8, and 9 all located to the southwest side of the Subdivision are completed to depths greater than 500 feet which is over 300 feet below the water-table. Wells at this depth are subject to more "confined" aquifer conditions.

Groundwater flow direction in the local area is westerly, based on regional groundwater contour maps presented for spring 1996, fall 1996, spring 1998, fall 1998, spring 2000, fall 2000, and fall 2001 in Appendix E of Characterization of Ground Water Flow in the Lower Boise River Basin (Petrich and Urban, 2004, IWRRI-2004-01).

#### *d. Aquifer Hydraulic Parameters*

Hydraulic parameters of water-bearing zones can be estimated based on the character of the aquifer materials and from well pumping tests.

Typical hydraulic conductivity (K) for sands can range between 100 and 10,000 gallons/day/foot<sup>2</sup> (Freeze and Cherry, 1979). A saturated thickness of 100 feet was used based on the description of water bearing units in the irrigation driller's logs. Using the range of potential K for sands and a saturated thickness of 100 feet results in a range of estimated transmissivity (T) values between 10,000 and 1,000,000 gallons/day/foot (gpd/ft).

Table 2 includes the results from well tests reported in the driller's logs. The yield in gallons per minute (gpm) and drawdown in feet from the static water level were used to calculate the specific capacity which indicates the amount of water produced per foot of drawdown (i.e., specific capacity in gpm/ft). The results from the irrigation wells are included with values between 14 and 36 gpm/ft. Well testing results from the domestic wells were not used to calculate specific capacity values and aquifer parameters because most were tested by air-lifting which typically underestimate actual well capacities. The shorter screen intervals in domestic wells are also less likely to be reflective of the larger aquifer. All of the domestic wells are screened in discrete sand lenses that are connected to the larger aquifer system consisting of multiple sand lenses. The larger irrigation wells are screened over multiple sand lenses, so testing results are considered more representative of aquifer parameters. For confined aquifers, specific capacity multiplied by 2000 provides an empirical estimate of transmissivity (T) in gpd/ft.

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A nearby irrigation well (18) just north of the Subdivision was constructed in 1966 and was test pumped at a rate of 1800 gpm with a drawdown of 50 feet. This results in a specific capacity of 36 gpm/ft and a T of 72,000 gpd/ft. A second nearby irrigation well (19), located 1.75 miles south Subdivision and constructed in 1981, was test pumped at 1230 gpm with a drawdown of 87 feet resulting in a specific capacity of 14 gpm/ft and a T of about 28,000 gpd/ft. A third irrigation well (20), located 2 miles to the south of the Subdivision and constructed in 2011, was test pumped at 1170 gpm with a drawdown of 72 feet resulting in a specific capacity of 16 gpm/ft and a transmissivity of 32,000 gpd/ft. These T values are within the range estimated based on aquifer materials.

Storativity (S) values were estimated based on the specific storage values for sands and the aquifer thickness of 100 feet used for T determination (Batu, 1998). The resulting S value is approximately 0.005, which is typical for confined/semi-confined aquifer zones in the Treasure Valley.

## 2. Hydrographs

Hydrographs from IDWR-monitored wells were reviewed to understand regional groundwater level trends. Locations for IDWR hydrographs are presented in Figure 3. The most recent water levels at each of the well locations are labeled. These wells are all within five miles from the Subdivision.

### a. Regional Trends

The individual hydrographs are presented in Figure 4. Water-level measurements date from the late 1960 to current conditions with groundwater elevations between 2550 and 2350 feet above mean sea level (feet msl). Well 02N 03W 13DAA1, located just a half mile to the southeast of the subdivision, has seen stable to increasing water levels going back to the early 1980's. Water levels at Well 02N 03W 11ACA1 and Well 02N 03W 06DBA1, both of which are located to the northwest the Subdivision, indicate stable to slightly increasing water levels over the past 15 years. Well 02N 03W 22DDC1, located approximately 2 miles southwest of the Subdivision, saw declining water levels from 1966 to 1996 but water levels have been stable to slightly increasing over the past 25 years. Also included in Figure 4 is the slope equation for each hydrograph. This represents the average change in water level in feet per day. The average increase on a yearly basis for all wells except 02N 03W 22DDC1 is between 0.07 and 0.2 feet/year. 02N 03W 22DDC1 historically has seen an average yearly decline of about 1.1 foot/year going back to the 1960's, but since 1996, the well has increase on average 0.07 feet/year.

The stable to increasing water-level trends demonstrate that the aquifer is not over-appropriated in this area and has capacity for increased withdrawals.

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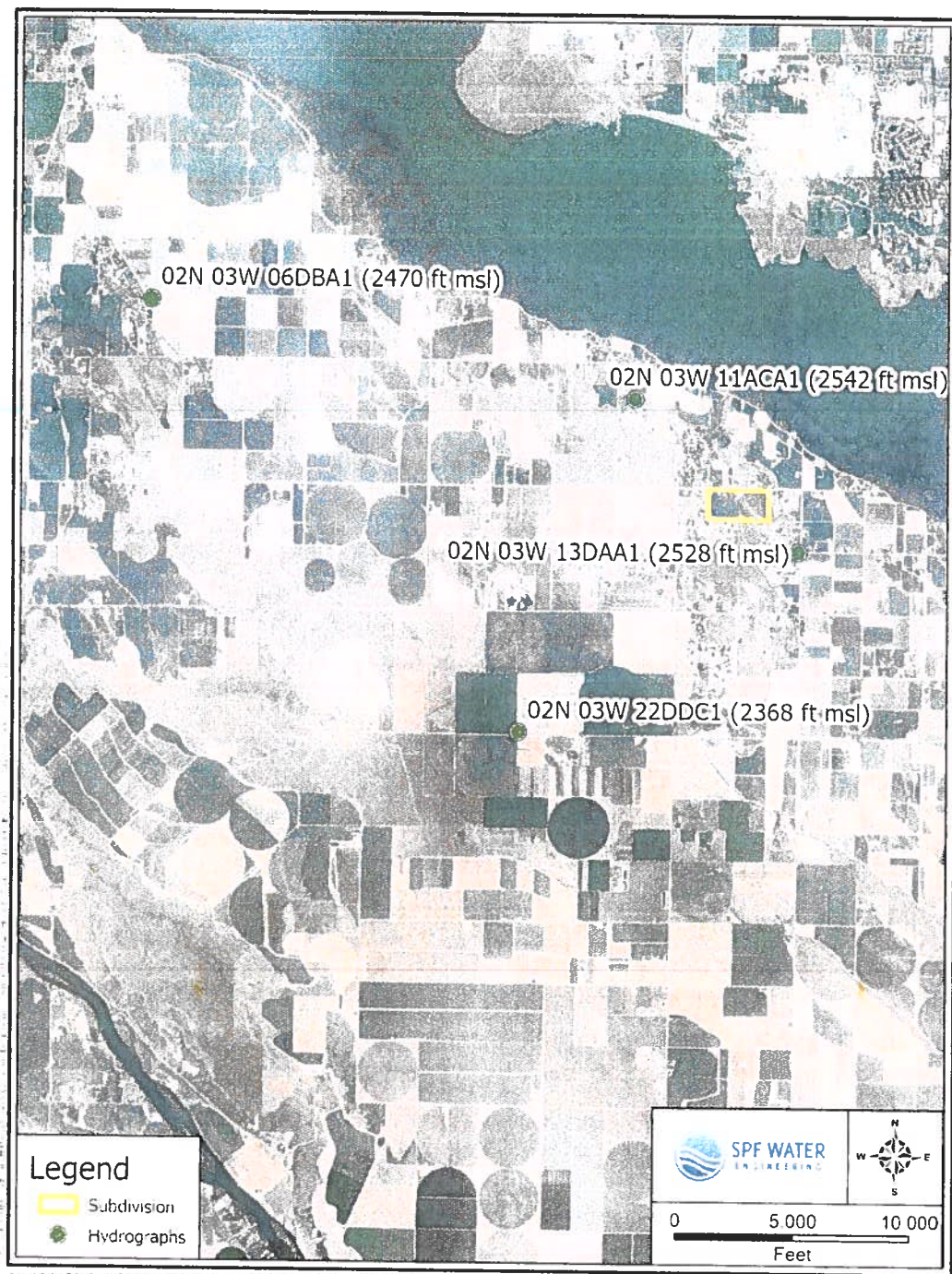


Figure 3. Hydrograph Locations

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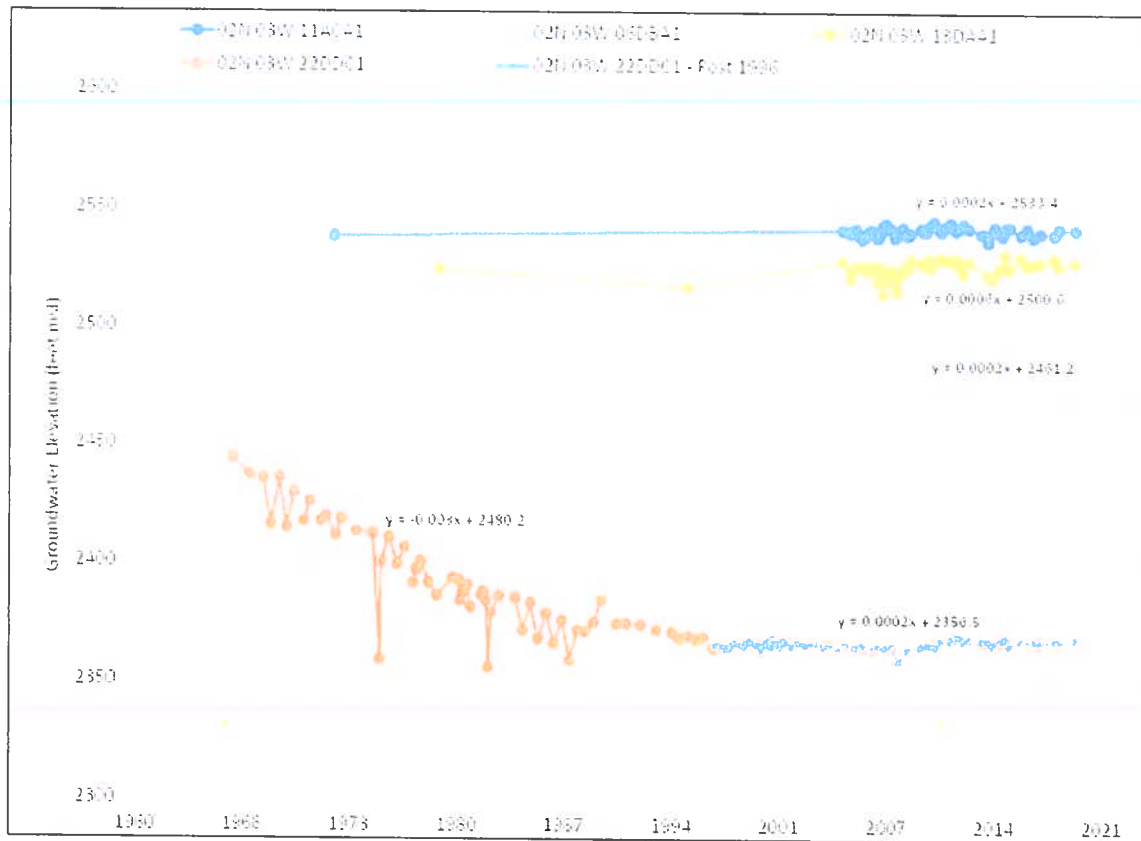


Figure 4. Hydrographs

### 3. Drawdown Analysis

The predicted drawdown due to the addition of 33 new domestic wells was determined by assuming a daily average use of 300 gallons per day (gpd) per household. This results in an average year-round, 24-hour per day, demand of 9,900 gpd or 7 gpm for the entire Subdivision. Annual demand for domestic pumping will be approximately 11 acre-feet assuming 300 gpd per home for 365 days per year.

To determine the impact of groundwater pumping associated with indoor domestic use, a drawdown analysis was performed using the Theis method. The Theis non-equilibrium well equation is a common approach for determining drawdown from pumping wells in confined aquifers. Drawdown can be calculated for any distance from a pumping well and for any duration of pumping. The Theis equation has a number of assumptions (i.e., no recharge, horizontal flow, infinite aquifer lateral extent, fully penetrating wells, and homogenous hydraulic conductivity) which are never fully satisfied in nature, but are adequately approximated in most conditions to allow reliable estimates of well interference impacts.

The analysis utilized the estimated aquifer transmissivity values determined from the results of well tests and the aquifer materials described in the driller's logs. The water producing zones are comprised of sand interbedded with clay layers. Based on these materials and well test results, it was determined that transmissivity values could range between 28,000 and 72,000 gpd/ft.

The results for the low transmissivity (28,000 gpd/ft) value analysis are presented in Figure 5; the high transmissivity (72,000 gpd/ft) value analysis is presented in Figure 6. These figures represent drawdown with increasing distance from the hypothetical well over different time periods. Drawdown was determined at distances between 100 feet to 1 mile at time intervals of 1, 7, 30, 180, and 365 days. Figure 5 shows that with an assumed transmissivity value of 28,000 gpd/ft (low estimate), the drawdown after 365 days of continuous pumping at 7 gpm was 0.3 feet at a radius of 100 feet and 0.09 feet at a radius of 1 mile. Under the high transmissivity value (78,000 gpd/ft) conditions, the estimated drawdown at 100 feet and 1 mile were 0.13 feet and 0.05 feet, respectively.

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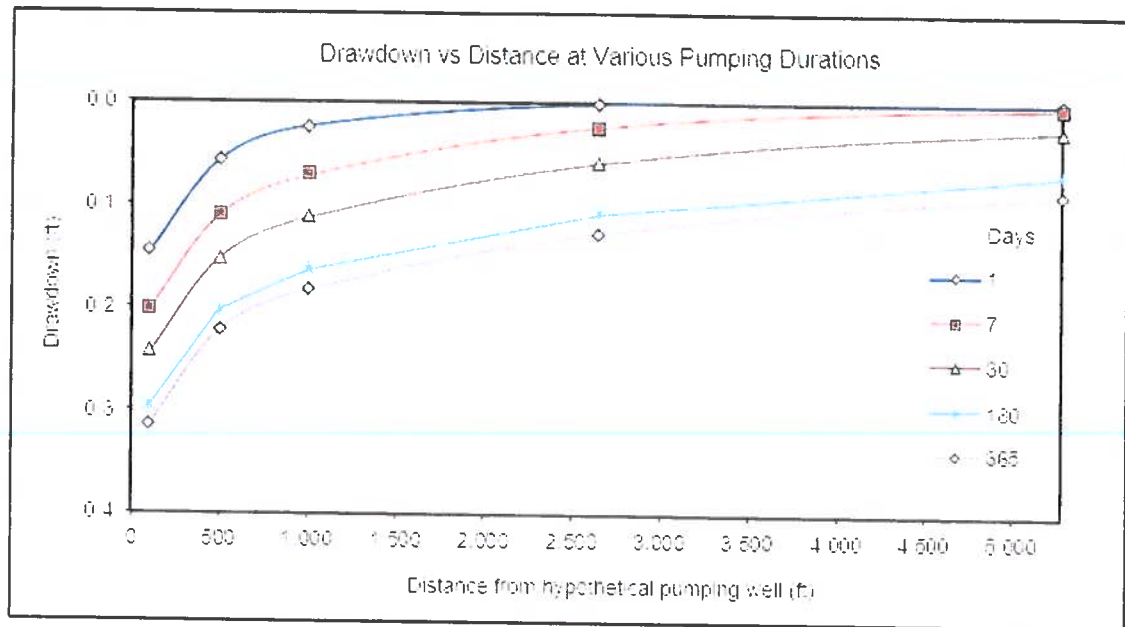


Figure 5. Low Transmissivity Drawdown Analysis.

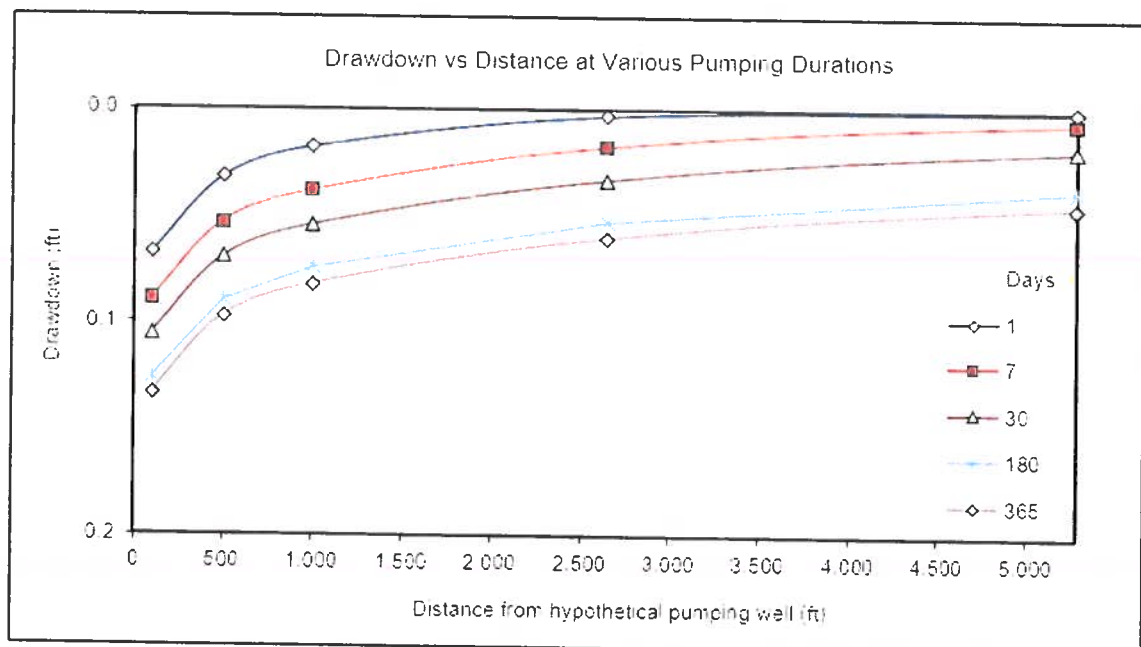


Figure 6. High Transmissivity Drawdown Analysis.

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Demand for irrigation was not considered in the drawdown analysis as the property has been historically irrigated with a 1.14 cfs (514 gpm) water right and the only new additional pumping will be associated with indoor domestic use. Historically, all 77 acres of the property has been irrigated. The preliminary plat for the Subdivision includes 65 acres of residential area which includes areas (driveways, rooftops, patios, parking) that will not be irrigated. Also included are 3 acres of common area which may be partially irrigated. Following development, it is anticipated that approximately 50-60 acres of the Subdivision will be irrigated resulting in an overall decline in groundwater pumping for irrigation use. Assuming post development irrigation of 60 acres, the Subdivision property will irrigate 17 fewer acres. Assuming that each irrigated acre has used 3 acre-feet annually, development of the Subdivision will reduce groundwater pumping for irrigation by 51 acre-feet per year. Total groundwater pumping by the Subdivision (irrigation and domestic) will decrease by 40 acre-feet per year (i.e., 51 af irrigation reduction minus 11 acre-feet domestic increase) compared to predevelopment pumping.

Assuming an irrigation volume reduction of 51 acre-feet, the average irrigation season pumping rate over a 6-month irrigation season will decrease by 64 gallons per minute. Accounting for domestic pumping of 7 gpm, the net change following development of the subdivision will be an average reduction of 57 gpm during the 6-month irrigation season and an average increase 7 gpm during the 6-month non-irrigation season. On an annual basis, development of the Subdivision should reduce groundwater pumping by an annual average of 25 gpm.

Based on the estimates in Figures 4 and 5, average annual water levels at a distance of 1000 feet from the center of the Subdivision should increase between 0.3 feet and 0.7 feet, with greater increases during the irrigation season, and lesser increases (or slight decreases) during the non-irrigation.

#### 4. Recommendation for Well Construction

Static water levels within the subdivision will range from approximately 180 feet at higher elevation lots to 130 feet at lower elevation lots. Wells should be completed at depths of 100 feet or more below the water-table, resulting in typical well depths of 230 to 300 feet for the lowest elevation lots and approximately 280 to 350 feet for the highest elevation lots.

The following construction is anticipated for the 33 domestic wells:

- 6-inch steel casing
- 10-feet of stainless-steel well screen (5-inch diameter, 0.020-inch slot size)
- 4-inch diameter pumps set at ~ 200-300 feet.

The well construction above can be accomplished either air-rotary or mud-rotary drilling techniques. If drilled with mud rotary, the well can be constructed using sand filter pack between the well screen and borehole wall which typically results in less sand pumping, higher yield, and less frequent need for redevelopment.

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An alternative construction could be 4.5-inch or 6-inch PVC casing and screen, with sand filter pack. The PVC alternative must be constructed within an open borehole, requiring the mud-rotary drilling method. An advantage of PVC construction is that longer well screen lengths (40 to 80 feet) can be economically installed, resulting in greater well yields.

Regardless of the drilling and construction methods utilized, homeowners should carefully document the performance of new wells by conducting pumping tests when the well pumps are initially installed. Test data should include static water level, pumping rate, discharge pressure and pumping drawdown. Water levels and pressures should be measured at intervals of 10, 30, 60, and 120 minutes. Sand production can be evaluated by discharging into a clean 5-gallon bucket at the same intervals listed above. In the event that well yield drops in the future, this original data can be used to diagnose the cause of the loss in productivity. In most instances, a loss in productivity will be related to either a mechanical pump problem or a loss of well efficiency (i.e., plugging of well screen). Less commonly, a loss in productivity can be caused by well interference or regional water-level decline. In either event, good documentation of well and pump performance when the well and pump are in a "new" condition is useful for addressing future well problems.

## 5. Conclusions

Water-level monitoring by IDWR demonstrates that aquifer levels in the Subdivision vicinity are stable or increasing slightly. This data demonstrates that the aquifer beneath the subdivision is not over appropriated and can support additional groundwater development.

The drawdown analysis suggests that the addition of 33 new domestic wells to the area will have a minimal impact on current groundwater levels near the Subdivision. The analysis indicated that the potential drawdown to existing wells in the area from domestic pumping would be less than 0.3 feet within 100 feet of the Subdivision.

Drawdown from domestic pumping is fully offset by decreased irrigation pumping. Within the 79-acre area where the Subdivision is planned, 77 acres have been historically irrigated with a 1.14 cfs water right. The total irrigated area of the entire Subdivision will likely be less than 60 acres after development, or at least 17 acres less than what was irrigated historically. This decline in irrigation demand will result in an overall decrease in groundwater pumping. The annual volume of groundwater that will be used for indoor domestic purposes (approximately 11 acre-feet) is more than offset by the volume of water needed to irrigate 17 acres (approximately 51 acre-feet). In addition, groundwater for domestic purposes is essentially non-consumptive, and is returned to the aquifer system through drainfields, whereas irrigation is consumptive with most of the produced water lost to evapotranspiration. With the decrease in irrigation demand, there should be a positive impact to groundwater levels from development of the Subdivision.

Wells constructed with properly sized well screens are less likely to produce sand and are less likely to lose productivity due to plugging of screens and perforations. Many (perhaps most) well failures are not caused by water-level declines in an aquifer, but rather because of either excessive sand production or loss of productivity caused by plugging of well

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screens or perforations, or by collapse of open boreholes. In other words, wells generally do not "go dry". Instead, they more often fail due to loss of productivity resulting in excessive drawdown. Properly constructed wells, of adequate depth and using appropriate well screens, are much more resistant to failure. Initial monitoring of well and pump performance is recommended to document "new" conditions and assist in diagnosis of any future well productivity issues.

## **Appendices**

A – Water Right 63-3532B and Existing Irrigation Well Driller's Report

B – Local Well Driller's Reports

## **References**

Batu, V., 1998. Aquifer Hydraulics: A Comprehensive Guide to Hydrogeologic Data Analysis, John Wiley & Sons, New York, 727p.

Freeze, R.A., and Cherry, J.A., 1979, Groundwater: Englewood Cliffs, NJ, Prentice-Hall

Petrich, C.R., and Urban, S.M., 2004, Characterization of Ground Water Flow in the Lower Boise River Basin. Idaho Department of Water Resources

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**Attachment A**  
**Water Right 63-3532B and**  
**Existing Irrigation Well Driller's Report**

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# Idaho Department of Water Resources

## WATER RIGHT REPORT

8/5/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 63-3532B

| <u>Owner Type</u> | <u>Name and Address</u> |
|-------------------|-------------------------|
|-------------------|-------------------------|

|               |                                                         |
|---------------|---------------------------------------------------------|
| Current Owner | LGD VENTURES LLC<br>35 GREENHORN RD<br>HAILEY, ID 83333 |
|---------------|---------------------------------------------------------|

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Original Owner | JOHN P HOWARD<br>1987 RIDGECREST DR<br>BOISE, ID 83712<br>2083440897 |
|----------------|----------------------------------------------------------------------|

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Original Owner | RUTH E HOWARD<br>5121 BELAIR<br>BOISE, ID 83705<br>2083437352 |
|----------------|---------------------------------------------------------------|

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Original Owner | DON A HULME<br>3820 AIRPORT AVE<br>CALDWELL, ID 83605<br>2084596910 |
|----------------|---------------------------------------------------------------------|

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Original Owner | WESLEY J STECK<br>821 LONE STAR RD<br>NAMPA, ID 83651<br>2084664185 |
|----------------|---------------------------------------------------------------------|

Priority Date: 10/21/1966

Basis: Decreed

Status: Active

| <u>Source</u> | <u>Tributary</u> |
|---------------|------------------|
|---------------|------------------|

|              |  |
|--------------|--|
| GROUND WATER |  |
|--------------|--|

| <u>Beneficial Use</u> | <u>From</u> | <u>To</u> | <u>Diversion Rate</u> | <u>Volume</u> |
|-----------------------|-------------|-----------|-----------------------|---------------|
| IRRIGATION            | 04/01       | 10/31     | 1.14 CFS              | 346.5 AFA     |
| Total Diversion       |             |           | 1.14 CFS              | 346.5 AFA     |

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Location of Point(s) of Diversion:

GROUND WATER NENW Sec. 13 Township 02N Range 03W CANYON County

Place(s) of use:

Place of Use Legal Description: IRRIGATION CANYON County

| Township | Range | Section | Lot | Tract | Acres | Lot | Tract | Acres | Lot | Tract | Acres | Lot | Tract | Acres |
|----------|-------|---------|-----|-------|-------|-----|-------|-------|-----|-------|-------|-----|-------|-------|
| 02N      | 03W   | 13      |     | NWNE  | 39    |     |       |       |     |       |       |     |       |       |
|          |       |         |     | NENW  | 38    |     |       |       |     |       |       |     |       |       |

Total Acres: 77

Conditions of Approval:

1. TRANS. 2075.
2. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
3. R01 A measuring device of a type approved by this Department shall be maintained as a part of the diverting works.
4. S39 The use of water for irrigation under this right may begin as early as March 1 and may continue to as late as November 15, provided other elements of the right are not exceeded. The use of water before April 1 and after October 31 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.

Dates:

Licensed Date:

Decreed Date: 02/06/2009

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: OR

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Water District Number: TBD

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

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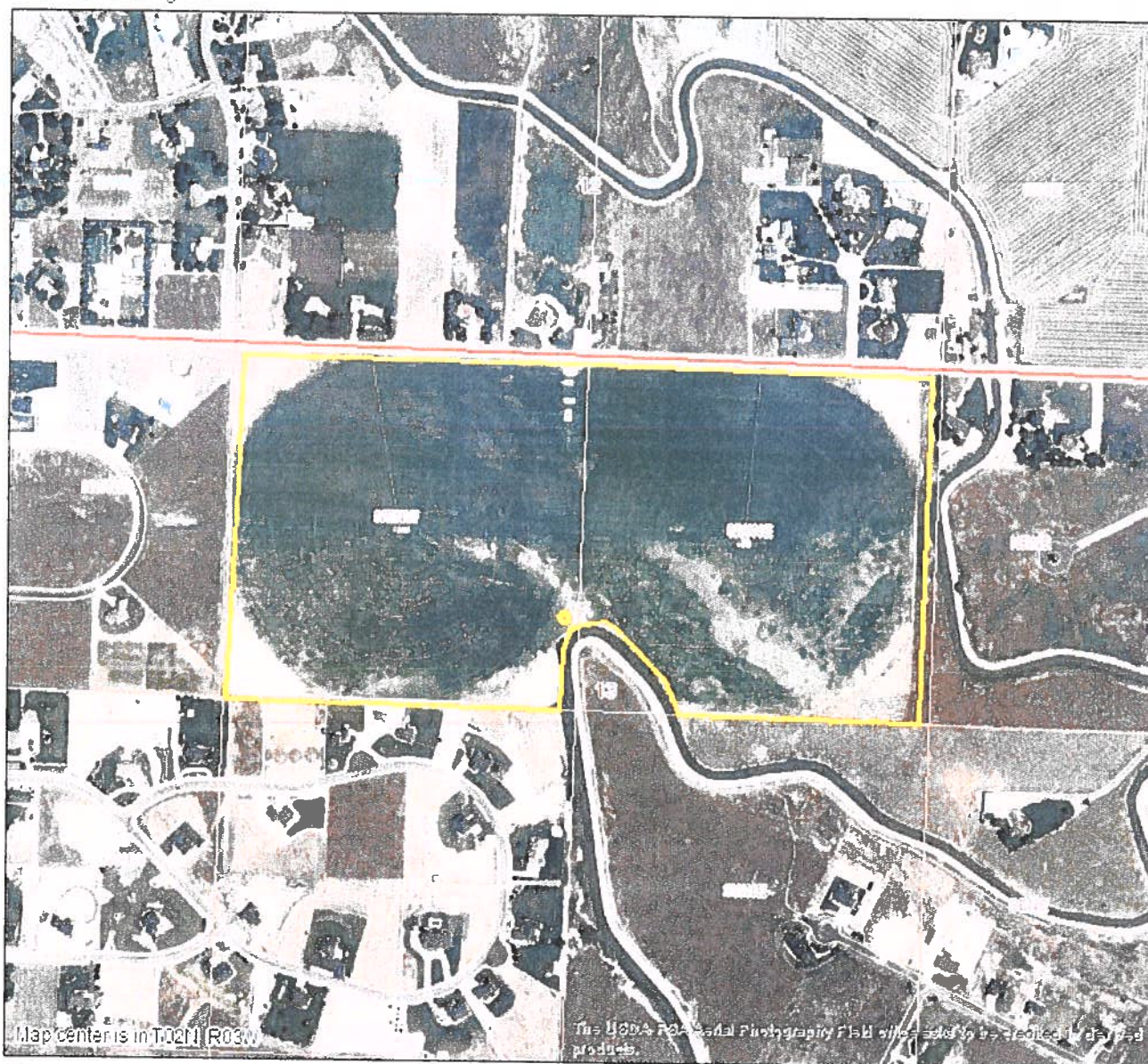
State of Idaho  
Department of Water Resources

# Water Right

63-3532B

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



0 0.0375 0.075 0.15 0.225 0.3  
Miles

Legend

- Point of Diversion
- Place of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters



USE TYPEWRITER OR  
BALLPOINT PEN

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

State law requires that this report be filed with the Director, Department of Water Resources  
within 30 days after the completion or abandonment of the well.

| <b>1. WELL OWNER</b><br>Name <u>Wade Broomfield</u><br>Address <u>P.O. Box 877, Nampa, Idaho 83651</u><br>Owner's Permit No. _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>7. WATER LEVEL</b><br>Static water level <u>150</u> feet below land surface.<br>Flowing? <input type="checkbox"/> Yes <input type="checkbox"/> No G.P.M. flow _____<br>Temperature _____ °F. Quality _____<br>Artesian closed-in pressure _____ p.s.i.<br>Controlled by: <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |                          |              |             |           |        |          |             |           |          |          |             |           |                  |          |             |           |          |          |                          |           |          |          |        |      |      |                    |            |            |                    |            |                   |                    |            |            |    |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
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| <b>2. NATURE OF WORK</b><br><input checked="" type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement<br><input type="checkbox"/> Abandoned (describe method of abandoning) _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>8. WELL TEST DATA</b><br><input type="checkbox"/> Pump <input type="checkbox"/> Bailer <input type="checkbox"/> Other<br><table border="1"><thead><tr><th>Discharge G.P.M.</th><th>Drawdown</th><th>Hours Pumped</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Discharge G.P.M. | Drawdown                 | Hours Pumped |             |           |        |          |             |           |          |          |             |           |                  |          |             |           |          |          |                          |           |          |          |        |      |      |                    |            |            |                    |            |                   |                    |            |            |    |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| Discharge G.P.M.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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| <b>3. PROPOSED USE</b><br><input type="checkbox"/> Domestic <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Test <input type="checkbox"/> Other (specify type) _____<br><input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Stock <input type="checkbox"/> Waste Disposal or Injection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>9. LITHOLOGIC LOG</b> <table border="1"><thead><tr><th rowspan="2">Hole Diam.</th><th colspan="2">Depth</th><th rowspan="2">Material</th><th colspan="2">Water</th></tr><tr><th>From</th><th>To</th><th>Yes</th><th>No</th></tr></thead><tbody><tr><td>28</td><td>0</td><td>14</td><td>Topsoil, Caliche</td><td> </td><td> </td></tr><tr><td> </td><td>14</td><td>25</td><td>Sand, Gravel, River Rock</td><td> </td><td> </td></tr><tr><td> </td><td>25</td><td>37</td><td>Clay</td><td> </td><td> </td></tr><tr><td> </td><td>37</td><td>82</td><td>Sand Fine to Med.</td><td> </td><td> </td></tr><tr><td> </td><td>82</td><td>85</td><td>Clay</td><td> </td><td> </td></tr><tr><td> </td><td>85</td><td>93</td><td>Sand Fine, some Clay</td><td> </td><td> </td></tr><tr><td> </td><td>93</td><td>115</td><td>Clay</td><td> </td><td> </td></tr><tr><td> </td><td>115</td><td>122</td><td>Sand Fine</td><td> </td><td> </td></tr><tr><td> </td><td>122</td><td>136</td><td>Clay, Some Sand</td><td> </td><td> </td></tr><tr><td> </td><td>136</td><td>154</td><td>Sand Fine</td><td> </td><td> </td></tr><tr><td> </td><td>154</td><td>172</td><td>Clay</td><td> </td><td> </td></tr><tr><td> </td><td>172</td><td>203</td><td>Brn. 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Sand Fine |  |  |  | 203 | 205 | Clay |  |  |  | 205 | 211 | Brn. Sand Fine to Med. |  |  |  | 211 | 223 | Clay w/some Sandstone |  |  |  | 223 | 248 | Sand Fine to Crse. |  |  |  | 248 | 254 | Brn. Clay |  |  |  | 254 | 257 | Brn. Sand Fine to Med. |  |  |  | 257 | 268 | Brn. Clay |  |  |  | 268 | 271 | Sand Fine to Med. |  |  |  | 271 | 283 | Clay |  |  |  | 283 | 292 | Sand Fine to Med. |  |  |  | 292 | 295 | Clay & Sandstone |  |  |  | 295 | 308 | Sand Fine to Crse. |  |  |  | 308 | 320 | Clay w/some Sandstone |  |  |  | 320 | 345 | Blue Clay |  |  |  | 345 | 351 | Blue Sand Fine to Med. |  |  |  | 351 | 354 | Blue Clay |  |  |  | 354 | 372 | Blue Sand Fine to Med. |  |  |  | 372 | 375 | Blue Clay |  |  |  | 375 | 388 | Blue Sand Fine to Med. |  |  |  | 388 | 398 | Blue Clay |  |  |
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Sand Fine to Med.   |              |             |           |        |          |             |           |          |          |             |           |                  |          |             |           |          |          |                          |           |          |          |        |      |      |                    |            |            |                    |            |                   |                    |            |            |    |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
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| <b>4. METHOD DRILLED</b><br><input type="checkbox"/> Cable <input checked="" type="checkbox"/> Rotary <input type="checkbox"/> Dug <input type="checkbox"/> Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| <b>5. WELL CONSTRUCTION</b><br>Diameter of hole <u>28</u> inches Total depth <u>398</u> feet<br>Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete<br><table border="1"><thead><tr><th>Thickness</th><th>Diameter</th><th>From</th><th>To</th></tr></thead><tbody><tr><td>.250 inches</td><td>16 inches</td><td>2 feet</td><td>172 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>212 feet</td><td>235 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>245 feet</td><td>285 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>309 feet</td><td>349 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>389 feet</td><td>398 feet</td></tr></tbody></table><br>Was casing drive shoe used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Perforated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch<br>Size of perforation _____ inches by _____ inches<br><table border="1"><thead><tr><th>Number</th><th>From</th><th>To</th></tr></thead><tbody><tr><td>_____ perforations</td><td>_____ feet</td><td>_____ feet</td></tr><tr><td>_____ perforations</td><td>_____ feet</td><td>_____ feet</td></tr><tr><td>_____ perforations</td><td>_____ feet</td><td>_____ feet</td></tr></tbody></table><br>Well screen installed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Manufacturer's name <u>Roscoe Moss</u><br>Type _____ Model No. _____<br>Diameter <u>16</u> Slot size <u>80</u> Set from <u>235</u> feet to <u>235</u> feet<br>Diameter <u>16</u> Slot size <u>80</u> Set from <u>285</u> feet to <u>308</u> feet<br>Gravel packed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size of gravel <u>3/8</u> minus<br>Placed from <u>20</u> feet to <u>398</u> feet<br>Surface seal depth <u>20'</u> Material used in seal: <input type="checkbox"/> Cement grout<br><input checked="" type="checkbox"/> Puddling clay <input type="checkbox"/> Well cuttings<br>Sealing procedure used: <input type="checkbox"/> Slurry pit <input type="checkbox"/> Temporary surface casing<br><input checked="" type="checkbox"/> Overbore to seal depth | Thickness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Diameter         | From                     | To           | .250 inches | 16 inches | 2 feet | 172 feet | .250 inches | 16 inches | 212 feet | 235 feet | .250 inches | 16 inches | 245 feet         | 285 feet | .250 inches | 16 inches | 309 feet | 349 feet | .250 inches              | 16 inches | 389 feet | 398 feet | Number | From | To   | _____ perforations | _____ feet | _____ feet | _____ perforations | _____ feet | _____ feet        | _____ perforations | _____ feet | _____ feet |    |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |          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| Thickness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| .250 inches                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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| <b>6. LOCATION OF WELL</b><br>Sketch map location must agree with written location.<br><div style="text-align: center;">N<br/>┌───┐<br/>│   │<br/>│   │<br/>└───┘<br/>W   E<br/>┌───┐<br/>│   │<br/>│   │<br/>└───┘<br/>S</div><br>Subdivision Name _____<br>Lot No. _____ Block No. _____<br>County <u>Canyon</u><br><u>NE</u> $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. <u>13</u> T. <u>2N</u> N/S, R. <u>3W</u> E/W                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>10.</b><br>Work started <u>3-28-78</u> finished <u>3-31-78</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>11. DRILLERS CERTIFICATION</b><br>Firm Name <u>Pete Cope Drilling Co. Inc.</u> Firm No. <u>213</u><br>P.O. Box <u>561</u><br>Address <u>Meridian, Idaho</u> Date <u>4-7-78</u><br>Signed by (Firm Official) <u>Pete Cope</u><br>and <u>MICHAEL</u><br>(Operator)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |                          |              |             |           |        |          |             |           |          |          |             |           |                  |          |             |           |          |          |                          |           |          |          |        |      |      |                    |            |            |                    |            |                   |                    |            |            |    |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |

USE ADDITIONAL SHEETS IF NECESSARY - FORWARD THE WHITE COPY TO THE DEPARTMENT

**Attachment B**  
**Local Well Driller's Reports**

850716

63

Form 238-7 IDAHO DEPARTMENT OF WATER RESOURCES  
6/02 WELL DRILLER'S REPORT

Office Use Only  
Well ID No. 420540  
Inspected by \_\_\_\_\_  
Twp \_\_\_\_\_ Rge \_\_\_\_\_ Sec \_\_\_\_\_  
Lat. \_\_\_\_\_ Long. \_\_\_\_\_

1. WELL TAG NO. D D0052688

DRILLING PERMIT NO. \_\_\_\_\_

Water Right or Injection Well No \_\_\_\_\_

2. OWNER

Name Kyle Lott

Address 6431 E. Bimley Dr.

City Nampa State Id Zip 83687

3. LOCATION OF WELL by legal description:

You must provide address or Lot, Blk, Sub. or Directions to well.

Twp. 2 North ☒ or South ☐

Rge 3 East ☐ or West ☒

Sec. 12 SW 1/4 SW 1/4 SE 1/4

Gov't Lot \_\_\_\_\_ County Canyon

Lat: 43:31:052'N Long: 116:38:583'W

Address of Well Site 12488 Lewis Ln.

City Nampa

City Nampa

City Nampa

City Nampa

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12. WELL TESTS:

☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

| Yield gal./min. | Drawdown | Pumping Level | Time  |
|-----------------|----------|---------------|-------|
| 45 GPM          |          |               | 1 HR. |
|                 |          |               |       |
|                 |          |               |       |

Water Temp \_\_\_\_\_ Bottom hole temp. \_\_\_\_\_

Water Quality test or comments: \_\_\_\_\_

Depth first Water Encounter \_\_\_\_\_

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

| Bore Dia. | From | To  | Remarks: Lithology, Water Quality & Temperature | Water |
|-----------|------|-----|-------------------------------------------------|-------|
| 10"       | 0    | 2   | Top Soil                                        | X     |
|           | 2    | 18  | Gravel                                          | X     |
| 6"        | 18   | 28  | Gravel                                          | X     |
|           | 28   | 70  | Sandy Brown Clay                                | X     |
|           | 70   | 135 | Brown Clay                                      | X     |
|           | 135  | 197 | Brown Clay w/Sand Streaks                       | X     |
|           | 197  | 203 | Brown Clay                                      | X     |
|           | 203  | 214 | Sand                                            | X     |
|           | 214  | 225 | Brown Clay                                      | X     |
|           | 225  | 233 | Sand                                            | X     |
|           | 233  | 241 | Brown Clay                                      | X     |
|           | 241  | 250 | Coarse Sand (40 GPM)                            | X     |
|           | 250  | 255 | Brown Clay                                      | X     |
|           | 255  | 259 | Sand                                            | X     |
|           | 259  | 280 | Sandy Brown Clay                                | X     |
|           | 280  | 297 | Sand (70 GPM)                                   | X     |
|           | 297  | 301 | Brown Clay                                      | X     |

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation

☐ Thermal ☐ Injection ☐ Other

5. TYPE OF WORK check all that apply (Replacement etc.)

☒ New Well ☐ Modify ☐ Abandonment ☐ Other

6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

| Seal Material | From | To | Weight / Volume | Seal Placement Method |
|---------------|------|----|-----------------|-----------------------|
| 5/8 Bentonite | 0    | 18 | 600 lbs.        | 10" Overbore          |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 278'

Was drive shoe seal tested? ☐ Y ☒ N How? \_\_\_\_\_

8. CASING/LINER:

| Diameter | From | To  | Gauge | Material | Casing                              | Liner                               | Welded                              | Threaded                 |
|----------|------|-----|-------|----------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 6        | 1.5  | 278 | .250  | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5        | 276  | 286 | .258  | Steel    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5        | 296  | 301 | .258  | Steel    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Length of Headpipe 10.0 Length of Tailpipe 5.0

Packer ☒ Y ☐ N Type Rubber K-Packer

9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method \_\_\_\_\_

Screen Type & Method of Installation Johnson / Washdown

| From | To  | Slot Size | Number | Diameter | Material  | Casing                   | Liner                               |
|------|-----|-----------|--------|----------|-----------|--------------------------|-------------------------------------|
| 286  | 296 | .014      | 304    | 5        | Stainless | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

10. FILTER PACK

| Filter Material | From | To | Weight/Volume | Placement Method |
|-----------------|------|----|---------------|------------------|
| N/A             |      |    |               |                  |

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

155 ft. below ground Artesian pressure \_\_\_\_\_ lb.

Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices: \_\_\_\_\_

Completed Depth 301' (Measurable)

Date: Started 2/18/08 Completed 2/20/08

14. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling Inc. Firm No. 332

Principal Driller [Signature] Date 2/21/08

and Driller or Operator II [Signature] Date 2/21/08

Operator I [Signature] Date 2/21/08

Principal Driller and Rig Operator Required.

Operator I must have signature of Driller/Operator II.

FORWARD COPY TO WATER RESOURCES

Form provided by Forms On-A-Disk (214) 340-9429 www.FormsOnADisk.com

SCANNED

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

|                 |        |       |
|-----------------|--------|-------|
| Office Use Only |        |       |
| Well ID No.     | 816211 |       |
| Inspected by    |        |       |
| Twp             | Rge    | Sec   |
| 1/4             | 1/4    | 1/4   |
| Lat.            | :      | Long: |

1. WELL TAG NO. D 0031435  
DRILLING PERMIT NO \_\_\_\_\_  
Water Right or Injection Well No. \_\_\_\_\_

## 2. OWNER:

Name Andres Brito  
Address 3514 South  
City Nampa State Id Zip 83651

## 3. LOCATION OF WELL by legal description:

You must provide address or Lot, Blk. Sub. or Directions to well.

Twp. 2 North ☒ or South ☐  
Rge. 3 East ☐ or West ☒  
Sec. 12 SE 1/4 SW 1/4 1/4 1/4  
Gov't Lot \_\_\_\_\_  
County canyon 1/4 1/4 1/4  
Lat: \_\_\_\_\_ Long: \_\_\_\_\_  
Address of Well Site Lewis Ln

City \_\_\_\_\_  
Lt. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub Name \_\_\_\_\_

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Other \_\_\_\_\_

5. TYPE OF WORK check all that apply (Replacement etc.)  
☒ New Well ☐ Modify ☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES

| Seal Material | From | To | Weight / Volume | Seal Placement Method |
|---------------|------|----|-----------------|-----------------------|
| Bentonite     | 0    | 18 | 10 Sacks        | Over bore             |

Was drive shoe used? ☐ Y ☐ N Shoe Depth(s) 19 ft  
Was drive shoe seal tested? ☒ Y ☐ N How? Air test

## 8. CASING/LINER:

| Diameter | From | To   | Gauge | Material | Casing                              | Liner                    | Welded                   | Threaded                 |
|----------|------|------|-------|----------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 6"       | +2   | 19.5 | 20    | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Length of Headpipe \_\_\_\_\_ Length of Tailpipe \_\_\_\_\_  
Packer ☐ Y ☐ N Type \_\_\_\_\_

## 9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method \_\_\_\_\_  
Screen Type & Method of Installation \_\_\_\_\_

| From | To | Slot Size | Number | Diameter | Material | Casing                   | Liner                    |
|------|----|-----------|--------|----------|----------|--------------------------|--------------------------|
|      |    |           |        |          |          | <input type="checkbox"/> | <input type="checkbox"/> |

## 10. FILTER PACK

| Filter Material | From | To | Weight / Volume | Placement Method |
|-----------------|------|----|-----------------|------------------|
|                 |      |    |                 |                  |

## 11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

135 ft below ground Artesian pressure \_\_\_\_\_ lb.  
Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices: Well cap

## 12. WELL TESTS:

☐ Pump ☐ Bailor ☐ Air ☐ Flowing Artesian

| Yield gal./min. | Drawdown | Pumping Level | Time  |
|-----------------|----------|---------------|-------|
| 15              | —        | 190           | 2 Hrs |

Water Temp 62 Bottom hole temp. 62

Water Quality test or comments: GoodDepth first Water Encounter 195

## 13. LITHOLOGIC LOG: (Describe repairs or abandonment)

| Bore Dia | From | To  | Remarks: Lithology, Water Quality & Temperature | Y | N |
|----------|------|-----|-------------------------------------------------|---|---|
| 10       | 0    | 2   | overburden                                      |   | X |
| 10       | 2    | 18  | Gravel                                          |   | X |
| 6        | 18   | 30  | Gravel                                          |   | X |
|          | 30   | 80  | Sandy clay                                      |   | X |
|          | 80   | 120 | tan clay                                        |   | X |
|          | 120  | 180 | Sandy clay                                      |   | X |
|          | 180  | 195 | tan clay                                        |   | X |
|          | 195  |     | Sand                                            | X |   |

RECEIVED

JUN 30 2004

WATER RESOURCES  
WESTERN REGIONCompleted Depth 195 (Measurable)Date: Started Jun 7/2004 Completed Jun 9/2004

## 14. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Ed L Holder-Drilling Firm No. 578Principal Driller Ed L Holder Date Jun 9/2004

Driller or Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date \_\_\_\_\_

Principal Driller and Rig Operator Required.  
Operator I must have signature of Driller/Operator II.

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IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

## 1. WELL TAG NO. D 0078658

Drilling Permit No. 887025  
Water right or injection well # \_\_\_\_\_

## 2. OWNER:

Name Keith Hill  
Address 10911 Pixie St.  
City Nampa State ID Zip 83687

## 3. WELL LOCATION:

Twp 2 North ☒ or South ☐ Rge 3 East ☐ or West ☒  
Sec 12 1/4 SE 1/4 SW 1/4Gov't Lot \_\_\_\_\_ County Canyon  
Lat 43 31.127 (Deg and Decimal minutes)  
Long 116 38.663 (Deg and Decimal minutes)  
Address of Well Site 10097 Kingdom LaneCity Nampa

Lot \_\_\_\_\_ Blk \_\_\_\_\_ Sub Name \_\_\_\_\_

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES:

| Seal material  | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method/procedure |
|----------------|-----------|---------|------------------------------------|----------------------------|
| 3/4 Bent Chips | 0'        | 45'     | 25 bags                            | 10" Overbore               |

## 8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing                              | Linear                   | Threaded                 | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 6"                 | +2'       | 273'    | .250           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 273'

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type JohnsonMethod of installation Washdown

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|----------|-------------------|
| 283'      | 278'    | 020       | 5'        | 5"                 | SS       |                   |

Length of Headpipe 10' Length of Tailpipe \_\_\_\_\_Packer ☒ Y ☐ N Type K-Packer

## 10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (bs or ft <sup>3</sup> ) | Placement method |
|-----------------|-----------|---------|-----------------------------------|------------------|
|-----------------|-----------|---------|-----------------------------------|------------------|

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 145' Static water level (ft) 167'  
Water temp (°F) 57° Bottom hole temp (°F) \_\_\_\_\_  
Describe access port Well Cap

## Well test:

| Drawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) | Test method:             | Pump                     | Barer                               | Air                      | Flowing artesian         |
|-----------------|--------------------------|-------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 73'             | 60 GPM                   | 30 minutes              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia. (in) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |   |
|----------------|-----------|---------|--------------------------------------------------------------------------|-------|---|
|                |           |         |                                                                          | Y     | N |
| 10"            | 0'        | 2'      | Topsoil                                                                  |       | X |
| 10"            | 2'        | 21'     | Gravel & Sand                                                            |       | X |
| 10"            | 21'       | 45'     | Clay w/Sand                                                              |       | X |
| 6"             | 45'       | 86'     | Clay                                                                     |       | X |
| 6"             | 86'       | 87'     | Sand                                                                     |       | X |
| 6"             | 87'       | 88'     | Clay                                                                     |       | X |
| 6"             | 88'       | 90'     | Sand                                                                     |       | X |
| 6"             | 90'       | 120'    | Clay                                                                     |       | X |
| 6"             | 120'      | 125'    | Sand                                                                     |       | X |
| 6"             | 125'      | 128'    | Clay                                                                     |       | X |
| 6"             | 128'      | 137'    | Sand                                                                     |       | X |
| 6"             | 137'      | 145'    | Clay w/Sand                                                              |       | X |
| 6"             | 145'      | 160'    | Sand                                                                     | X     |   |
| 6"             | 160'      | 163'    | Clay                                                                     |       | X |
| 6"             | 163'      | 164'    | Sand                                                                     | X     |   |
| 6"             | 164'      | 220'    | Clay & Sand Layers                                                       | X     |   |
| 6"             | 220'      | 238'    | Clay                                                                     |       | X |
| 6"             | 238'      | 241'    | Coarse White Sand                                                        | X     |   |
| 6"             | 241'      | 253'    | Clay w/Sand Streaks                                                      | X     |   |
| 6"             | 253'      | 256'    | Sand                                                                     | X     |   |
| 6"             | 256'      | 273'    | Clay                                                                     |       | X |
| 6"             | 273'      | 283'    | Sand                                                                     | X     |   |

Completed Depth (Measurable) 283'Date Started: Aug 7, 2018 Date Completed: Aug 17, 2018

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed

Company Name Adamson Pump & Drilling Co No 457\*Principal Driller Dawn Klammer Date Aug 23, 2018\*Driller Josh Young Date Aug 23, 2018

\*Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date Aug 23, 2018

\* Signature of Principal Driller and rig operator are required

SCANNED

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

4

1. WELL TAG NO. D 0074486

Drilling Permit No. 114121-831-11

Water right or injection well #

2. OWNER: Waltham Homes

Name

Address 14233 Silver Ridge Rd.City Caldwell State ID Zip 83607

3. WELL LOCATION:

Twp 2 North ☒ or South ☐ Rge 4 East ☐ or West ☒Sec. 9 1/4 SW 1/4 SE 1/4Gov't Lot County CanyonLat 43 31:004 (Deg. and Decimal minutes)Long 116 39:074 (Deg. and Decimal minutes)Address of Well Site 12849 Shasta Dr. S.W.City NampaLot 2 Blk. 1 Sub. Name Wild Prairie Est.

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection☐ Other

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well☐ Abandonment ☐ Other

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material From (ft) To (ft) Quantity (lbs or ft) Placement method/procedure

38 Best 0 43 35 bags Dry Pour

38 Best 899 312 9 bags Dry Pour

8. CASING/LINER:

Diameter (nominal) From (ft) To (ft) Gauge/Schedule Material Casing Liner Threaded Welded

6 42 315 250 Steel ☒ ☐ ☐ ☒☐ ☐ ☐ ☐☐ ☐ ☐ ☐☐ ☐ ☐ ☐Was drive shoe used? ☒ Y ☐ N Shoe Depth(a) 315

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☐ N MethodManufactured screen ☒ Y ☐ N Type JohnsonMethod of installation Wash Dr. Valve

From (ft) To (ft) Slot size Number/ft Diameter (nominal) Material Gauge or Schedule

316 6/316-6 10 6" Tele S.S.

☐ ☐ ☐ ☐ ☐ ☐☐ ☐ ☐ ☐ ☐ ☐Length of Headpipe 5'-8" Length of Tailpipe 0Packer ☒ Y ☐ N Type 3-Rib

10. FILTER PACK:

Filter Material From (ft) To (ft) Quantity (lbs or ft) Placement method

☐ ☐ ☐ ☐☐ ☐ ☐ ☐☐ ☐ ☐ ☐

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)

Describe control device

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 315 Static water level (ft) 190Water temp. (°F) 72 Bottom hole temp. (°F)Describe access port Sani-Seal Well Cap

Well test: Test method:

| Crawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) | Pump                     | Bailer                   | Air                                 | Flowing Artesian         |
|-----------------|--------------------------|-------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 340             | 65                       | 1 hrs.                  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 240             | 50                       | 1 hr.                   |                          |                          |                                     |                          |

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia. (in) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |
|----------------|-----------|---------|--------------------------------------------------------------------------|-------|
|                |           |         |                                                                          | Y N   |
| 11             | 0         | 4       | Top Soil                                                                 |       |
|                | 4         | 8       | Hard pan Clay                                                            |       |
|                | 8         | 15      | Coarse Sand                                                              |       |
|                | 15        | 18      | Cemented gravel                                                          |       |
|                | 18        | 32      | Coarse Sand                                                              |       |
| 6              | 32        | 54      | Cemented gravel                                                          |       |
|                | 54        | 60      | Tan Clay                                                                 |       |
|                | 60        | 86      | Coarse Sand & clay                                                       |       |
|                | 86        | 106     | Fractured Tan Clay                                                       |       |
|                | 106       | 202     | Tan Clay                                                                 |       |
|                | 202       | 215     | Sandy Clay                                                               |       |
|                | 215       | 237     | Fractured Tan Clay                                                       |       |
|                | 237       | 261     | Soft Tan Clay                                                            |       |
|                | 261       | 283     | Fractured Tan Clay & Sand                                                |       |
|                | 283       | 290     | Fract. Tan Clay & Fine Sand                                              |       |
|                | 290       | 300     | Tan Clay                                                                 |       |
|                | 300       | 315     | Hard Blue clay                                                           |       |
|                | 315       | 330     | Fract. Blue Clay                                                         |       |
|                |           |         | W/ Fine Blk Sand                                                         |       |

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JAN 17 2017

WATER RESOURCES  
WESTERN REGIONCompleted Depth (Measurable) 326'-6"Date Started: 11-23-16 Date Completed: 11-28-16

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Precision Well Drilling No. 522Principal Driller Jeff Perazich Date 12-14-16Driller Jeff Perazich Date 12-14-16Operator Jeff Perazich Date

Operator I Date

Operator II Date

Operator I Date

Operator II Date

Signature of Principal Driller and rig operator are required.

SCANNED



IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

5

1. WELL TAG NO. D D0077478

Drilling Permit No. 12

Water right or injection well # \_\_\_\_\_

## 2. OWNER:

Name Wes Miller ConstructionAddress 619 Crocus Ct.City Nampa State Idaho Zip 83651

## 3. WELL LOCATION:

Twp 2 North ☒ or South ☐ Rge. 3 East ☐ or West ☒Sec. 13 1/4 NW 1/4 NW 1/4Gov't Lot \_\_\_\_\_ County CanyonLat. 43 30.894'N (Deg. and Decimal minutes)Long. 116 38.952'W (Deg. and Decimal minutes)Address of Well Site 9868 Wild Prairie WayCity NampaLot 5 Blk 1 Sub Name Wild Prairie Estates

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES:

| Seal material  | From (ft) | To (ft) | Quantity (lbs or ft) | Placement method/procedure |
|----------------|-----------|---------|----------------------|----------------------------|
| 3/8" Bentonite | 0         | 60      | 1750 lbs.            | 10" Overbore               |
| 3/8" Bentonite | 280       | 290     | 500 lbs.             | 12" Underreamer            |

## 8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing Liner                        | Threaded                            | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|-------------------------------------|-------------------------------------|
| 6"                 | 2         | 300     | 250            | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4.5"               | 282       | 302     | SD17           | PVC      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|                    |           |         |                |          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
|                    |           |         |                |          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 300

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type Certa-Lock PVC ScreensMethod of installation Drop In

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|----------|-------------------|
| 302       | 362     | .020      | 60'       | 4.5"               | PVC      | SDR17             |
|           |         |           |           |                    |          |                   |
|           |         |           |           |                    |          |                   |

Length of Headpipe 20' Length of Tailpipe N/APacker ☒ Y ☐ N Type Rubber K-Packer

## 10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (lbs or ft) | Placement method |
|-----------------|-----------|---------|----------------------|------------------|
| N/A             |           |         |                      |                  |
|                 |           |         |                      |                  |
|                 |           |         |                      |                  |

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) \_\_\_\_\_ Static water level (ft) 168'Water temp (°F) Cold

Bottom hole temp (°F) \_\_\_\_\_

Describe access port 6" Turtle Cap

## Well test:

| Drawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) | Pump                     | Badger                   | Air                                 | Flowing Artesian         |
|-----------------|--------------------------|-------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 300'            | 80 GPM                   | 1 HR                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                 |                          |                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

## Test method:

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia (in) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |   |
|---------------|-----------|---------|--------------------------------------------------------------------------|-------|---|
| 10"           | 0         | 2       | Top Soil                                                                 | Y     | N |
|               | 2         | 15      | Hard Clay                                                                |       | X |
|               | 15        | 45      | Clay w/ Gravel                                                           |       | X |
|               | 45        | 140     | Brown Clay                                                               |       | X |
| 6"            | 140       | 157     | Brown Clay w/ Sand Streaks                                               |       | X |
|               | 157       | 197     | Brown Clay                                                               |       | X |
|               | 197       | 201     | Sand                                                                     | X     |   |
|               | 201       | 235     | Clay w/ Sand                                                             | X     |   |
|               | 235       | 249     | Clay                                                                     |       | X |
|               | 249       | 258     | Fine Red Sand w/ Clay                                                    | X     |   |
|               | 258       | 274     | Light Brown Clay w/ Sand Streaks                                         | X     |   |
|               | 274       | 280     | Blue Clay                                                                |       | X |
| 12"           | 280       | 290     | Blue Clay                                                                |       | X |
| 6"            | 290       | 301     | Blue Clay                                                                |       | X |
|               | 301       | 362     | Blue Clay w/ Coarse Sand Layers                                          | X     |   |

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MAR 21 2018

WATER RESOURCES  
WESTERN REGIONCompleted Depth (Measurable) 362'Date Started: Mar 8, 2018Date Completed: Mar 15, 2018

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling Inc Co No. 332Principal Driller [Signature] Date Mar 16, 2018

Driller \_\_\_\_\_ Date \_\_\_\_\_

Operator II [Signature] Date Mar 16, 2018

Operator I \_\_\_\_\_ Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required

SCANNED

13

Form 238-7  
6/02IDAHO DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

8541395

|                 |        |     |
|-----------------|--------|-----|
| Office Use Only |        |     |
| Well ID No.     | 424073 |     |
| Inspected by    |        |     |
| Twp             | Rge    | Sec |
| 1/4             | 1/4    | 1/4 |
| Lat:            | Long:  |     |

1. WELL TAG NO. D 0053422

DRILLING PERMIT NO. \_\_\_\_\_

Water Right or Injection Well No. \_\_\_\_\_

## 2. OWNER:

Name Pre Settlement Financing  
 Address 13549 W. Tekamark St.  
 City Boise State ID Zip 83713

## 3. LOCATION OF WELL by legal description:

You must provide address or Lot, Blk, Sub. or Directions to well

Twp 2 North ☒ or South ☐  
 Rge. 3 East ☐ or West ☒  
 Sec 13 SW 1/4 NW 1/4 NE 1/4  
 Gov't Lot \_\_\_\_\_ to acres \_\_\_\_\_ to acres \_\_\_\_\_

Lat: \_\_\_\_\_ Long: \_\_\_\_\_  
 Address of Well Site 12965 Crimson Clover Way  
 City Nampa

Give at least name of road + distance to Road or landmark  
 Lt. 8 Blk. 1 Sub. Name Wild Prairie Est.

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Other \_\_\_\_\_

## 5. TYPE OF WORK check all that apply

(Replacement etc.)

☒ New Well ☐ Modify ☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES

| Seal Material | From | To  | Weight / Volume | Seal Placement Method    |
|---------------|------|-----|-----------------|--------------------------|
| Bentonite     | 0    | 150 | 160 lbs         | over bore<br>dry poured. |

Was drive shoe used? ☒ N ☐ Shoe Depth(s) 380Was drive shoe seal tested? ☒ N ☐ How? Air

## 8. CASING/LINER:

| Diameter | From | To  | Gauge | Material | Casing                              | Liner                               | Welded                              | Threaded                 |
|----------|------|-----|-------|----------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 6"       | +2   | 380 | .25   | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4"       | -20  | 340 | 160%  | PVC      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

Length of Headpipe \_\_\_\_\_ Length of Tailpipe \_\_\_\_\_

Packer ☐ Y ☐ N Type \_\_\_\_\_

## 9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method Factory slotScreen Type & Method of Installation PVC

| From | To  | Slot Size | Number | Diameter | Material | Casing                   | Liner                               |
|------|-----|-----------|--------|----------|----------|--------------------------|-------------------------------------|
| 280  | 320 |           |        | 4"       | PVC      | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## 10. FILTER PACK

| Filter Material | From | To  | Weight / Volume | Placement Method        |
|-----------------|------|-----|-----------------|-------------------------|
| Silica Sand     | 260  | 340 | 200 lbs         | Powered from<br>surface |

## 11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

185 ft. below ground Artesian pressure \_\_\_\_\_ lb.  
 Depth flow encountered 281 ft. Describe access port or control devices: well cap

## 12. WELL TESTS:

☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

| Yield gal./min | Drawdown | Pumping Level | Time   |
|----------------|----------|---------------|--------|
| 20             |          | 300'          | 30 min |

Water Temp. 60° F.

Bottom hole temp. \_\_\_\_\_

Water Quality test or comments: Test Your WaterDepth first Water Encounter 180

## 13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Water

| Bore Dia | From | To  | Remarks: Lithology, Water Quality & Temperature | Y                                   | N                                   |
|----------|------|-----|-------------------------------------------------|-------------------------------------|-------------------------------------|
| 12"      | 0    | 10  | Clay w/ small head.                             |                                     | <input checked="" type="checkbox"/> |
| 12"      | 10   | 20  | Sandy clay brown                                |                                     | <input checked="" type="checkbox"/> |
| 12"      | 20   | 30  | " " Grey                                        |                                     | <input checked="" type="checkbox"/> |
| 12"      | 30   | 40  | Brown clay hard                                 |                                     | <input checked="" type="checkbox"/> |
| 8"       | 40   | 50  | fine sand & clay. Grey                          |                                     | <input checked="" type="checkbox"/> |
| 8"       | 50   | 80  | Sandy clay                                      |                                     | <input checked="" type="checkbox"/> |
| 8"       | 80   | 110 | Sand & gravel.                                  |                                     | <input checked="" type="checkbox"/> |
| 8"       | 150  | 200 | Sand brown                                      | <input checked="" type="checkbox"/> |                                     |
| 8"       | 200  | 285 | Sandy clay                                      |                                     | <input checked="" type="checkbox"/> |
| 6"       | 285  | 310 | Blue clay                                       |                                     | <input checked="" type="checkbox"/> |
|          | 310  | 323 | Brown sand                                      | <input checked="" type="checkbox"/> |                                     |
|          | 323  | 335 | Brown clay                                      |                                     | <input checked="" type="checkbox"/> |
|          | 335  | 337 | Brown sand                                      | <input checked="" type="checkbox"/> |                                     |
|          | 337  | 355 | Blue clay                                       |                                     | <input checked="" type="checkbox"/> |
|          | 355  | 380 | heavy sand & water                              | <input checked="" type="checkbox"/> |                                     |

Recommend  
 pump set @ 300'

RECEIVED

DEC 30 2008

WATER RESOURCES  
WESTERN REGIONCompleted Depth 330 (Measurable)Date: Started 11/26/08 Completed 12/9/08

## 14. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Ally Stake well Drilling Firm No. 561Principal Driller Mary Jones Date 12/8/08and Driller or Operator II Matthew K. Kuntz Date 12/8/08

Operator I \_\_\_\_\_ Date \_\_\_\_\_

Principal Driller and Rig Operator Required  
 Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

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63

Form 238-7  
11/97 JGEIDAHO DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

837216

Office Use Only

7

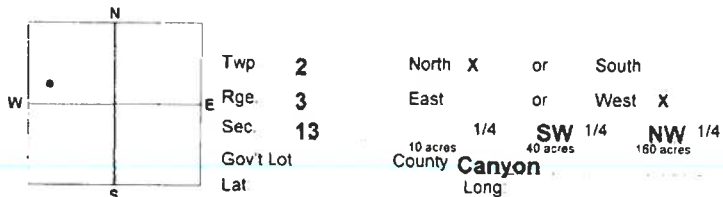
Inspected by  
Twp Rge Sec  
1/4 1/4 1/4  
Lat Long**1. WELL TAG NO. D 0041793**

DRILLING PERMIT NO.

Other IDWR No.

**2. OWNER:**Name **Brian Palleson**Address **1400 S. Whitewater Ct.**City **Nampa**State **ID** Zip **83686****3. LOCATION OF WELL by legal description:**

Sketch map location must agree with written location.

Address of Well Site **12772 Anakate Lane**City **Nampa**

(Give at least name of road - Distance to Road or Landmark)

Lt **4**Blk **1**Sub Name **Foothill Ranch****4. USE:**

☒ Domestic      ☐ Municipal      ☐ Monitor      ☐ Irrigation  
☐ Thermal      ☐ Injection      ☐ Other

**5. TYPE OF WORK:** check all that apply (Replacement etc.)

☒ New Well      ☐ Modify      ☐ Abandonment      ☐ Other

**6. DRILL METHOD:**

☐ Air Rotary      ☐ Cable      ☒ Mud Rotary      ☐ Other

**7. SEALING PROCEDURES:**

| Seal/Filter Pack | From | To  | AMOUNT          | METHOD   |
|------------------|------|-----|-----------------|----------|
| Material         |      |     | Sacks or Pounds |          |
| Bentonite Grout  | 0    | 307 | 48 Bags         | Tremie   |
| 8/16 Sand        | 307  | 520 | 2.2 Yds         | Overbore |

Was drive shoe used? Y ☒ N Shoe Depth(s)Was drive shoe seal tested? Y ☒ N How?**8. CASING/LINER:**

| Diameter | From | To  | Gauge | Material | Casing                              | Liner | Welded                              | Threaded                            |
|----------|------|-----|-------|----------|-------------------------------------|-------|-------------------------------------|-------------------------------------|
| 6"       | +2   | 17  | .250  | Steel    | <input checked="" type="checkbox"/> |       | <input checked="" type="checkbox"/> |                                     |
| 6"       | 17   | 477 | SDR17 | PVC      | <input checked="" type="checkbox"/> |       |                                     | <input checked="" type="checkbox"/> |

Length of Headpipe

Length of Tailpipe

**9. PERFORATIONS/SCREENS:**

Perforations      Method  
☒ Screens      Screen Type **PVC**

| From | To  | Slot Size | Number | Diameter | Material | Casing | Liner                               |
|------|-----|-----------|--------|----------|----------|--------|-------------------------------------|
| 477  | 517 | .020      |        | 6"       | PVC      |        | <input checked="" type="checkbox"/> |
|      |     |           |        |          | SDR17    |        |                                     |

**10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:**

205 ft below ground Artesian pressure lb

Depth flow encountered 478 ft Describe access port or control

devices: **Cap****11. WELL TESTS:**

| Pump            | Bailer   | X Air         | Flowing Artesian |
|-----------------|----------|---------------|------------------|
| Yield gal./min. | Drawdown | Pumping Level | Time             |
| 30              | 400      | 400           | 2 Hr.            |

Water Temp. 56

Bottom hole temp 56

Water Quality test or comments

Depth first Water Encounter 326

**12. LITHOLOGIC LOG:** (Describe repairs or abandonment)

| Bore Dia | From | To | Remarks                         | Lithology, Water Quality & Temperature | Water |
|----------|------|----|---------------------------------|----------------------------------------|-------|
|          |      |    |                                 |                                        | Y N   |
| 12"      | 0    |    | 1 Top Soil                      |                                        |       |
| 12"      | 1    |    | 4 Cliche                        |                                        |       |
| 12"      | 4    |    | 15 Brown Clay w/Gravel          |                                        |       |
| 12"      | 15   |    | 34 Gravel & Boulders            |                                        |       |
| 12"      | 34   |    | 46 Brown Clay w/Gravel          |                                        |       |
| 12"      | 46   |    | 55 Gravel & Boulders            |                                        |       |
| 12"      | 55   |    | 83 Sticky Tan Clay              |                                        |       |
| 12"      | 83   |    | 106 Tan Clay w/Gravel           |                                        |       |
| 12"      | 106  |    | 110 Sticky Tan Clay             |                                        |       |
| 10"      | 110  |    | 114 Sticky Tan Clay             |                                        |       |
| 10"      | 114  |    | 175 Tan Clay w/Sand Seams       |                                        |       |
| 10"      | 175  |    | 240 Sticky Tan Clay             |                                        |       |
| 10"      | 240  |    | 260 Sandy Tan Clay              |                                        |       |
| 10"      | 260  |    | 326 Sticky Tan Clay             |                                        |       |
| 10"      | 326  |    | 330 Fractured Sandstone         |                                        | X     |
| 10"      | 330  |    | 339 Sticky Tan Clay             |                                        |       |
| 10"      | 339  |    | 351 Sticky Blue Clay            |                                        |       |
| 10"      | 351  |    | 357 Fine Blue Sand              |                                        | X     |
| 10"      | 357  |    | 417 Sticky Blue Clay            |                                        |       |
| 10"      | 417  |    | 432 Fine Blue Sand w/Clay Seams |                                        | X     |
| 10"      | 432  |    | 462 Sticky Blue Clay            |                                        |       |
| 10"      | 462  |    | 465 Fine Blue Sand              |                                        | X     |
| 10"      | 465  |    | 478 Sticky Blue Clay            |                                        |       |
| 10"      | 478  |    | 504 Fine Blue Sand w/Clay Seams |                                        | X     |
| 10"      | 504  |    | 517 Fine Blue Sand              |                                        | X     |
| 10"      | 517  |    | 520 Sticky Blue Clay            |                                        |       |

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NOV 16 2005

WATER RESOURCES  
WESTERN REGION

Completed Depth 517

(Measurable)

Date: Started 11/4/2005

Completed 11/11/2005

**13. DRILLER'S CERTIFICATION:**

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name **Treasure Valley Drilling**

Firm No. 560

Firm Official

Date 11/14/2005

and

Driller or Operator

Date 11/14/2005

(Sign once if Firm Official &amp; Operator)

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IDAHO DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

836553

8

Office Use Only

Inspected by

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Sec

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1/4

Lat

Long

**1. WELL TAG NO. D 0039397**

DRILLING PERMIT NO.

Other IDWR No.

**2. OWNER:**

Name **Bradshaw Construction**

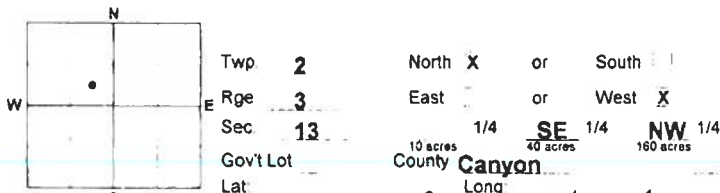
Address **2511 Dorman Ave.**

City **Caldwell**

State **ID** Zip **83605**

**3. LOCATION OF WELL by legal description:**

Sketch map location must agree with written location



(Give at least name of road + Distance to Road or Landmark)  
Lt **5** Blk **1** Sub. Name **Foothill Ranch**

**4. USE:**

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Other

**5. TYPE OF WORK:** check all that apply (Replacement etc.)

☒ New Well ☐ Modify ☐ Abandonment ☐ Other

**6. DRILL METHOD:**

☐ Air Rotary ☐ Cable ☒ Mud Rotary ☐ Other

**7. SEALING PROCEDURES:**

| Seal/Filter Pack | AMOUNT                  | METHOD   |
|------------------|-------------------------|----------|
| Material         | From To Sacks or Pounds |          |
| Bentonite        | 0 301 64 Bags           | Tremie   |
| 8/16 Sand        | 301 542 2.2yds          | Overbore |

Was drive shoe used? ☒ Y ☒ X N Shoe Depth(s) **0**

Was drive shoe seal tested? ☒ Y ☒ X N How? **N/A**

**8. CASING/LINER:**

| Diameter | From | To  | Gauge | Material | Casing                                | Liner                    | Welded                   | Threaded                              |
|----------|------|-----|-------|----------|---------------------------------------|--------------------------|--------------------------|---------------------------------------|
| 6"       | +2   | 10  | .250  | Steel    | <input checked="" type="checkbox"/> X | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> X |
| 6"       | 10   | 470 | SDR1  | PVC      | <input checked="" type="checkbox"/> X | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> X |
| 6"       | 490  | 530 | SDR1  | PVC      | <input checked="" type="checkbox"/> X | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> X |

Length of Headpipe

Length of Tailpipe

**9. PERFORATIONS/SCREENS:**

Perforations

Method

☒ Screens

Screen Type **Factory**

| From | To  | Slot Size | Number | Diameter | Material | Casing                                | Liner                    |
|------|-----|-----------|--------|----------|----------|---------------------------------------|--------------------------|
| 470  | 490 | .020      |        | 6"       | PVC      | <input checked="" type="checkbox"/> X | <input type="checkbox"/> |
| 530  | 540 | .020      |        | 6"       | SS       | <input checked="" type="checkbox"/> X | <input type="checkbox"/> |

**10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:**

**203**

ft. below ground

Artesian pressure

lb.

Depth flow encountered **535**

ft. Describe access port or control

devices: **Cap**

**11. WELL TESTS:**

☐ Pump

Bailer

☒ Air

Flowing Artesian

| Yield gal./min | Drawdown    | Pumping Level | Time          |
|----------------|-------------|---------------|---------------|
| <b>50+</b>     | <b>460'</b> | <b>460'</b>   | <b>4 Hrs.</b> |

Water Temp. **56**

Bottom hole temp **56**

Water Quality test or comments

Depth first Water Encounter **326**

**12. LITHOLOGIC LOG:** (Describe repairs or abandonment)

| Bore Dia | From | To | Remarks | Lithology               | Water Quality & Temperature | Y | N |
|----------|------|----|---------|-------------------------|-----------------------------|---|---|
| 12"      | 0    |    | 1       | Top Soil                |                             |   |   |
| 12"      | 1    |    | 3       | Brown Cliche            |                             |   |   |
| 12"      | 3    |    | 14      | Brown Clay w/Gravel     |                             |   |   |
| 12"      | 14   |    | 34      | Gravel & Boulders       |                             |   |   |
| 12"      | 34   |    | 47      | Brown Clay w/ Gravel    |                             |   |   |
| 12"      | 47   |    | 54      | Gravel & Boulders       |                             |   |   |
| 12"      | 54   |    | 83      | Sticky Tan Clay         |                             |   |   |
| 12"      | 83   |    | 97      | Tan Clay w/Gravel       |                             |   |   |
| 12"      | 97   |    | 175     | Tan Clay w/ Sand Strips |                             |   |   |
| 12"      | 175  |    | 242     | Sticky Tan Clay         |                             |   |   |
| 12"      | 242  |    | 261     | Sandy Tan Clay          |                             |   |   |
| 12"      | 261  |    | 326     | Sticky Tan Clay         |                             |   |   |
| 12"      | 326  |    | 329     | Fractured Sandstone     |                             |   | X |
| 12"      | 329  |    | 330     | Sticky Tan Clay         |                             |   |   |
| 11"      | 330  |    | 338     | Sticky Tan Clay         |                             |   |   |
| 11"      | 338  |    | 351     | Sticky Blue Clay        |                             |   |   |
| 11"      | 351  |    | 357     | Fine Blue Sand          |                             |   | X |
| 11"      | 357  |    | 413     | Sticky Blue Clay        |                             |   |   |
| 11"      | 413  |    | 421     | Blue Sand w/ Clay Seams |                             |   | X |
| 11"      | 421  |    | 457     | Sticky Blue Clay        |                             |   |   |
| 11"      | 457  |    | 462     | Fine Blue Sand          |                             |   | X |
| 11"      | 462  |    | 469     | Sticky Blue Clay        |                             |   |   |
| 11"      | 469  |    | 481     | Fine Blue Sand          |                             |   | X |
| 11"      | 481  |    | 493     | Sticky Blue Clay        |                             |   |   |
| 11"      | 493  |    | 495     | Fine Blue Sand          |                             |   | X |
| 11"      | 495  |    | 535     | Sticky Blue Clay        |                             |   |   |
| 11"      | 535  |    | 540     | Fine Blue Sand          |                             |   | X |
| 11"      | 540  |    | 542     | Sticky Blue Clay        |                             |   |   |

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OCT 21 2005

WATER RESOURCES  
WESTERN REGION

Completed Depth **542**

(Measurable)

Date Started **10/3/2005**

Completed **10/14/2005**

**13. DRILLER'S CERTIFICATION:**

I/We certify that all minimum well construction standards were complied with at the time the rig was removed

Company Name **Treasure Valley Drilling**

Firm No **560**

Firm Official

Date **10/17/2005**

and

Driller or Operator

Date **10/17/2005**

(Sign once if Firm Official & Operator)

# IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

840813  
Office Use Only

9

Inspected by  
Twp Rge Sec  
1/4 1/4 1/4  
Lat Long

1. WELL TAG NO. D 0042565  
DRILLING PERMIT NO. 895434-840813  
Other IDWR No.

## 2. OWNER:

Name Galeazzi Homes, LLC  
Address 13100 Laken Lane  
City Kuna State ID Zip 83634

## 3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location.

North X or South  
East or West X  
Twp 2 Rge 3 Sec 13  
Gov't Lot 10 acres 40 acres 160 acres  
Lat 43 30.760' Long 116 38.690'  
Address of Well Site 12575 Anakate  
City Nampa

(Give at least name of road + Distance to Road or Landmark)  
Lt. 4 Blk 3 Sub Name Foothill Ranch

## 4. USE:

X Domestic Municipal Monitor Irrigation  
Thermal Injection Other

## 5. TYPE OF WORK: check all that apply (Replacement etc.)

X New Well Modify Abandonment Other

## 6. DRILL METHOD:

Air Rotary Cable X Mud Rotary Other

## 7. SEALING PROCEDURES:

| Material  | From | To   | AMOUNT<br>Sacks or Pounds | METHOD   |
|-----------|------|------|---------------------------|----------|
| Bentonite | 0    | 301' | 126 Sack                  | Overbore |
| 6/9 Sand  | 301' | 549' | 2.2yds                    | Poured   |

Was drive shoe used? Y X N Shoe Depth(s)

Was drive shoe seal tested? Y X N How?

## 8. CASING/LINER:

| Diameter | From | To   | Gauge | Material | Casing | Liner | Welded | Threaded |
|----------|------|------|-------|----------|--------|-------|--------|----------|
| 6"       | +2'  | 9'   | .250  | Steel    | X      |       | X      |          |
| 6"       | 9'   | 449' |       | SDR1PVC  |        | X     |        | X        |
| 6"       | 449' | 529' |       | SDR1PVC  |        | X     |        | X        |

Length of Headpipe

Length of Tailpipe

## 9. PERFORATIONS/SCREENS:

Perforations Method  
X Screens Screen Type SDR-17 PVC

| From | To   | Slot Size | Number | Diameter | Material | Casing | Liner |
|------|------|-----------|--------|----------|----------|--------|-------|
| 449' | 469' | .020      |        | 6"       | PVC      |        | X     |
| 529' | 549' | .020      |        | 6"       | PVC      |        | X     |

## 10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

247 ft. below ground Artesian pressure lb.  
Depth flow encountered 450 ft. Describe access port or control devices Cap

## 11. WELL TESTS:

| Pump           | Bailer   | X Air         | Flowing Artesian |
|----------------|----------|---------------|------------------|
| Yield gal /min | Drawdown | Pumping Level | Time             |
| 60 gpm         | 440'     | 440'          | 2 Hrs.           |

Water Temp 56

Bottom hole temp 56

Water Quality test or comments

Depth first Water Encounter 350'

## 12. LITHOLOGIC LOG: (Describe repairs or abandonment)

| Bore Dia | From | To   | Remarks, Lithology, Water Quality & Temperature | Y | N |
|----------|------|------|-------------------------------------------------|---|---|
| 10"      | 0    | 2'   | Top Soil                                        |   |   |
| 10"      | 2'   | 5'   | Tan Clay                                        |   |   |
| 10"      | 5'   | 52'  | Gravel & Sand                                   |   |   |
| 10"      | 52'  | 59'  | Tan Clay                                        |   |   |
| 10"      | 59'  | 71'  | Gravel & Sand                                   |   |   |
| 10"      | 71'  | 110' | Sticky Tan Clay                                 |   |   |
| 10"      | 110' | 148' | Sandy Tan Clay                                  |   |   |
| 10"      | 148' | 243' | Tan Clay w/Sand Seams                           |   |   |
| 10"      | 243' | 350' | Blue Clay w/Sandstone                           |   |   |
| 10"      | 350' | 442' | Blue Clay w/Sand Seams                          |   | X |
| 10"      | 442' | 450' | Sandstone                                       |   |   |
| 10"      | 450' | 465' | Blue Clay w/Sand Strips                         |   | X |
| 10"      | 465' | 470' | Sandstone                                       |   |   |
| 10"      | 470' | 526' | Blue Clay                                       |   |   |
| 10"      | 526' | 541' | Blue Sand                                       |   | X |
| 10"      | 541' | 549' | Sticky Blue Clay                                |   |   |

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JUL 28 2006

WATER RESOURCES  
WESTERN REGION

Completed Depth 549' (Measurable)  
Date Started 7/10/2006 Completed 7/16/2006

## 13. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed

Company Name Treasure Valley Drilling

Firm No 560

Firm Official

Date 7/19/2006

and

Driller or Operator

Date 7/19/2006

(Sign once if Firm Official & Operator)

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IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

10

1. WELL TAG NO. D 0070398Drilling Permit No. 11163-2-10-001

Water right or injection well # \_\_\_\_\_

2. OWNER:

Name James & Kathleen DonaldsonAddress 11163 W Spring River DRCity BoiseState IDZip 83709

3. WELL LOCATION:

Twp. 2 North ☒ or South ☐ Rge. 3 East ☐ or West ☒Sec. 13 S/E 1/4 S/E 1/4 N/W 1/4Gov't Lot \_\_\_\_\_ County CanyonLat. 43° 30.635

(Deg. and Decimal minutes)

Long. 116° 38.610

(Deg. and Decimal minutes)

Address of Well Site 12567 RockledgeCity Nampa

BLM Reference and Forest Service District \_\_\_\_\_

Lot \_\_\_\_\_ Bk \_\_\_\_\_ Sub. Name \_\_\_\_\_

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES:

| Seal material    | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method/procedure |
|------------------|-----------|---------|------------------------------------|----------------------------|
| coarse bentonite | 0         | 60      | 1600                               | overbore                   |
| coarse bentonite | 287       | 293     | 600                                | under ream                 |

8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing Liner                        | Threaded                 | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|--------------------------|-------------------------------------|
| 6                  | +2        | 299     | .250           | steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|                    |           |         |                |          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
|                    |           |         |                |          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
|                    |           |         |                |          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 299

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type 15 slot Johnson V wireMethod of installation Wash into sand

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material  | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|-----------|-------------------|
| 313       | 328     | 15        |           | 5                  | stainless | .250              |
|           |         |           |           |                    |           |                   |
|           |         |           |           |                    |           |                   |

Length of Headpipe 15 Length of Tailpipe wash in valve 6"Packer ☒ Y ☐ N Type 3 lip rubber K pack

10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method |
|-----------------|-----------|---------|------------------------------------|------------------|
|                 |           |         |                                    |                  |
|                 |           |         |                                    |                  |

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 160 Static water level (ft) 160Water temp (°F) cold Bottom hole temp. (°F) coldDescribe access point removable well cap

Well test:

| Draw-down (ft)           | Discharge or yield (gpm) | Test duration (minutes)  | Test method              |                          |                                     |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <u>328</u>               | <u>35</u>                | <u>60</u>                | Pump                     | Bailer                   | Air                                 | Flowmeter                |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Water quality test or comments: \_\_\_\_\_

13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia (in) | From (ft) | To (ft) | Remarks: lithology or description of repairs or abandonment, water lamp | Water |   |
|---------------|-----------|---------|-------------------------------------------------------------------------|-------|---|
|               |           |         |                                                                         | Y     | N |
| 10            | 0         | 1       | topsoil                                                                 |       | X |
| 10            | 1         | 10      | clay                                                                    |       | X |
| 10            | 10        | 30      | gravel                                                                  |       | X |
| 10            | 30        | 45      | sandy clay                                                              |       | X |
| 8             | 45        | 120     | sandy clay or sand and clay layers                                      |       | X |
| 6             | 120       | 160     | sand and clay layers                                                    |       | X |
| 6             | 160       | 230     | med to fine brown sand                                                  |       | X |
| 6             | 230       | 241     | tan sticky clay                                                         | X     |   |
| 6             | 241       | 279     | brown sand                                                              |       | X |
| 6             | 279       | 282     | blue clay                                                               | X     |   |
| 6             | 282       | 285     | blue sand                                                               | X     | X |
| 6/12          | 285       | 307     | blue clay                                                               |       | X |
| 6             | 307       | 328     | med blue sand                                                           | X     |   |

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JUL 28 2016

WATER RESOURCES  
WESTERN REGIONCompleted Depth (Measurement) 328Date Started Dec 7, 2015Date Completed Dec 17, 2015

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Nu Acre Drilling LLCCo. No. 701Principal Driller [Signature]Date Dec 19, 2015

Driller \_\_\_\_\_

Date \_\_\_\_\_

Operator II \_\_\_\_\_

Date \_\_\_\_\_

Operator I \_\_\_\_\_

Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required

SCANNED



# IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

11

1. WELL TAG NO. D 0069023  
Drilling Permit No. 9169383 - 875440

Water right or injection well # \_\_\_\_\_

2. OWNER:  
Name Cotner Building Company  
Address PO Box 785  
City Meridian State ID Zip 83680

3. WELL LOCATION:  
Twp. 2 North ☒ or South ☐ Rge. 3 East ☐ or West ☒  
Sec. 13 1/4 SW 1/4 NE 1/4

Gov't Lot \_\_\_\_\_ County Canyon  
Lat. 43 30.712 (Deg and Decimal minutes)  
Long 116 38.365 (Deg and Decimal minutes)  
Address of Well Site 12338 Ranchview Dr.

(Give at least three of road - distance to road or landmarks)  
City Nampa  
Lot. 8 Blk. 1 Sub. Name Valleyview Ranch

4. USE:  
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

5. TYPE OF WORK:  
☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

6. DRILL METHOD:  
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES:  
Seal material From (ft) To (ft) Quantity (lbs or ft<sup>3</sup>) Placement method/procedure  
3/4 bentonite 0 45 1000lbs dry pour

8. CASING/LINER:  
Diameter (nominal) From (ft) To (ft) Gauge/Schedule Material Casing Liner Threaded Welded  
6" +2 229 .250 steel ☒ ☐ ☐ ☒  
5" 225 230 .258 steel ☒ ☐ ☐ ☒

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) \_\_\_\_\_

9. PERFORATIONS/SCREENS:  
Perforations ☐ Y ☒ N Method \_\_\_\_\_  
Manufactured screen ☒ Y ☐ N Type wire wrap (johnson)  
Method of installation wash in 230

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material  | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|-----------|-------------------|
| 230       | 235     | .016      | ---       | 5"                 | stainless |                   |

Length of Headpipe 5ft Length of Tailpipe \_\_\_\_\_  
Packer ☒ Y ☐ N Type double wiper

10. FILTER PACK:  
Filter Material From (ft) To (ft) Quantity (lbs or ft<sup>3</sup>) Placement method

11. FLOWING ARTESIAN:  
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_  
Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 123 Static water level (ft) 112ft  
Water temp (°F) 61degF Bottom hole temp. (°F) \_\_\_\_\_  
Describe access port well cap

Well test: Test method:  
Drawdown (feet) Discharge or yield (gpm) Test duration (minutes) Pump Bailer Air Flowing artesian  
75gpm 45 ☐ ☐ ☒ ☐

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia. (in) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |   |
|----------------|-----------|---------|--------------------------------------------------------------------------|-------|---|
|                |           |         |                                                                          | Y     | N |
| 10"            | 0         | 2       | top soil                                                                 |       | X |
| "              | 2         | 8       | gravel and sand                                                          |       | X |
| "              | 8         | 16      | sandy clay                                                               |       | X |
| "              | 16        | 32      | tan clay                                                                 |       | X |
| "              | 32        | 45      | brown sandy clay                                                         |       | X |
| 6"             | 45        | 65      | brown sandy clay                                                         |       | X |
| "              | 65        | 72      | fine sand                                                                |       | X |
| "              | 72        | 78      | brown clay                                                               |       | X |
| "              | 78        | 117     | dry cemented sand                                                        |       | X |
| "              | 117       | 123     | tan clay                                                                 |       | X |
| "              | 123       | 129     | cemented sand                                                            | X     |   |
| "              | 129       | 135     | sandy tan clay                                                           |       | X |
| "              | 135       | 148     | tan sand                                                                 | X     |   |
| "              | 148       | 161     | tan clay                                                                 |       | X |
| "              | 161       | 165     | tan sand                                                                 | X     |   |
| "              | 165       | 176     | tan clay                                                                 |       | X |
| "              | 176       | 192     | tan sand                                                                 | X     |   |
| "              | 192       | 195     | sandy tan clay                                                           |       | X |
| "              | 195       | 199     | tan sand                                                                 | X     |   |
| "              | 199       | 205     | tan clay                                                                 |       | X |
| "              | 205       | 207     | fine tan sand                                                            | X     |   |
| "              | 207       | 215     | tan clay                                                                 |       | X |
| "              | 215       | 217     | tan sand                                                                 | X     |   |
| "              | 217       | 229     | tan clay                                                                 |       | X |
| "              | 229       | 235     | tan sand                                                                 | X     |   |

RECEIVED

JUN 08 2015

WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable) 235ft  
Date Started May 27, 2015 Date Completed Jun 2, 2015

14. DRILLER'S CERTIFICATION:  
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Coonse Well Drilling Co. No. 409  
\*Principal Driller [Signature] Date Jun 3, 2015  
\*Driller [Signature] Date Jun 3, 2015  
\*Operator II \_\_\_\_\_ Date \_\_\_\_\_  
Operator I \_\_\_\_\_ Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required

SCANNED

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

804022

12

Office Use Only  
Inspected by \_\_\_\_\_  
Twp \_\_\_\_\_ Rge \_\_\_\_\_ Sec \_\_\_\_\_  
1/4 1/4 1/4  
Lat \_\_\_\_\_ Long \_\_\_\_\_

1. WELL TAG NO. D0029637

DRILLING PERMIT NO. \_\_\_\_\_

Other IDWR No. \_\_\_\_\_

2. OWNER:

Name MARVIN WEAVER

Address 9731 RIM ROAD

City NAMPA

State ID Zip 83686

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location.

North ☒ or South ☐  
East ☐ or West ☒  
Twp. 2 Rge 3 Sec. 13  
Gov't Lot \_\_\_\_\_  
Lat \_\_\_\_\_ Long \_\_\_\_\_  
County CANYON  
Address of Well Site SAME

(Give at least name of road + Distance to Road or Landmark)

Lt. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub Name \_\_\_\_\_

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Other

5. TYPE OF WORK: check all that apply

☒ New Well ☐ Modify ☐ Abandonment ☐ Other (Replacement etc.)

6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES:

| Seal/Filter Pack |      | AMOUNT |                 | METHOD |
|------------------|------|--------|-----------------|--------|
| Material         | From | To     | Sacks or Pounds |        |
| BENTONITE        | 0    | 18     | 500#            | POUR   |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 173

Was drive shoe seal tested? ☒ Y ☐ N How? AIR

8. CASING/LINER:

| Diameter | From | To  | Gauge | Material | Casing                              | Liner                    | Welded                              | Threaded                 |
|----------|------|-----|-------|----------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| 6        | +2   | 173 | 250   | STEEL    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Length of Headpipe \_\_\_\_\_ Length of Tailpipe \_\_\_\_\_

9. PERFORATIONS/SCREENS:

☐ Perforations ☐ Screens  
Method \_\_\_\_\_ Screen Type \_\_\_\_\_

| From | To | Slot Size | Number | Diameter | Material | Casing                   | Liner                    |
|------|----|-----------|--------|----------|----------|--------------------------|--------------------------|
|      |    |           |        |          |          | <input type="checkbox"/> | <input type="checkbox"/> |

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

106 ft. below ground Artesian pressure \_\_\_\_\_ lb.  
Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices: \_\_\_\_\_

11. WELL TESTS:

| Yield gal./min. | Drawdown | Pumping Level | Time |
|-----------------|----------|---------------|------|
| 40              | 0        | 110           | 2 HR |

Water Temp. \_\_\_\_\_ Bottom hole temp. \_\_\_\_\_

Water Quality test or comments: \_\_\_\_\_

Depth first Water Encounter \_\_\_\_\_

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

| Bore Dia. | From | To  | Remarks: Lithology, Water Quality & Temperature | Water |
|-----------|------|-----|-------------------------------------------------|-------|
| 10        | 0    | 2   | TOP SOIL/ HARD PAN                              | Y N   |
|           | 2    | 16  | SAND/ GRAVEL                                    |       |
|           | 16   | 18  | SAND/ GRAVEL MOSTLY SAND                        |       |
| 6         | 18   | 38  | MOSTLY SAND/ GRAVEL                             |       |
|           | 38   | 45  | HARD CLAY                                       |       |
|           | 45   | 70  | SANDY CLAY                                      |       |
|           | 70   | 75  | YELLOW CLAY                                     |       |
|           | 75   | 90  | SAND/ SOME CLAY                                 |       |
|           | 90   | 173 | LAYERS SAND/ CLAY                               | X     |
|           | 173  | 180 | CLAY                                            |       |
|           | 180  | 185 | SAND/ JOINT SHALE                               | X     |

RECEIVED

JUL 16 2003

WATER RESOURCES  
WESTERN REGION

Completed Depth 185 (Measurable)  
Date: Started 6/25/2003 Completed 6/27/2003

13. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name DAVIS WELL & PUMP

Firm No. 101

Firm Official Chris

Date 7/8/2003

and Driller or Operator Chris

Date 7/8/2003

(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

SCANNED

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0073192

Drilling Permit No. 179410-881107  
Water right or rights from well #

2. OWNER

Name: Justin Winkler  
Address: 9799 Rim Rd.

City: Nampa State: ID Zip: 83686

3. WELL LOCATION:

Trwp: 2 North ☒ South ☐ Range: 3 East ☐ or West ☒  
Sec: 13 NE ☐ NW ☐ SE ☐ SW ☐

County: Canyon

Lat: 43° 30.835 (Deg. and Decimal minutes)

Long: 116° 38.035 (West and Decimal minutes)

Address of Well Site: 9799 Rim Rd.

City: Nampa

Lat: 43° 30.835 State: ID City: Nampa

4. USE:

☒ Domestic ☐ Municipal ☐ Industrial ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other:

5. TYPE OF WORK (check all that apply) (Replacement etc.)

☒ New Well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other:

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other:

7. SEALING PROCEDURES

| Seal material | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method/procedure |
|---------------|-----------|---------|------------------------------------|----------------------------|
| Chips         | 0         | 47      | 20 Bags                            | Poured                     |

8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing                              | Liner                    | Threaded                 | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 6"                 | +2        | 171     | .250           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s): 171'

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method:

Manufactured screen ☐ Y ☒ N Type:

Method of installation:

| From (ft) | To (ft) | Sbl size | Number/ft | Diameter (nominal) | Material | Gauge or Schedule |
|-----------|---------|----------|-----------|--------------------|----------|-------------------|
|           |         |          |           |                    |          |                   |
|           |         |          |           |                    |          |                   |
|           |         |          |           |                    |          |                   |

Length of Headpipe: Length of Tailpipe:

Packer ☐ Y ☒ N Type:

10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method |
|-----------------|-----------|---------|------------------------------------|------------------|
|                 |           |         |                                    |                  |
|                 |           |         |                                    |                  |

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG):

Describe control device:

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft): 110 Static water level (ft): 110

Water temp (°F): 61 Bottom hole temp (°F): 61

Describe access port: Sanitary Well Cap

Well test:

| Drawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) | Test method:                                                                                                                 | Flowing Artesian         |
|-----------------|--------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 175             | 60                       | 60                      | Pump <input type="checkbox"/> Bail <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> | <input type="checkbox"/> |

Water Quality test or comments: Good/No odor

13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia (in) | From (ft) | To (ft) | Remarks: lithology or description of repairs or abandonment, water temp | Water Y | N |
|---------------|-----------|---------|-------------------------------------------------------------------------|---------|---|
| 10"           | 0         | 2       | Top Soil                                                                |         | X |
| 10            | 2         | 10      | Clay                                                                    |         | X |
| 10            | 10        | 18      | Gravel                                                                  |         | X |
| 10            | 18        | 42      | Sand & Clay                                                             |         | X |
| 6"            | 42        | 110     | Clay                                                                    |         | X |
| 6             | 110       | 120     | Sand                                                                    | X       |   |
| 6             | 120       | 145     | Clay/strips of sand                                                     |         | X |
| 6             | 145       | 160     | Sand                                                                    | X       |   |
| 6             | 160       | 175     | Clay                                                                    |         | X |
| 6             | 175       | 176     | Sandstone/cracks                                                        | X       |   |
| 6             | 176       | 177     | Shale                                                                   |         | X |
| 6             | 177       | 180     | Sandstone/Cracks                                                        | X       |   |

RECEIVED

NOV 07 2016

WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable):

180'

Date Started: 10/4/2016

Completed: 10/6/2016

14. DRILLER'S CERTIFICATION

We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name: Can-Ada Well Drilling and Pump Co No: 304

\*Principal Driller: Earl Skinner Earl Skinner Date: 11/02/2016

\*Driller: [Signature] Date:

\*Operator II: Brad Skinner Date: 11/02/2016

Operator I: [Signature] Date:

\* Signature of Principal Driller and rig operator are required



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IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

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14 NOV 01 2019

WATER RESOURCES  
WESTERN REGION

## 1. WELL TAG NO. D 0083136

Drilling Permit No. 89196.5

Water right or injection well #

## 2. OWNER:

Name James &amp; Jolynn Aquino

Address 8212 W Sloan St

City Boise State ID Zip 83714

## 3. WELL LOCATION:

Twp 2 North ☒ or South ☐ Rge 3 East ☐ or West ☒

Sec 13 1/4 NE 1/4 NE 1/4

Gov't Lot County Canyon

Lat 43 30 901 (Deg and Decimal minutes)

Long 116 38 225 (Deg and Decimal minutes)

Address of Well Site 12185 Swainson Ln

City Nampa

Lot 6 Blk 1 Sub Name Swainsons Point Sub

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection☐ Other

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well☐ Abandonment ☐ Other

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

## 7. SEALING PROCEDURES:

| Seal material   | From (ft) | To (ft) | Quantity (lbs or ft) | Placement method/procedure |
|-----------------|-----------|---------|----------------------|----------------------------|
| 3/4 Bent. Chips | 0'        | 58'     | 37 bags              | 10" Overbore               |

## 8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing Liner                        | Threaded                 | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|--------------------------|-------------------------------------|
| 6"                 | +2'       | 214'    | .250           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 214'

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N MethodManufactured screen ☒ Y ☐ N Type Johnson

Method of installation Washdown

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|----------|-------------------|
| 216'      | 221'    | 016       |           | 5"                 | SS       |                   |

Length of Headpipe 10' Length of Tailpipe

Packer ☒ Y ☐ N Type K-Packer

## 10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (lbs or ft) | Placement method |
|-----------------|-----------|---------|----------------------|------------------|
|-----------------|-----------|---------|----------------------|------------------|

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)

Describe control device

## 12. STATIC WATER LEVEL and WELL TESTS

Depth first water encountered (ft) 109' Static water level (ft) 105'

Water temp (°F) 56 Bottom hole temp (°F)

Describe access port Well Cap

## Well test:

| Drawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) | Test method:             |                          |                                     |                          |
|-----------------|--------------------------|-------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 95'             | 60 GPM                   | 30 minutes              | Pump                     | Bailer                   | Air                                 | Flowing artesian         |
|                 |                          |                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Water quality test or comments:

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia. (in) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |   |
|----------------|-----------|---------|--------------------------------------------------------------------------|-------|---|
| 10"            | 0'        | 2'      | Topsoil                                                                  | Y     | N |
| 10"            | 2'        | 5'      | Brown Clay                                                               |       | X |
| 10"            | 5'        | 11'     | Hard Pan                                                                 |       | X |
| 10"            | 11'       | 55'     | Sandy Clay                                                               |       | X |
| 10"            | 55'       | 63'     | Sand                                                                     |       | X |
| 10"            | 63'       | 75'     | Tan Clay                                                                 |       | X |
| 6"             | 75'       | 93'     | Tan Clay                                                                 |       | X |
| 6"             | 93'       | 109'    | Sandy Clay                                                               |       | X |
| 6"             | 109'      | 122'    | Sand                                                                     |       | X |
| 6"             | 122'      | 151'    | Tan Clay                                                                 | X     |   |
| 6"             | 151'      | 173'    | Sand w/Clay Strips                                                       | X     | X |
| 6"             | 173'      | 187'    | Tan Clay                                                                 |       | X |
| 6"             | 187'      | 199'    | Tan Clay w/Sand Strips                                                   | X     |   |
| 6"             | 199'      | 207'    | Tan Clay                                                                 |       | X |
| 6"             | 207'      | 209'    | Sand                                                                     | X     |   |
| 6"             | 209'      | 215'    | Tan Clay                                                                 |       | X |
| 6"             | 215'      | 221'    | Sand                                                                     | X     |   |

Completed Depth (Measurable) 221'

Date Started Oct 22, 2019

Date Completed Oct 24, 2019

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed

Company Name Adamson Pump &amp; Drilling Co No 457

\*Principal Driller Day, William Date Oct 30, 2019

\*Driller San Naverro Date Oct 30, 2019

\*Operator II Date

Operator I Jonathan Rutherford Date Oct 30, 2019

\*Signature of Principal Driller and rig operator are required

SCANNED



IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

15

1. WELL TAG NO. D 0080386

Drilling Permit No. 688 PF

Water right or injection well #

2. OWNER: Joe Schaefer c/o Kinzler Builders

Name

Address 3260 Ginger Ln

City Nampa State ID Zip 83686

3. WELL LOCATION:

Twp 2 North ☒ or South ☐ Rge 3 East ☐ or West ☒

Sec 13 1/4 NE 1/4 NE 1/4

Gov't Lot County Canyon

Lat 43 30.974 (Deg and Decimal minutes)

Long 116 38.234 (Deg and Decimal minutes)

Address of Well Site 12156 Swainsons Ln

City Nampa

Lot Blk Sub Name

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

| Seal material | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method/procedure |
|---------------|-----------|---------|------------------------------------|----------------------------|
| 3/8 bentonite | 0         | 40      | 1,150lbs                           | dry pour                   |

8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing                              | Liner                    | Threaded                 | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 6"                 | +2        | 213     | 250            | steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5"                 | 210       | 215     | 180            | steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|                    |           |         |                |          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|                    |           |         |                |          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 213ft

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N MethodManufactured screen ☒ Y ☐ N Type Johnson

Method of installation wash in

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material  | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|-----------|-------------------|
| 215       | 220     | .020      |           | 5"                 | stainless |                   |

Length of Headpipe 5 ft Length of Tailpipe N/A

Packer ☒ Y ☐ N Type double wiper

10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method |
|-----------------|-----------|---------|------------------------------------|------------------|
| N/A             |           |         |                                    |                  |

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)

Describe control device

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 110 Static water level (ft) 110

Water temp (°F) 53 Bottom hole temp. (°F)

Describe access port well cap

Well test:

| Drawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) | Pump                     | Bailer                   | Air                                 | Flowing artesian         |
|-----------------|--------------------------|-------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 50              |                          | 60                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                 |                          |                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia. (in) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |   |
|----------------|-----------|---------|--------------------------------------------------------------------------|-------|---|
|                |           |         |                                                                          | Y     | N |
| 10"            | 0         | 1       | Top soil                                                                 |       | X |
|                | 1         | 3       | Tan clay                                                                 |       | X |
|                | 3         | 30      | Tan clay w/gravel                                                        |       | X |
|                | 30        | 40      | Tan sandstone with tan clay streaks                                      |       | X |
| 6"             | 40        | 60      | Tan clay                                                                 |       | X |
|                | 60        | 100     | Tan clay w/sand streaks                                                  |       | X |
|                | 100       | 130     | Tan clay w/small sand streaks                                            | X     |   |
|                | 130       | 214     | Tan sand w/clay streaks                                                  | X     |   |
|                | 214       | 220     | Sand                                                                     | X     |   |

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FEB 11 2019

WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable) 220 ft

Date Started: Jan 31, 2019

Date Completed: Feb 4, 2019

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed

Company Name Coonse Well Drilling &amp; Pump Co No 409

\*Principal Driller [Signature] Date Feb 7, 2019

\*Driller [Signature] Date Feb 7, 2019

\*Operator II [Signature] Date

Operator I [Signature] Date Feb 7, 2019

\* Signature of Principal Driller and rig operator are required

SCANNED

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORTRECEIVED  
JUL 02 2018 16WATER RESOURCES  
WESTERN REGION

## 1. WELL TAG NO. D 0078523

Drilling Permit No 528435

Water right or injection well # \_\_\_\_\_

## 2. OWNER:

Name Julia HyslopAddress 10139 Rim Rd.City NampaState IDZip 83686

## 3. WELL LOCATION:

Twp. 2 North ☒ or South ☐ Rge. 3 East ☐ or West ☒Sec 12 1/4 SE 1/4 SE 1/4Gov't Lot \_\_\_\_\_ County CanyonLat 43 ° 31.157

(Deg and Decimal minutes)

Long 116 ° 38.047

(Deg and Decimal minutes)

Address of Well Site 10139 Rim RdCity Nampa

Lot \_\_\_\_\_ Blk \_\_\_\_\_ Sub Name \_\_\_\_\_

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES:

| Seal material   | From (ft) | To (ft) | Quantity (lbs or ft) | Placement method/procedure |
|-----------------|-----------|---------|----------------------|----------------------------|
| 3/8 Bent. Chips | 0'        | 43'     | 30 bags              | 10" Overbore               |

## 8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing                              | Linear                   | Threaded                 | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 6"                 | +2'       | 221'    | .250           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 221'

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type AlloyMethod of installation Washdown

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|----------|-------------------|
| 223'      | 228'    | 016       | 5'        | 5"                 | SS       |                   |

Length of Headpipe 10' Length of Tailpipe \_\_\_\_\_Packer ☒ Y ☐ N Type K-Packer

## 10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method |
|-----------------|-----------|---------|------------------------------------|------------------|
|-----------------|-----------|---------|------------------------------------|------------------|

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 91' Static water level (ft) 80'Water temp. (°F) 56° Bottom hole temp. (°F) \_\_\_\_\_Describe access port Well Cap

## Well test:

| Drawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) |
|-----------------|--------------------------|-------------------------|
| 120'            | 60+ GPM                  | 30 minutes              |

## Test method:

| Pump                     | Bailer                   | Air                                 | Flowing artesian         |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment.

| Bore Dia. (in) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |
|----------------|-----------|---------|--------------------------------------------------------------------------|-------|
|                |           |         |                                                                          | Y N   |
| 10"            | 0'        | 2'      | Topsoil                                                                  |       |
| 10"            | 2'        | 8'      | Gravel & Sand                                                            |       |
| 10"            | 8'        | 17'     | Sand                                                                     |       |
| 10"            | 17'       | 43'     | Sandy Clay                                                               |       |
| 6"             | 43'       | 46'     | Sandy Clay                                                               |       |
| 6"             | 46'       | 50'     | Clay                                                                     |       |
| 6"             | 50'       | 66'     | Sandy Clay                                                               |       |
| 6"             | 66'       | 72'     | Clay                                                                     |       |
| 6"             | 72'       | 91'     | Sandy Clay                                                               |       |
| 6"             | 91'       | 93'     | Sand                                                                     |       |
| 6"             | 93'       | 101'    | Clay                                                                     |       |
| 6"             | 101'      | 105'    | Sand                                                                     |       |
| 6"             | 105'      | 107'    | Clay                                                                     |       |
| 6"             | 107'      | 110'    | Sand                                                                     |       |
| 6"             | 110'      | 125'    | Clay                                                                     |       |
| 6"             | 125'      | 135'    | Sand w/Clay Strips                                                       |       |
| 6"             | 135'      | 143'    | Clay                                                                     |       |
| 6"             | 143'      | 154'    | Sand w/Clay Strips                                                       |       |
| 6"             | 154'      | 158'    | Clay                                                                     |       |
| 6"             | 158'      | 160'    | Sand                                                                     |       |
| 6"             | 160'      | 197'    | Sandy Clay                                                               |       |
| 6"             | 197'      | 203'    | Clay w/Sand Strips                                                       |       |
| 6"             | 203'      | 212'    | Clay                                                                     |       |
| 6"             | 212'      | 215'    | Sand                                                                     |       |
| 6"             | 215'      | 221'    | Clay                                                                     |       |
| 6"             | 221'      | 228'    | Sand                                                                     |       |

Completed Depth (Measurable): 228'Date Started Jun 20, 2018Date Completed Jun 25, 2018

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Adamson Pump & Drilling Co. No. 457\*Principal Driller Julia Hyslop Date Jun 28, 2018\*Driller Sam Navarro Date Jun 28, 2018

\*Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required.

SCANNED

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

17

## 1. WELL TAG NO. D D0080326

Drilling Permit No. 888500

Water right or injection well #

## 2. OWNER:

Name Wolf Building Co. (Pruhl)Address 843 W. Horizon WayCity Nampa State Idaho Zip 83686

## 3. WELL LOCATION:

Twp 2 North ☒ or South ☐ Rge 3 East ☐ or West ☒Sec. 12 1/4 SW 1/4 SE 1/4Govt Lot \_\_\_\_\_ County CanyonLat 43 31 057'N (Deg and Decimals minutes)Long 116 38 450'W (Deg and Decimals minutes)Address of Well Site Vista Del Lago Ln. directly west of 10029Mallard Dr. City Nampa

Lot \_\_\_\_\_ Blk \_\_\_\_\_ Sub Name \_\_\_\_\_

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES:

| Seal material  | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method/procedure |
|----------------|-----------|---------|------------------------------------|----------------------------|
| 3/8" Bentonite | 0         | 74      | 1750 lbs.                          | 10" Overbore               |

## 8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing                              | Linear                              | Threaded                 | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| 6"                 | 2         | 238     | .250           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5"                 | 229       | 240     | .258           | Steel    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5"                 | 250       | 251     | .258           | Steel    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 238'

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type JohnsonMethod of installation Washdown

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material  | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|-----------|-------------------|
| 230       | 240     | .015      | 10'       | 5"                 | Stainless | 304               |

Length of Headpipe 10 8 Length of Tailpipe 7"Packer ☒ Y ☐ N Type Rubber K-Packer

## 10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method |
|-----------------|-----------|---------|------------------------------------|------------------|
| N/A             |           |         |                                    |                  |

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) \_\_\_\_\_ Static water level (ft) 146'Water temp. (°F) Cold

Bottom hole temp. (°F) \_\_\_\_\_

Describe access port 6" Turtle Cap

## Well test:

| Drawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) |
|-----------------|--------------------------|-------------------------|
| 200'            | 48 GPM                   | 1 HR.                   |

## Test method:

| Pump                     | Bailer                   | Air                                 | Flowing artes an         |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia. (In) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |   |
|----------------|-----------|---------|--------------------------------------------------------------------------|-------|---|
|                |           |         |                                                                          | Y     | N |
| 10"            | 0         | 3       | Top Soil                                                                 |       | X |
|                | 3         | 26      | Gravel                                                                   |       | X |
|                | 26        | 34      | Sandy Gravel                                                             |       | X |
|                | 34        | 72      | Sandy Clay                                                               |       | X |
| 6"             | 72        | 95      | Brown Clay                                                               |       | X |
|                | 95        | 128     | Tan Clay w/ Sand Streaks                                                 |       | X |
|                | 128       | 148     | Tan Clay                                                                 |       | X |
|                | 148       | 154     | Fine Sand                                                                | X     |   |
|                | 154       | 165     | Sand w/ Clay Streaks                                                     | X     |   |
|                | 165       | 177     | Tan Clay                                                                 |       | X |
|                | 177       | 187     | Sand                                                                     | X     |   |
|                | 187       | 213     | Tan Clay w/ Sand Streaks                                                 | X     |   |
|                | 213       | 217     | Medium Coarse Sand                                                       | X     |   |
|                | 217       | 228     | Tan Clay                                                                 |       | X |
|                | 228       | 234     | Medium Coarse Sand                                                       | X     |   |
|                | 234       | 239     | Tan Clay                                                                 |       | X |
|                | 239       | 251     | Medium Coarse Sand                                                       | X     |   |
|                | 251       |         | Tan Clay                                                                 |       | X |
|                |           |         |                                                                          |       |   |
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RECEIVED

JAN 07 2018

WATER RESOURCES  
WESTERN REGIONCompleted Depth (Measurable): 251'Date Started: Dec 10, 2018Date Completed: Dec 14, 2018

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling Inc Co. No 332\*Principal Driller [Signature] Date Dec 14, 2018

\*Driller \_\_\_\_\_ Date \_\_\_\_\_

\*Operator II Rangel Phipps Date Dec 14, 2018Operator I [Signature] Date Dec 14, 2018

\* Signature of Principal Driller and rig operator are required.

SCANNED



REPORT OF WELL DRILLER  
State of Idaho

RECORDED  
OCT 7 1966  
18

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

WELL OWNER:  
Name Wesley Stick  
Address Land Star Road  
Nampa Idaho

Owner's Permit No. 932996  
NATURE OF WORK (check): Replacement well ☐  
New well ☒ Deepened ☐ Abandoned ☐

Water is to be used for: Irrigation

METHOD OF CONSTRUCTION: Rotary ☐ Cable ☒  
Aug ☐ Other ☐

(explain)  
CASING SCHEDULE: Threaded ☐ Welded ☒  
1 1/2" Diam. from 0 ft. to 344 ft.  
1 1/2" Diam. from 337 ft. to 457 ft.  
1 1/2" Diam. from 435 ft. to 535 ft.  
Thickness of casing: 250W Material:

Steel ☒ concrete ☐ wood ☐ other ☐

(explain)  
PERFORATED? Yes ☒ No ☐ Type of  
perforator used: Star

Size of perforations: 1" by 1/4"  
new perforations from 212 ft. to 221 ft.  
new perforations from 240 ft. to 259 ft.  
new perforations from 288 ft. to 298 ft.  
new perforations from 310 ft. to 335 ft.

WAS SCREEN INSTALLED? Yes ☐ No ☒  
Manufacturer's name Line 1 (12" x 10" casing)

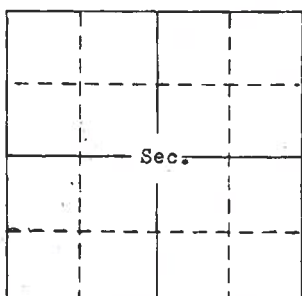
Type 32 Model No. 32  
Diam. 12 Slot size 3/16 Set from 341 ft. to 453 ft.  
Diam. 10 Slot size 3/16 Set from 439 ft. to 531 ft.

CONSTRUCTION: Well gravel packed? Yes ☐  
No ☒ size of gravel 3/4" Gravel  
placed from      ft. to      ft. Surface seal  
provided? Yes ☐ No ☐ To what depth?  
     ft. Material used in seal:     

Did any strata contain unusable water? Yes ☐  
No ☐ Type of water:       
Depth of strata      ft. Method of sealing  
strata off:     

Surface casing used? Yes ☐ No ☐  
Cemented in place? Yes ☐ No ☐

Locate well in section



LOCATION OF WELL: County Adams  
SE 1/4 SW 1/4 Sec. 12 T. 2 N. R. 3 W

Size of drilled hole: 16 in Total  
depth of well: 535 ft Standing water  
level below ground: 137 ft Temp.  
Fahr.      Test delivery: 1800 gpm  
or      cfs Pump? ☐ Bail ☐  
Size of pump and motor used to make test:  
8 in Col 3000 setting  
Length of time of test: 12 Mrs.      Min.  
Drawdown: 50 ft. Artesian pressure: ft.  
above land surface      Give flow      cfs  
or      gpm. Shutoff pressure:  
Controlled by: Valve ☐ Cap ☐ Plug ☐  
No control ☐ Does well leak around casing?  
Yes ☐ No ☐

DEPTH MATERIAL WATER  
FROM TO YES OR NC

| FEET | FEET |                               |     |
|------|------|-------------------------------|-----|
| 0    | 2    | Top soil + hard pan           |     |
| 2    | 26   | Shrub + gravel                |     |
| 26   | 30   | yellow sandy clay             |     |
| 30   | 75   | yellow clay + sand            |     |
| 75   | 98   | yellow sandy clay             |     |
| 98   | 105  | dark yellow clay              |     |
| 105  | 112  | yellow sandy clay             |     |
| 112  | 118  | yellowish coarse sand         |     |
| 118  | 128  | dark yellow sandy clay        |     |
| 128  | 137  | yellow clay + sand            | yes |
| 137  | 139  | dark yellow clay              |     |
| 139  | 153  | brown dark sand               | yes |
| 153  | 162  | dark yellow sandy clay        |     |
| 162  | 170  | dark yellow clay              |     |
| 170  | 173  | sandy yellow clay             | yes |
| 173  | 180  | hard yellow clay              |     |
| 180  | 207  | sandy yellow clay             | yes |
| 207  | 218  | hard gray clay                |     |
| 218  | 221  | gray shale + sand             | yes |
| 221  | 240  | dark yellow clay with sand    |     |
| 240  | 259  | crack yellow sand + clay      | yes |
| 259  | 270  | hard yellow clay              |     |
| 270  | 274  | sandy yellow clay             |     |
| 274  | 288  | hard yellow clay              |     |
| 288  | 312  | tan coarse yellow sand + clay | yes |
| 312  | 320  | hard yellow clay              |     |
| 320  | 340  | yellow blue + coarse          |     |
| 340  | 344  | sandy shale                   | yes |
| 344  | 346  | hard blue clay                |     |
| 346  | 360  | blue fine + coarse            | yes |
| 360  | 364  | hard blue clay + shale        | yes |
| 364  | 419  | sandy blue shale              | yes |
| 419  | 430  | hard blue clay                |     |
| 430  | 448  | blue sand + shale             | yes |
| 448  | 457  | black hard clay               |     |
| 457  | 508  | black hard sandy clay         |     |
|      |      | + shale                       | yes |

Work started: May 1966  
Work finished: Oct 4 1966  
Well Driller's Statement: This well was  
drilled under my supervision and this report  
is true to the best of my knowledge.  
Name: James Well Drilling (Adams)  
Address: 2073 Adams Ave Nampa  
Signed by: James Adams  
License No. 100 Date: Oct 5 1966

Use other side for additional remarks

USGS

more log on back

SCANNED



508 ft 530 ft Hard black & blue clay

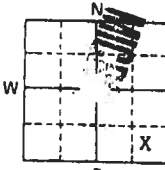
530 ft 548 ft Hard blue clay

548 ft 562 ft Loose lava

meter

## WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources  
within 30 days after the completion or abandonment of the well.

| <b>1. WELL OWNER</b><br>Name <u>Melvin Farmer</u><br><u>% Don Brandt</u><br>Address <u>215 11th Ave. So., Nampa, ID 83651</u><br>Owner's Permit No. _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               | <b>7. WATER LEVEL</b><br>Static water level <u>72</u> feet below land surface.<br>Flowing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No G.P.M. flow _____<br>Artesian closed-in pressure _____ p.s.i.<br>Controlled by: <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug<br>Temperature _____ °F. Quality _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                          |                  |               |              |           |       |          |             |           |          |          |             |           |          |          |             |           |          |          |                                                                  |   |    |                        |  |  |  |  |    |    |           |  |  |  |  |    |    |                          |  |  |  |  |    |    |           |  |  |  |  |    |    |                |  |  |  |  |    |    |           |  |  |  |  |    |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |           |  |  |  |
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| <b>2. NATURE OF WORK</b><br><input checked="" type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement<br><input type="checkbox"/> Abandoned (describe method of abandoning) _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               | <b>8. WELL TEST DATA</b><br><input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailer <input type="checkbox"/> Air <input type="checkbox"/> Other _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                          |                  |               |              |           |       |          |             |           |          |          |             |           |          |          |             |           |          |          |                                                                  |   |    |                        |  |  |  |  |    |    |           |  |  |  |  |    |    |                          |  |  |  |  |    |    |           |  |  |  |  |    |    |                |  |  |  |  |    |    |           |  |  |  |  |    |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |           |  |  |  |
| <b>3. PROPOSED USE</b><br><input type="checkbox"/> Domestic <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Test <input type="checkbox"/> Municipal<br><input type="checkbox"/> Industrial <input type="checkbox"/> Stock <input type="checkbox"/> Waste Disposal or Injection<br><input type="checkbox"/> Other _____ (specify type) _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |               | <table border="1"><thead><tr><th>Discharge G.P.M.</th><th>Pumping Level</th><th>Hours Pumped</th></tr></thead><tbody><tr><td>1230</td><td>159</td><td>5.5</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                          | Discharge G.P.M. | Pumping Level | Hours Pumped | 1230      | 159   | 5.5      |             |           |          |          |             |           |          |          |             |           |          |          |                                                                  |   |    |                        |  |  |  |  |    |    |           |  |  |  |  |    |    |                          |  |  |  |  |    |    |           |  |  |  |  |    |    |                |  |  |  |  |    |    |           |  |  |  |  |    |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |           |  |  |  |
| Discharge G.P.M.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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| 1230                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| <b>4. METHOD DRILLED</b><br><input type="checkbox"/> Rotary <input type="checkbox"/> Air <input type="checkbox"/> Hydraulic <input checked="" type="checkbox"/> Reverse rotary<br><input type="checkbox"/> Cable <input type="checkbox"/> Dug <input type="checkbox"/> Other _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               | <b>9. LITHOLOGIC LOG</b> <table border="1"><thead><tr><th rowspan="2">Hole Diam.</th><th colspan="2">Depth</th><th rowspan="2">Material</th><th rowspan="2">83139</th><th colspan="2">Water</th></tr><tr><th>From</th><th>To</th><th>Yes</th><th>No</th></tr></thead><tbody><tr><td>28</td><td>0</td><td>9</td><td>Silt</td><td></td><td></td><td></td></tr><tr><td></td><td>9</td><td>20</td><td>Sand, Gravel &amp; Cinders</td><td></td><td></td><td></td></tr><tr><td></td><td>20</td><td>25</td><td>Brn. Sand</td><td></td><td></td><td></td></tr><tr><td></td><td>25</td><td>41</td><td>Sand, Gravel, River Rock</td><td></td><td></td><td></td></tr><tr><td></td><td>41</td><td>47</td><td>Brn. Clay</td><td></td><td></td><td></td></tr><tr><td></td><td>47</td><td>65</td><td>Brn. Sand-Fine</td><td></td><td></td><td></td></tr><tr><td></td><td>65</td><td>98</td><td>Brn. Clay</td><td></td><td></td><td></td></tr><tr><td></td><td>98</td><td>128</td><td>Brn. Sand w/Clay Streaks</td><td></td><td></td><td></td></tr><tr><td></td><td>128</td><td>168</td><td>Brn. Clay w/Sand Streaks</td><td></td><td></td><td></td></tr><tr><td></td><td>168</td><td>178</td><td>Brn. Sand</td><td></td><td></td><td></td></tr><tr><td></td><td>178</td><td>203</td><td>Brn. Clay</td><td></td><td></td><td></td></tr><tr><td></td><td>203</td><td>227</td><td>Blue Clay</td><td></td><td></td><td></td></tr><tr><td></td><td>227</td><td>254</td><td>Blue Sand-Med.</td><td></td><td></td><td></td></tr><tr><td></td><td>254</td><td>268</td><td>Blue Clay w/Sand Streaks</td><td></td><td></td><td></td></tr><tr><td></td><td>268</td><td>278</td><td>Blue Sand w/Clay Streaks</td><td></td><td></td><td></td></tr><tr><td></td><td>278</td><td>296</td><td>Blue Clay</td><td></td><td></td><td></td></tr><tr><td></td><td>296</td><td>321</td><td>Blue Sand</td><td></td><td></td><td></td></tr><tr><td></td><td>321</td><td>358</td><td>Blue Clay</td><td></td><td></td><td></td></tr><tr><td></td><td>358</td><td>366</td><td>Blue Sand</td><td></td><td></td><td></td></tr><tr><td></td><td>366</td><td>385</td><td>Blue Clay</td><td></td><td></td><td></td></tr><tr><td></td><td>385</td><td>411</td><td>Blue Sand-Med.</td><td></td><td></td><td></td></tr><tr><td></td><td>411</td><td>438</td><td>Blue Clay</td><td></td><td></td><td></td></tr></tbody></table> |                          | Hole Diam.       | Depth         |              | Material  | 83139 | Water    |             | From      | To       | Yes      | No          | 28        | 0        | 9        | Silt        |           |          |          |                                                                  | 9 | 20 | Sand, Gravel & Cinders |  |  |  |  | 20 | 25 | Brn. Sand |  |  |  |  | 25 | 41 | Sand, Gravel, River Rock |  |  |  |  | 41 | 47 | Brn. Clay |  |  |  |  | 47 | 65 | Brn. Sand-Fine |  |  |  |  | 65 | 98 | Brn. Clay |  |  |  |  | 98 | 128 | Brn. Sand w/Clay Streaks |  |  |  |  | 128 | 168 | Brn. Clay w/Sand Streaks |  |  |  |  | 168 | 178 | Brn. Sand |  |  |  |  | 178 | 203 | Brn. Clay |  |  |  |  | 203 | 227 | Blue Clay |  |  |  |  | 227 | 254 | Blue Sand-Med. |  |  |  |  | 254 | 268 | Blue Clay w/Sand Streaks |  |  |  |  | 268 | 278 | Blue Sand w/Clay Streaks |  |  |  |  | 278 | 296 | Blue Clay |  |  |  |  | 296 | 321 | Blue Sand |  |  |  |  | 321 | 358 | Blue Clay |  |  |  |  | 358 | 366 | Blue Sand |  |  |  |  | 366 | 385 | Blue Clay |  |  |  |  | 385 | 411 | Blue Sand-Med. |  |  |  |  | 411 | 438 | Blue Clay |  |  |  |
| Hole Diam.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Material                 |                  | 83139         | Water        |           |       |          |             |           |          |          |             |           |          |          |             |           |          |          |                                                                  |   |    |                        |  |  |  |  |    |    |           |  |  |  |  |    |    |                          |  |  |  |  |    |    |           |  |  |  |  |    |    |                |  |  |  |  |    |    |           |  |  |  |  |    |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |           |  |  |  |
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 |                        |  |  |  |  |    |    |           |  |  |  |  |    |    |                          |  |  |  |  |    |    |           |  |  |  |  |    |    |                |  |  |  |  |    |    |           |  |  |  |  |    |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |           |  |  |  |
| 28                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| <b>5. WELL CONSTRUCTION</b><br>Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other _____ <table border="1"><thead><tr><th>Thickness</th><th>Diameter</th><th>From</th><th>To</th></tr></thead><tbody><tr><td>.250 inches</td><td>16 inches</td><td>2</td><td>228 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>268 feet</td><td>300 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>320 feet</td><td>350 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>410 feet</td><td>420 feet</td></tr></tbody></table><br>Was casing drive shoe used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Perforated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch<br>Size of perforation _____ inches by _____ inches<br>Number _____ From _____ To _____<br>_____ perforations _____ feet _____ feet<br>_____ perforations _____ feet _____ feet<br>_____ perforations _____ feet _____ feet<br>Well screen installed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Manufacturer's name <u>Koscoe Moss</u><br>Type _____ Model No. _____<br>Diameter <u>16</u> Slot size <u>80</u> Set from <u>228</u> feet to <u>268</u> feet<br>Diameter <u>16</u> Slot size <u>80</u> Set from <u>350</u> feet to <u>410</u> feet<br>Gravel packed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Size of gravel <u>3/8 minus</u><br>Placed from <u>44</u> feet to <u>438</u> feet<br>Surface seal depth <u>44'</u> Material used in seal: <input type="checkbox"/> Cement grout<br><input checked="" type="checkbox"/> Puddling clay <input type="checkbox"/> Well cuttings<br>Sealing procedure used: <input type="checkbox"/> Slurry pit <input type="checkbox"/> Temp. surface casing<br><input checked="" type="checkbox"/> Overbore to seal depth<br>Method of joining casing: <input type="checkbox"/> Threaded <input checked="" type="checkbox"/> Welded <input type="checkbox"/> Solvent<br>Weld _____<br><input type="checkbox"/> Cemented between strata<br>Describe access port <u>2" pipe welded on side of casing</u> |               | Thickness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Diameter                 | From             | To            | .250 inches  | 16 inches | 2     | 228 feet | .250 inches | 16 inches | 268 feet | 300 feet | .250 inches | 16 inches | 320 feet | 350 feet | .250 inches | 16 inches | 410 feet | 420 feet | <b>10.</b><br>Work started <u>2-19-81</u> finished <u>3-7-81</u> |   |    |                        |  |  |  |  |    |    |           |  |  |  |  |    |    |                          |  |  |  |  |    |    |           |  |  |  |  |    |    |                |  |  |  |  |    |    |           |  |  |  |  |    |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |           |  |  |  |
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 |                        |  |  |  |  |    |    |           |  |  |  |  |    |    |                          |  |  |  |  |    |    |           |  |  |  |  |    |    |                |  |  |  |  |    |    |           |  |  |  |  |    |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |           |  |  |  |
| <b>6. LOCATION OF WELL</b><br>Sketch map location must agree with written location.<br><br>Subdivision Name <u>DEC 15 1982</u><br><u>Department of Water Resources</u><br>Lot No. _____ Block No. _____<br>County _____ Canyon _____<br>SE 1/4 SE 1/4 Sec. <u>24</u> , T. <u>2N</u> , R. <u>3W</u> E/W.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               | <b>11. DRILLERS CERTIFICATION</b><br>I/We certify that all minimum well construction standards were complied with at the time the rig was removed.<br>Firm Name <u>Pete Cope Drilling Co. Inc.</u> Firm No. <u>213</u><br>Address <u>P.O. Box 561</u><br><u>Meridian, ID 83642</u> Date <u>3-12-81</u><br>Signed by (Firm Official) <u>Pete Cope</u><br>and<br>(Operator) <u>Jessie Jones</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                          |                  |               |              |           |       |          |             |           |          |          |             |           |          |          |             |           |          |          |                                                                  |   |    |                        |  |  |  |  |    |    |           |  |  |  |  |    |    |                          |  |  |  |  |    |    |           |  |  |  |  |    |    |                |  |  |  |  |    |    |           |  |  |  |  |    |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |                          |  |  |  |  |     |     |                          |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |           |  |  |  |  |     |     |                |  |  |  |  |     |     |           |  |  |  |

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORTPage 1 of 2  
860686 20

## 1. WELL TAG NO. D 0057937

Drilling Permit No 912038 -860686

Water right or injection well # 63-2754

## 2. OWNER: Harvest Farm Co / Bing Frost Ranch Co.

Name

Address 13735 Missouri Ave

City Nampa State ID Zip 83686

## 3. WELL LOCATION:

Twp 2 North ☒ or South ☐ Rge. 3 East ☐ or West ☒

Sec. 22 1/4 SW 1/4 NE 1/4

Gov't Lot County Canyon

Lat. N 43° 29.763 (Deg and Decimal minutes)

Long W 116° 40.697 (Deg and Decimal minutes)

Address of Well Site North of Missouri

City Nampa

(Give at least name of road - Distance to Road or Landmark)

Lot. Blk. Sub Name

## 4. USE:

☐ Domestic ☐ Municipal ☐ Monitor ☒ Irrigation ☐ Thermal ☐ Injection  
☐ Other

## 5. TYPE OF WORK:

☐ New well ☒ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other

## 6. DRILL METHOD:

☐ Air Rotary ☐ Mud Rotary ☐ Cable ☒ Other Reverse

## 7. SEALING PROCEDURES:

| Seal material   | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method/procedure |
|-----------------|-----------|---------|------------------------------------|----------------------------|
| Bentonite chips | 0         | 516     | 67,500                             | Dry pour                   |

## 8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing                              | Liner                    | Threaded                 | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 16                 | +2        | 536     | .375           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16                 | 566       | 575     | .375           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16                 | 595       | 608     | .375           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16                 | 628       | 640     | .375           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s)

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N MethodManufactured screen ☒ Y ☐ N Type Johnson Wire Wrap

Method of installation Lower in

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|----------|-------------------|
| 536       | 566     | .025      |           | 16                 | S.S.     |                   |
| 575       | 595     | .025      |           | 16                 | S.S.     |                   |
| 608       | 628     | .025      |           | 16                 | S.S.     |                   |

Length of Headpipe Length of Tailpipe 5w/bottom plate

Packer ☐ Y ☒ N Type

## 10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method |
|-----------------|-----------|---------|------------------------------------|------------------|
| #10x20 Sand     | 516       | 757     | 48,000                             | Dry pour         |
| Drill Cuttings  | 757       | 771     |                                    |                  |

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)

Describe control device

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 378 Static water level (ft) 378

Water temp (°F) 68 see pg 2 Bottom hole temp (°F) 71 see pg 2

Describe access port 2" pipe on side

## Well test:

| Drawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) |
|-----------------|--------------------------|-------------------------|
| 72              | 1170                     | 180                     |

## Test method:

| Pump                                | Bailer                   | Air                      | Flowing artesian         |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Water quality test or comments:

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia. (In) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |   |
|----------------|-----------|---------|--------------------------------------------------------------------------|-------|---|
|                |           |         |                                                                          | Y     | N |
| 24             | 0         | 4       | Top soil                                                                 |       | X |
| 24             | 4         | 11      | Cleachy                                                                  |       | X |
| 24             | 11        | 141     | Brown clay, red&black cinder seams                                       |       | X |
| 24             | 141       | 159     | Fine-Med brown sand                                                      |       | X |
| 24             | 159       | 175     | Brown clay                                                               |       | X |
| 24             | 175       | 233     | Fine-coarse brown sand                                                   |       | X |
| 24             | 233       | 297     | Brown clay w/fine-med sand seams                                         |       | X |
| 24             | 297       | 316     | Fine-med brown sand                                                      |       | X |
| 24             | 316       | 393     | Clay w/ sm fine-med sand seams                                           | X     | X |
| 24             | 393       | 436     | Fine blue sand w/ sm clay seams                                          | X     | X |
| 24             | 436       | 438     | Brown clay, blue clay w/ gravel                                          | X     | X |
| 24             | 438       | 468     | Fine-coarse blue sand                                                    | X     |   |
| 24             | 468       | 487     | Blue clay                                                                |       | X |
| 24             | 487       | 500     | Fine blue sand                                                           | X     |   |
| 24             | 500       | 533     | Blue clay                                                                |       | X |
| 24             | 533       | 554     | Fine-medium blue sand                                                    | X     |   |
| 24             | 554       | 556     | Grey sandstone                                                           |       | X |
| 24             | 556       | 566     | Fine-coarse blue sand                                                    | X     |   |
| 24             | 566       | 574     | Grey clay                                                                |       | X |
| 24             | 574       | 596     | Fine-med blue sand                                                       | X     |   |
| 24             | 596       | 610     | Grey clay                                                                |       | X |
| 24             | 610       | 626     | Fine blue sand                                                           | X     |   |
| 24             | 626       | 640     | Grey clay                                                                |       | X |
| 24             | 640       | 713     | Fine blue sand w/sm grey clay seam                                       | X     |   |
| 24             | 713       | 720     | Grey sandstone                                                           |       | X |
| 24             | 720       | 727     | Fine-med blue sand                                                       | X     |   |
| 24             | 727       | 732     | Blue clay                                                                |       | X |
| 24             | 732       | 754     | Fine blue sand w/sm grey clay seam                                       | X     |   |
| 24             | 754       | 757     | Grey clay                                                                |       | X |
| 24             | 757       | 771     | Grey sandstone w/sm sand seam                                            | X     |   |

Completed Depth (Measurable) 757

Date Started: Feb 7, 2011

Date Completed: Apr 7, 2011

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Riverside Inc

Co. No. 333

\*Principal Driller

Date 4/18/11

\*Driller

Date 4-18-11

\*Operator II

Date

Operator I

Date 4/18/11

\* Signature of Principal Driller and rig operator are required

SCANNED

APR 20 2011

WATER RESOURCES  
WESTERN REGION





**PRELIMINARY GEOTECHNICAL EVALUATION FOR  
"GOLDBERG COUNTRY SUBDIVISION" –  
AN 80± ACRE RESIDENTIAL DEVELOPMENT  
LOCATED SOUTH OF LEWIS LANE AND  
EAST OF SKY RANCH ROAD,  
CANYON COUNTY, IDAHO**

May 10, 2021

GTI-Project No. 224I-ID

Prepared For:

**LGD Ventures**  
PO Box 9325  
Boise, Idaho 83707

GeoTek, Inc.

SCANNED



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## **Enclosures:**

Figure #1, Site Vicinity Map  
Figure #2, Site Exploration Plan  
Figure #3, Site Exhibit

Appendix A, References  
Appendix B, Test Pit Logs  
Appendix C, Field Test Results  
Appendix D, Laboratory Test Results



GeoTek, Inc.  
320 East Corporate Drive Suite 300 Meridian, ID 83642-3511  
(208) 888-7010 (208) 888-7924 www.geotekusa.com

May 10, 2021  
Project No. 2241-ID

## **LGD VENTURES**

PO Box 9325  
Boise, Idaho 83707

Attention: Mr. Darren Goldberg

Subject: **Preliminary Geotechnical Evaluation** for "Goldberg Country Subdivision" - a 80+ Acre Residential Development Located South of Lewis Lane and East of Sky Ranch Road, Canyon County, Idaho

In accordance with your request, GeoTek, Inc. (GTI) has completed a preliminary geotechnical evaluation of the subject property for the construction of a single-family residential development with individual septic systems and associated improvements. The purpose of our initial study was to evaluate the soils underlying the site and to provide recommendations for project design and construction based on our findings. It is our understanding that additional test pits will be excavated at a later time following completion of onsite farming operations, with a representative of Southwest District Health (SWDH) to facilitate onsite sewage permits and address additional geotechnical concerns that may arise. This report outlines the geologic and geotechnical conditions of the site based on current data and provides earthwork and construction recommendations with respect to those conditions.

### **SCOPE OF SERVICES**

The scope of our services has included the following:

1. Review of soils and geologic reports and maps for the site (Appendix A).
2. Site reconnaissance.
3. Review of aerial photographs.
4. Excavating and logging of five (5) exploratory test pits (Appendix B).
5. Obtaining samples of representative soils, as the exploratory test pits were advanced.
6. Performing laboratory testing on representative soil samples (Appendix D).
7. Assessment of potential geologic constraints.
8. Engineering analysis regarding foundation design/construction, foundation settlement, and site preparation.
9. Preparation of this report.



### **SITE DESCRIPTION**

The project site consists of a roughly rectangular shaped parcel totaling approximately 80± acres that is generally bound by Lewis Lane to the north, single-family residences, vacant land, and the Mora Canal to the east and south, and single-family residences to the west, in Canyon County, Idaho (Figure 2). Access to the Site is possible from Lewis Lane. Two irrigation pivots exist onsite, one in each center half section of the property. The majority of the property consists of vacant agricultural land that has been corrugated/irrigated and cultivated for crop farming purposes over many years. From topographic maps, the site's elevation is approximately 2,650± to 2,695± feet above mean sea level. Natural drainage at the Site is interpreted to be downward to the southeast, conforming to the natural topography in the area. No standing water was observed on the Site on the date of our reconnaissance.

### **PROPOSED DEVELOPMENT**

It is our understanding that site development would consist of performing typical cut and fill earthwork to attain the desired graded configuration(s) for the construction of a single-family residential development with individual septic systems and associated improvements (Figure 3). It is further assumed that final site grade will be within 5 feet of existing site grade.

### **FIELD STUDIES**

Subsurface conditions at the site were explored by using a rubber-tired backhoe. Five (5) test pits were advanced onsite. A log of each exploration is included within this report in Appendix B. Two (2) percolation tests were also performed on the subject site, as well as three (4) initial ground water measurements (Appendix C). Field studies were completed during April of 2021 by GTI field personnel who conducted field excavation location mapping, logged the excavations, and obtained samples of representative soils for laboratory testing. The approximate locations of the explorations are indicated on the enclosed Site Exploration Plan (Figure 2). The Unified Soil Classification System (USCS) Classification was used to visually classify the subgrade soils during the field evaluation.

### **REGIONAL GEOLOGY**

The subject site is situated within the southwestern portion of the Boise River Valley, which comprises the northwestern portion of the Snake River Plain physiographic province. The western portion of the Snake River Plain is aligned in a northwest-southeast direction and generally divides the Owyhee mountains to the south from the Central Idaho mountains toward the north (Wood and Clemens, 2004). The headwaters of the Boise River are located in the Central Idaho mountains east of Boise, Idaho. The river leaves the central mountains and enters the Snake River Plain near Barber and drains toward the west into the Snake River near Parma. The Owyhee mountains and the Central Idaho Mountains are composed predominantly of volcanic and igneous rocks. The western portion of the Snake River Plain is a northwest trending complex graben formed by extension and regional uplift along the northern boundary of the basin and range province (Wood and Clemens, 2004). The graben

generally forms a basin which has been partially filled with younger sedimentary and volcanic rocks (Malde, 1991).

The Boise River Valley is bounded on the northeast by the Boise Front, which is a northwest trending topographic high extending generally from Boise to Emmett, Idaho. The Boise Front consists of Cretaceous aged granitic and metamorphic rocks cut by Tertiary aged rhyolite and overlain with Miocene aged lake sediments (Wood and Clemens, 2004). These units have been cut by northwest trending faults which down drop these units toward the southwest. The faults also provide conduits for Quaternary aged basalt intrusions and flows (Malde, 1991).

The depositional environment for the valley floor is dominantly lake laid deposits of sand, silt and clay. These materials were deposited during two periods of lake activity, one during the Miocene and the other during the Pleistocene. This valley infilling process has been subsequently truncated by down faulting within the valley ranging in height from a few feet to over 50 feet. Younger alluvium has been, and continues to be, transported dominantly by water and deposited on the basins gently sloping valley floor and within low-level flood plains. Portions of the alluvial deposits are being down cut by intermittent streams to the flood plain, and as a result stream terraces are being formed.

## **SITE SOILS**

### **Artificial Fill**

Based on our field studies, some spread fills were observed along the perimeter of the site. This fill is generally associated with the construction of the adjacent roadways. This spread fill shall be considered artificial fill. The majority of the property has been cultivated for agricultural use, the upper 6 to 12 inches of material has been disturbed and consists of a sandy silt with gravel, a lean clay, and a poorly graded gravel with sand & silt with a moderate amount of organics and roots, this shall be considered artificial fill. Deeper fills may be encountered onsite. The "Artificial Fills" are soft and contain organics/roots and are not considered suitable for support of foundations in their current condition. All artificial fill material should be removed as described in the "Removals" section of this report.

### **Native Alluvial Soils**

Alluvial soils encountered generally consisted of surficial layers of sandy silts with gravel, lean clays, and poorly graded gravels with sand & silt underlain by sandy silts with weak cementation, partially cemented sandy silts, sandy silty clays, partially cemented gravels with sand, poorly graded sands, and poorly graded gravels with sand. The moisture content within the alluvial materials was generally slightly moist near surface and at depth. The consistency of these soils were generally soft/loose to firm/dense near surface and dense to hard at depth. Partially cemented layers were encountered in the majority of the excavations; however, we anticipate that the onsite soils can be excavated with conventional earthwork equipment equivalent to CAT D9R dozers and CAT 235 excavators. Special excavation equipment and techniques may be necessary dependent upon if harder materials are encountered during construction.

### **SURFACE & GROUND WATER**

Ground water was not encountered in any of our excavations. According to the State of Idaho Department of Water Resources Well Drillers' logs, ground water in the vicinity is approximately 150 to 203 feet below the existing ground surface. Irrigation ditches exist adjacent to the site and they transmit water on a periodic basis. Generally, irrigation ditches and canals will locally influence ground water during the irrigation season (i.e., April through October). If encountered, wet materials should be spread out and air-dried or mixed with drier soils to reduce their moisture content as appropriate for fill placement. Ground water is not anticipated to adversely affect planned development, provided that earthwork construction methods comply with recommendations contained in this report or those made subsequent to review of the improvement plan(s). GTI assumes that the design civil engineer of record will evaluate the site for potential flooding and set grades such that the improvements are adequately protected. These observations reflect conditions at the time of this investigation and do not preclude changes in local ground water conditions in the future from natural causes, damaged structures (lines, pipes etc.), or heavy irrigation.

### **TECTONIC FAULTING AND REGIONAL SEISMICITY**

The site is situated in an area of active as well as potentially active tectonic faults, however no faults were observed during our field evaluation. There are a number of faults in the regional area, which are considered active and would have an affect on the site in the form of ground shaking, should they be the source of an earthquake. It is reasonable to assume that structures built in this area will be subject to at least one seismic event during their life, therefore, it is recommended that all structures be designed and constructed in accordance with the International Building Code (IBC). Based on our experience in the general vicinity, references in our library, field evaluation of the site, a Seismic Design Site Class Designation of 'D' may be used for seismic design.

#### **Secondary Seismic Constraints**

The following list includes other potential seismic related hazards that have been evaluated with respect to the site, but in our opinion, the potential for these seismically related constraints to affect the site is considered negligible.

- \* Liquefaction
- \* Dynamic Settlements
- \* Surface Fault Rupture
- \* Ground Lurching or Shallow Ground Rupture

#### **Summary:**

It is important to keep in perspective that if a seismic event were to occur on any major fault, intense ground shaking could be induced to this general area. Potential damage to any settlement sensitive structures would likely be greatest from the vibrations and impelling force caused by the inertia of the structures mass than that created from secondary seismic constraints. Considering the subsurface soil conditions and local seismicity, it is estimated that the site has a low risk associated with the potential for these phenomenon to occur and adversely affect surface improvements. These potential risks are no greater at this site than they are for other structures and improvements developed on the alluvial materials in this vicinity.

## **RESULTS OF LABORATORY TESTING**

Laboratory tests were performed on representative samples of the onsite earth materials in order to evaluate their physical and chemical characteristics. The tests performed and the results obtained are presented in Appendix D.

## **CONCLUSIONS**

Based on our field exploration, laboratory testing and engineering analyses, it is our opinion that the subject site is suited for development from a geotechnical engineering viewpoint. The recommendations presented herein should be incorporated into the final design, grading, and construction phases of development. The engineering analyses performed concerning site preparation and the recommendations presented below, have been completed using the information provided to us regarding site development. In the event that the information concerning proposed development is not correct, the conclusion and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and conclusions of this report are modified or approved in writing by this office.

## **RECOMMENDATIONS - EARTHWORK CONSTRUCTION**

### **General**

All grading should conform to the International Building Code (IBC) and the requirements of Canyon County except where specifically superseded in the text of this report. During earthwork construction, all removals, drain systems, slopes, and the general grading procedures of the contractor should be observed and the fill selectively tested.

Based on the classification of the site soils encountered, we recommend that site construction be undertaken during the dry weather seasons. If grading is undertaken during the wet periods of the year, pumping and rutting of the site soils is anticipated. If pumping and rutting conditions occur, and loose saturated disturbed areas are created, the soils shall be removed to undisturbed soil or be replaced/recompacted to structural fill requirements. If further soil stabilization techniques are required during future grading activities, GTI can provide further recommendations at that time. If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. It is recommended that the earthwork contractor(s) perform their own independent reconnaissance of the site to observe field conditions first hand. If the contractor(s) should have any questions regarding site conditions, site preparation, or the remedial recommendations provided, they should contact an engineer at GeoTek for any necessary clarifications prior to submitting earthwork bids. All applicable requirements of local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.

### **Demolition**

The following recommendations are provided as guidelines in the event a structure is encountered that are not intended to remain.



1. All existing surface or subsurface structures (not intended to remain), within the area to be developed, should be razed and moved off site.
2. If a septic tank (to be abandoned or below a proposed improvement) is located within the project site, it is recommended that it be pumped out and with few exceptions likely removed. Any leach lines, seepage pits, or other pipes associated with this structure should also be removed or properly abandoned.
3. If any wells are encountered, an attempt should be made to identify the owner and purpose of the well. Well abandonment should adhere to the recommendations provided by the Idaho Department of Water Resources, the Public Health Department, or any other government agencies. If the well is located in the area of a proposed structure, these recommendations should be reviewed by GTI and if warranted, additional geotechnical recommendations will be offered.

#### **Removals/Processing - General**

Presented below are removal/processing recommendations for the various soils encountered on the project. Debris, vegetation, and other deleterious material should be stripped/removed from areas proposed for structural improvements.

Based on a review of the exploratory logs and our site reconnaissance, after the artificial fill is removed (upper 6 to 12 inches), a minimum removal/processing depth of 12 inches into alluvial materials should be accomplished across the site. If the left in place soils can be scarified to encounter a competent layer below; they may be processed in place; otherwise, they should be removed to competent material. Locally deeper removals/processing may be necessary based on the field conditions exposed.

Beneath foundations and slab areas, the exposed ground surface should be moisture conditioned and compacted a minimum of 12 inches to provide a more uniform foundation support. A minimum relative compaction of 90 percent of the laboratory maximum modified density (ASTM D 1557) at moisture content of optimum or above is necessary to generate any near surface settlements. Locally deeper removals/processing may be necessary based on the conditions exposed. Removal bottoms should be checked by a representative of GeoTek, Inc. to see if deeper removals are necessary.

If very hard cemented materials are encountered during over-excavation, excavation may potentially be terminated, but this will need to be determined on a case by case basis by a representative of GTI. Foundations for the proposed structures may be founded on cemented material; however, in order to avoid the potential for differential settlement, the entire foundation would need to be supported entirely on the cemented material. If this is not possible, cemented materials should be removed to a minimum depth of 12 inches below the bottom of the footing and replaced with compacted structural fill. This can best be determined in the field based upon the conditions exposed. Termination of any excavation on cemented soils will need to be reviewed by GTI and the owner.

If existing improvements or property line restrictions limit removals, condition specific recommendations would be provided on a case-by-case basis. During earthwork construction, care should be taken by the contractor so that adverse ground movements or settlements are not generated affecting existing improvements.

### **Transitional Pads**

Transitional pads are defined in this report as pads which are partially cut and partially fill. To mitigate some of the differential settlement which will occur on transitional pads, the cut side should be over-excavated/processed to a minimum depth equal to 2 feet below the bottom of the footings or to the depth of the fill, whichever is less. On transitional pads with more than 7.5 feet of fill, plans need to be reviewed by GTI and site-specific recommendations will be provided.

### **Excavation Difficulty**

Partially cemented layers were encountered in the majority of the excavations; however, we anticipate that the onsite soils can be excavated with conventional earthwork equipment equivalent to CAT D9R dozers and CAT 235 excavators. Special excavation equipment and techniques may be necessary dependent upon if harder materials are encountered during construction.

Seasonal conditions could cause wet soil conditions to occur onsite. Depending on the depth of cuts, it should be expected that special excavation and fill placement measures may be necessary. Wet materials should be spread out and air-dried or mixed with drier soils to reduce their moisture content to the appropriate level for fill placement. Frozen soils, if encountered, should be removed and allowed to thaw prior to any fill placement or construction. Removal bottoms should be checked by a representative of GTI to see if deeper removals are necessary.

### **Fill Placement**

Subsequent to completing removals/processing and ground preparation, the excavated onsite and/or imported soils may be placed in relatively thin lifts (less than 8 inches thick), cleaned of vegetation and debris, brought to at least optimum moisture content, and compacted to a minimum relative compaction of 90 percent of the laboratory standard (ASTM D 1557).

### **Structural Fill and Import Soils**

Potentially, soils will be imported to the site for earthwork construction purposes. A sample of any intended import material should first be submitted to GTI so that, if necessary, additional laboratory or chemical testing can be performed to verify that the intended import material is compatible with onsite soils. In general, structural fill and import soils should be within the following minimum guidelines:

- \* Free of organic matter and debris.
- \* Maintain less than 0.2 percent sulfate content.
- \* Maintain less than 3.0 percent soluble material.
- \* Maintain less than 0.02 percent soluble chlorides.
- \* Maintain less than 0.2 percent sodium sulfate content.
- \* Maintain a Plasticity Index less than 12 (i.e., low expansive).
- \* One hundred percent passing the six-inch screen.
- \* At least seventy-five percent passing a three-inch screen.
- \* Maintain at least 20 percent retained on the No. 4 screen.
- \* Maintain between 5 and 20 percent passing the #200 screen.

### **Observation and Testing**

During earthwork construction all removal/processing and the general grading procedures should be observed and the fill selectively tested by a representative(s) of GTI. If unusual or unexpected conditions are exposed in the field, they should be reviewed by GTI and if warranted, modified and/or additional recommendations will be offered.

### **Ground Water**

Ground water was not encountered in any of our excavations. According to the State of Idaho Department of Water Resources Well Drillers' logs, ground water in the vicinity is approximately 150 to 203 feet below the existing ground surface. Based on site conditions in the future, a transient high ground water condition could develop over a clay or less permeable layer and this condition could generate down gradient seepage. The possible effect these layers could have on this and adjacent sites should be considered and can best be evaluated in the field during grading. If warranted by exposed field conditions, it may be recommended that a drainage system be established to collect and convey any subsurface water to an appropriate location for drainage. Typically, potential areas of seepage are difficult to identify prior to their occurrence; therefore, it is often best to adopt a "wait and see" approach to determine if any seepage conditions do develop, at which time specific recommendation to mitigate an identified condition can be provided.

### **Earthwork Settlements**

Ground settlement should be anticipated due to primary consolidation and secondary compression. The total amount of settlement and time over which it occurs is dependent upon various factors, including material type, depth of fill, depth of removals, initial and final moisture content, and in-place density of subsurface materials. Compacted fills, to the heights anticipated, are not generally prone to excessive settlement. However, some settlement of the native alluvium is expected, and the majority of this settlement is anticipated to occur during grading.

### **Slope Stability**

No significantly high (greater than ten feet) slopes are anticipated to be constructed onsite. All slopes should be designed at gradients of 2 to 1 (Horizontal to Vertical) or flatter. All slopes should be constructed in accordance with the minimum requirements of the Canyon County and the International Building Code. Cut and fill slopes are anticipated to perform adequately in the future with respect to gross and surficial stability if the soil materials are maintained in a solid to semi-solid state (as defined by the soils Atterberg Limits) and are limited to the heights prescribed herein.

The importance of proper compaction to the face of a slope cannot be overemphasized. In order to achieve proper compaction, one or more of the three following methods should be employed by the contractor following implementation of typical slope construction guidelines: 1) track walk the slopes at grade, 2) use a combination of sheepsfoot roller and track walking, or 3) overfill the slope 3 to 5 feet laterally and cut it back to grade.

Random testing will be performed to verify compaction to the face of the slope. If the tests do not meet the minimum recommendation of 90 percent relative compaction, the contractor will be informed and additional compaction efforts recommended. A final evaluation of cut slopes during grading will be necessary in order to identify any areas of adverse conditions. The need for remedial stabilization measures should be based on observations made during grading by a representative of this office. Based on our observations, and if warranted, specific remedial recommendations will be offered for stabilization.

## **RECOMMENDATIONS – FOUNDATIONS**

### **General**

Foundation design and construction recommendations are based on preliminary laboratory testing and engineering analysis performed on near surface soils. The proposed foundation systems should be designed and constructed in accordance with the guidelines contained herein and in the International Building Code.

Based on our experience in the area, the soils onsite should have a negligible corrosive potential to concrete and metal, materials selected for construction purposes should be resistant to corrosion. Where permitted by building code, PVC pipe should be utilized. All concrete should be designed, mixed, placed, finished, and cured in accordance with the guidelines presented by the Portland Cement Association (PCA) and the American Concrete Institute (ACI).

Based on our grading recommendations, the soils beneath the foundations are anticipated to have low expansion potential. Therefore, foundation recommendations for low expansive soil conditions are provided below. If more expansive soils are encountered, the pad(s) will either need to be regraded and the more expansive soils removed by the contractor or increased foundation recommendations will need to be provided.

### **Conventional Foundation Recommendations**

Column loads are anticipated to be 50 kips or less while wall loads are expected to be 3 kips per lineal foot or less. The conventional recommendations provided are from a geotechnical engineering perspective (i.e., for expansive conditions) and are not meant to supersede the design by the project's structural engineer.

Preliminary recommendations for foundation design and construction are presented below. The specific criteria to be used should be verified on evaluation of the proposed buildings, structural loads, and expansion and chemical testing performed after grading is complete.

The bearing values indicated are for the total dead plus frequently applied live loads and may be increased by one third for short duration loading which includes the effects of wind or seismic forces. When combining passive pressure and friction for lateral resistance, the passive component should be reduced by one third. A grade beam, reinforced as below and at least 12 inches wide, should be utilized across all large entrances. The base of the grade beam should be at the same elevation as the bottom of the adjacent footings. Footings should be founded at a minimum depth of 24 inches below lowest adjacent ground surface as required by local codes to extend below the frost line. Reinforcement for spread footings should be designed by the project's structural engineer.

For foundations systems including a crawl space, it is recommended that it be designed so that water is not allowed to penetrate the crawl space. Proper grading and backfill for the foundations is critical and should adhere to the "fill placement" and "drainage" recommendations of this evaluation as well as local building codes.



| Footing Type | Minimum Structural Fill Depth Below Footing Bottom (inches) | Minimum Footing Depth (inches) | Allowable Bearing Pressure (psf) | Coefficient of Friction | Passive Earth Pressure (psf/ft) | Maximum Earth Pressure (psf) |
|--------------|-------------------------------------------------------------|--------------------------------|----------------------------------|-------------------------|---------------------------------|------------------------------|
| Strip/Spread | 12                                                          | 24                             | 2,000                            | 0.35                    | 250                             | 2,500                        |

The coefficient of friction and passive earth pressure values recommended are working values. Strip footings should have a minimum width of one foot and spread footings should have a minimum soil to concrete area of four-square feet. Increases are allowed for the bearing capacity of the footings at a rate of 250 pounds per square foot for each additional foot of width and 250 pounds per square foot for each additional foot of depth into the recommended bearing material, up to a maximum outlined. If the bearing value exceeds 2,500 psf, an additional review by GTI is recommended. As mentioned earlier, the exposed ground surface should be moisture conditioned and compacted a minimum of 12 inches below bottom of footings.

#### **Seepage Bed Foundation Setback**

Structural foundations should be designed with a minimum horizontal separation of 25 feet from seepage beds or other storm water infiltration facilities to mitigate the migration of storm drainage into buildings and potential structural foundation damage.

#### **Foundation Settlement**

Provided that the recommendations contained in this report are incorporated into final design and construction phase of development, total settlement is estimated to be less than one inch and differential settlement is estimated to be less than 0.75 inches for a 25-foot span. Two-way angular distortions due to settlements are not estimated to exceed 1/400. The structures should be loaded uniformly so as to avoid any localized settlements.

### **PAVEMENT SECTIONS**

Pavement sections presented in the following table are based on a R-value of 10, assumed traffic index(s) for development and estimated traffic index(s) for development. These pavement sections are presented for planning purposes only and should be verified based on specific laboratory testing performed subsequent to rough grading of the site.

#### **Pavement Construction and Maintenance**

All section changes should be properly transitioned. If adverse conditions are encountered during the preparation of subgrade materials, special construction methods may need to be employed. All subgrade materials should be processed to a minimum depth of 12 inches and compacted to a minimum relative compaction of 90 percent near optimum moisture content. All aggregate base should be compacted to a minimum relative compaction of 95 percent at optimum moisture content. The recommended pavement sections provided are meant as minimums. If thinner or highly variable pavement sections are constructed, increased maintenance and repair should be expected. If the ADT

(average daily traffic) or ADTT (average daily truck traffic) increases beyond that intended, as reflected by the traffic index(s) used for design, increased maintenance and repair could be required for the pavement section.

Positive site drainage should be maintained at all times. Water should not be allowed to pond or seep into the ground. If planters or landscaping are adjacent to paved areas, measures should be taken to minimize the potential for water to enter the pavement section.

#### **Hot-Mix Asphalt Pavement Sections**

| ASSUMED TRAFFIC<br>RIGHT-OF-AWAY                  | SUBGRADE<br>R-VALUE | MINIMUM<br>ASPHALT<br>CONCRETE<br>THICKNESS<br>(in.) | MINIMUM AGGREGATE<br>THICKNESS (in.) |                                      |
|---------------------------------------------------|---------------------|------------------------------------------------------|--------------------------------------|--------------------------------------|
|                                                   |                     |                                                      | Aggregate<br>Base* (3/4"<br>minus)   | Subbase*<br>(Uncrushed<br>Aggregate) |
| Parking and Drives<br>No Truck Access<br>TI = 6.0 | 10                  | 2.5                                                  | 4.0                                  | 12.0                                 |
| Truck Access<br>TI = 8.0                          | 10                  | 3.0                                                  | 6.0                                  | 16.0                                 |

\*Aggregate Base and Subbase gradation specification requirement per the current edition of the Idaho Standards for Public Works Construction (ISPWC) Manual. Asphalt mix design shall meet the requirements of ISPWC, Section 810 Class III Plant mix. Materials shall be placed in accordance with ISPWC Standard Specifications for Highway Construction.

### **OTHER RECOMMENDATIONS**

#### **Site Improvements**

As is commonly known, expansive soils are problematic with respect to the design, construction and long term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil expansion. Typical measures to control soil expansion for structures include; low expansive soil caps, deepened foundation system, increased structural design, and soil presaturation. As they are generally not cost effective, these measures are very seldom utilized for flatwork because it's less costly to simply replace any damaged or distressed sections than to "structurally" design them.

Even if "structural" design parameters are applied to flatwork construction, there would still be relative movements between adjoining types of structures and other improvements (e.g., curb and sidewalk). This is particularly true as the level of care during construction of flatwork is often not as meticulous as that for structures. Unfortunately, it is fairly common practice for flatwork to be poured on subgrade soils, which have been allowed to dry out since site grading. Generally after flatwork construction is completed, landscape irrigation begins, utility lines are pressurized, and drainage systems are utilized; presenting the potential for water to enter the dry subgrade soils, causing the soil to expand.

Recommendations for exterior concrete flatwork design and construction can be provided upon request. If, in the future, any additional improvements are planned for the site, recommendations

concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench and retaining wall backfills.

#### **Landscape Maintenance and Planting**

Water has been shown to weaken the inherent strength of all earth materials. Slope stability is significantly reduced by overly wet conditions. Graded slopes constructed within and utilizing onsite materials would be erosive. Eroded debris may be minimized and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction. Compaction to the face of fill slopes would tend to minimize short-term erosion until vegetation is established. Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint leaching is not recommended for establishing landscaping. If the surface soils are processed for the purpose of adding amendments, they should be recompacted to 90 percent compaction.

Only the amount of irrigation necessary to sustain plant life should be provided. Over watering the landscape areas could adversely affect proposed site improvements. We recommend that any proposed open bottom planter areas adjacent to proposed structures, be eliminated for a minimum distance of 5 feet and desert landscape using xeriscape technology be used outside of this buffer zone.

As an alternative, closed bottom type planters could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork. Irrigation timers should be adjusted on a monthly basis.

#### **Soil Corrosion**

Based on our experience in the area, the soils onsite should have a negligible corrosive potential to concrete and metal, materials selected for construction purposes should be resistant to corrosion. Where permitted by building code PVC pipe should be utilized. All concrete should be designed, mixed, placed, finished, and cured in accordance with the guidelines presented by the Portland Cement Association (PCA) and the American Concrete Institute (ACI).

#### **Trench Excavation**

All footing trench excavations should be observed by a representative of this office prior to placing reinforcement. Footing trench spoil and any excess soils generated from utility trench excavations should be compacted to a minimum relative compaction of 90 percent if not removed from the site. Considering the nature of the onsite soils, it should be anticipated that caving or sloughing could be a factor in excavations. Shoring or excavating the trench walls and slopes to the angle of repose (typically 25 to 45 degrees) may be necessary and should be anticipated in non-cemented soils. All excavations should be observed by one of our representatives and conform to national and local safety codes.

#### **Onsite Utility Trench Backfill**

Considering the overall nature of the soil encountered onsite, it should be anticipated that materials will need to be imported to the site for use as pipe bedding and pipe zone material. All utility trench backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 90 percent of the laboratory standard. Compaction testing and

observation, along with probing should be performed to verify the desired results. Sand backfill, unless excavated from the trench, should not be used adjacent to perimeter footings or in trenches on slopes. Compaction testing and observation, along with probing should be performed to verify the desired results. Sand backfill, unless excavated from the trench, should not be used adjacent to perimeter footings or in trenches on slopes.

Compaction testing and observation, along with probing should be performed to verify the desired results. Offsite utility trenches should be compacted to a minimum of 90 relative compaction. Compaction testing and observation, along with probing should be performed to verify the desired results.

### **Drainage**

Positive site drainage should be maintained at all times in accordance with the IBC. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area. The ground immediately adjacent to the foundation shall be sloped away from the building at a minimum of 5-percent for a minimum distance of 10 feet measured perpendicularly to the face of the wall. If physical obstructions prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternate method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2-percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2-percent away from the building. Roof gutters and down spouts should be utilized to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage may develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.



### **PLAN REVIEW**

Final grading, foundation, and improvement plans should be submitted to this office for review and comment as they become available, to minimize any misunderstandings between the plans and recommendations presented herein. In addition, foundation excavations and earthwork construction performed on the site should be observed and tested by this office. If conditions are found to differ substantially from those stated, appropriate recommendations would be offered at that time.

### **LIMITATIONS**

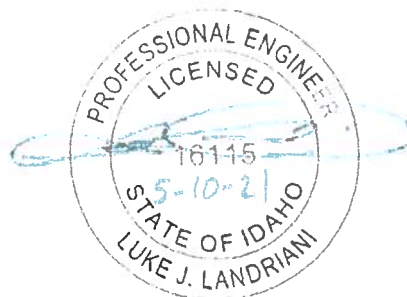
The materials encountered on the project site and utilized in our laboratory study are believed representative of the area; however, soil materials vary in character between excavations and conditions exposed during mass grading. Site conditions may vary due to seasonal changes or other factors. GeoTek, Inc. assumes no responsibility or liability for work, testing, or recommendations performed or provided by others. Since our study is based upon the site materials observed, selective laboratory testing and engineering analysis, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

The opportunity to be of service is greatly appreciated. If you have any questions concerning this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

Respectfully submitted,  
**GeoTek, Inc.**



**Tyler Lydeen, EI**  
Staff Professional



**Luke J. Landriani, PE**  
Senior Engineer



★ APPROXIMATE SITE LOCATION



Source: Google Maps, 2021. GeoTek Field Observations, 2021.  
Not to Scale



**GEOTEK**

GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

320 E. Corporate Dr, Suite 300, Meridian, ID 83642  
(208) 888-7010 (phone) / (208) 888-7924 (FAX)

FIGURE I  
SITE VICINITY MAP  
Goldberg Country Subdivision  
South of Lewis Lane & East of Sky Ranch Road  
Canyon County, Idaho  
Prepared for: LGD Ventures

Project No.:

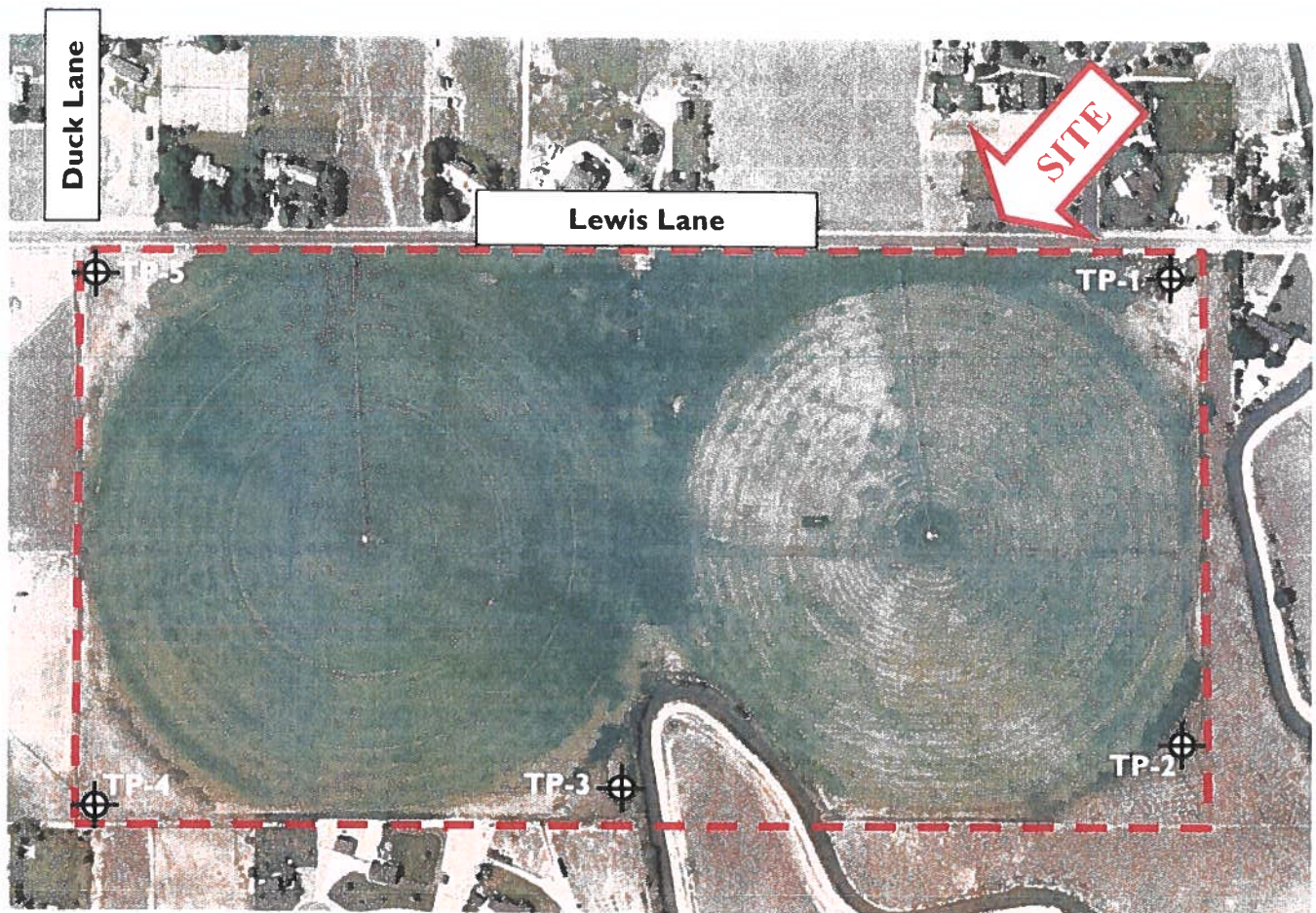
**2241-ID**

Report Date:

**May 2021**

Drawn By:

**TSL**



⊕ APPROXIMATE TEST PIT LOCATIONS



Source: Google Earth 2018, GeoTek Field Observations, 2021.  
Not to Scale



GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

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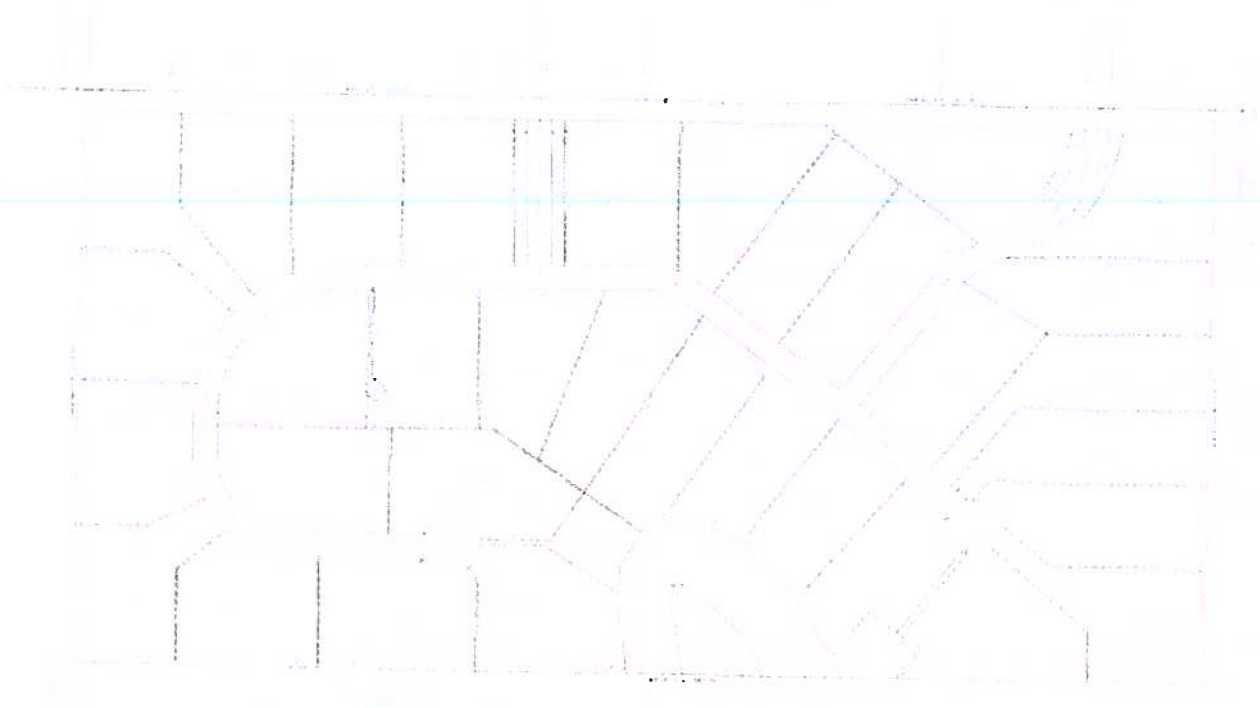
FIGURE 2  
SITE EXPLORATION PLAN  
Goldberg Country Subdivision  
South of Lewis Lane & East of Sky Ranch Road  
Canyon County, Idaho  
Prepared for: LGD Ventures

Project No:  
2241-ID

Report Date:  
May 2021

Drawn By:  
TSL

SCANNED



Source: T-O ENGINEERS  
Not to Scale



**GEOTEK**

GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

320 E. Corporate Dr, Suite 300, Meridian, ID 83642  
(208) 888-7010 (phone) / (208) 888-7924 (FAX)

**FIGURE 3  
SITE EXHIBIT**

Goldberg Country Subdivision  
South of Lewis Lane & East of Sky Ranch Road  
Canyon County, Idaho

Prepared for: LGD Ventures

Project No.:

**2241-ID**

Report Date:

**May 2021**

Drawn By:

**TSL**



## **REFERENCES**

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## **APPENDIX B**

## LOG GENERAL NOTES

### CONSISTENCY OF FINE-GRAINED SOILS

| Unconfined Compressive Strength, $Q_u$ , psf | Standard Penetration or N-Value (SS) Blows/Ft | Consistency |
|----------------------------------------------|-----------------------------------------------|-------------|
| < 500                                        | <2                                            | Very Soft   |
| 500 - 1,000                                  | 2 - 3                                         | Soft        |
| 1,001 - 2,000                                | 4 - 7                                         | Firm        |
| 2,001 - 4,000                                | 8 - 16                                        | Stiff       |
| 4,001 - 8,000                                | 17 - 32                                       | Very Stiff  |
| > 8,001                                      | 32+                                           | Hard        |

### RELATIVE DENSITY OF COARSE-GRAINED SOILS

| Standard Penetration (SPT) or N-Value (SS) Blows/Ft | Relative Density |
|-----------------------------------------------------|------------------|
| 0 - 3                                               | Very Loose       |
| 4 - 9                                               | Loose            |
| 10 - 29                                             | Medium Dense     |
| 30 - 49                                             | Dense            |
| 50+                                                 | Very Dense       |

SPT penetration test using 140 pound hammer, with 30 inch free fall on 2 inch outside diameter (1-3/8 ID) sampler

For ring sampler using 140 lb hammer, with a 30 inch free fall on 3 inch outside diameter (2-1/2 ID) sample,  
use N-value x 0.7 to get Standard N-value

For fine grained soil consistency, thumb penetration used per ASTM D-2488

### RELATIVE PROPORTIONS OF SAND & GRAVEL

| Descriptive Term of other constituents | Percent of Dry Weight |
|----------------------------------------|-----------------------|
| Trace                                  | < 15                  |
| With                                   | 15 - 29               |
| Modifier                               | > 30                  |

### GRAIN SIZE TERMINOLOGY

| Major Component of Sample | Particle Size          |
|---------------------------|------------------------|
| Boulders                  | Over 12 inches         |
| Cobbles                   | 3 inches to 12 inches  |
| Gravel                    | #4 Sieve to 3 inches   |
| Sand                      | #200 Sieve to #4 Sieve |
| Silt or Clay              | Passing #200 Sieve     |

### RELATIVE HARDNESS OF CEMENTED SOILS (CALICHE)

| Description                   | General Characteristics                                                                          |
|-------------------------------|--------------------------------------------------------------------------------------------------|
| Very Dense to Moderately Hard | Partially Cemented Granular Soil - Can be carved with a knife and broken with force by hand.     |
| Very Stiff to Moderately Hard | Partially Cemented Fine-Grained Soil - Can be carved with a knife and broken with force by hand. |
| Moderately Hard               | Moderate hammer blow required to break a sample                                                  |
| Hard                          | Heavy hammer blow required to break a sample                                                     |
| Very Hard                     | Repeated heavy hammer blow required to break a sample                                            |

# LOG LEGEND

| MATERIAL DESCRIPTION |                |                                     |
|----------------------|----------------|-------------------------------------|
| Soil Pattern         | USCS Symbol    | USCS Classification                 |
|                      | FILL           | Artificial Fill                     |
|                      | GP or GW       | Poorly/Well graded GRAVEL           |
|                      | GM             | Silty GRAVEL                        |
|                      | GC             | Clayey GRAVEL                       |
|                      | GP-GM or GW-GM | Poorly/Well graded GRAVEL with Silt |
|                      | GP-GC or GW-GC | Poorly/Well graded GRAVEL with Clay |
|                      | SP or SW       | Poorly/Well graded SAND             |
|                      | SM             | Silty SAND                          |
|                      | SC             | Clayey SAND                         |
|                      | SP-SM or SW-SM | Poorly/Well graded SAND with Silt   |
|                      | SP-SC or SW-SC | Poorly/Well graded SAND with Clay   |
|                      | SC-SM          | Silty Clayey SAND                   |
|                      | ML             | SILT                                |
|                      | MH             | Elastic SILT                        |
|                      | CL-ML          | Silty CLAY                          |
|                      | CL             | Lean CLAY                           |
|                      | CH             | Fat CLAY                            |
|                      | PCEM           | PARTIALLY CEMENTED                  |
|                      | CEM            | CEMENTED                            |
|                      | BDR            | BEDROCK                             |

| SAMPLING |  |             |
|----------|--|-------------|
|          |  | SPT         |
|          |  | Ring Sample |
|          |  | No Recovery |
|          |  | Bulk Sample |
|          |  | Water Table |

| CONSISTENCY        |              |                |            |             |                 |
|--------------------|--------------|----------------|------------|-------------|-----------------|
| Cohesionless Soils |              | Cohesive Soils |            | Cementation |                 |
| VL                 | Very Loose   | So             | Soft       | MH          | Moderately Hard |
| L                  | Loose        | F              | Firm       | H           | Hard            |
| MD                 | Medium Dense | S              | Stiff      | VH          | Very Hard       |
| D                  | Dense        | VS             | Very Stiff |             |                 |
| VD                 | Very Dense   |                |            |             |                 |



**GEOTEK**

# TEST PIT LOG

PROJECT #: 2241-ID  
PROJECT: Goldberg Country Subdivision  
CLIENT: LGD Ventures  
LOCATION: Southeast of the Lewis Lane & Duck Lane Intersection

LOGGED BY: TSL  
METHOD: Backhoe  
EXCAVATOR: Just Dig It  
DATE: 4/20/21  
ELEVATION:

| Depth (ft) | SAMPLES     |               | Soil Pattern | USCS Symbol | TEST PIT NUMBER: TP-1                                             | Consistency | REMARKS                            |
|------------|-------------|---------------|--------------|-------------|-------------------------------------------------------------------|-------------|------------------------------------|
|            | Sample Type | Blows / 6 in. |              |             | MATERIAL DESCRIPTION AND COMMENTS                                 |             |                                    |
| 1          | X           |               |              | FILL        | Lt. Brown to Brown, Artificial Fill Sandy Silt with Gravel, Moist | So          | Roots/Organics to 0.5'             |
|            |             |               |              | ML          | Lt. Brown to Brown, Sandy SILT with Gravel, Moist                 | F           |                                    |
| 2          |             |               |              | ML          | Lt. Brown, Sandy SILT with weak Cementation, Slightly Moist       | S           |                                    |
| 3          |             |               |              |             |                                                                   |             |                                    |
| 4          |             |               |              | PCEM        | Tan to Lt. Brown, PARTIALLY CEMENTED Silty Sand, Slightly Moist   | MH          |                                    |
| 5          |             |               |              | GP          | Tan to Lt. Brown, Poorly graded GRAVEL with Sand, Slightly Moist  | D           |                                    |
| 6          |             |               |              |             |                                                                   |             |                                    |
| 7          |             |               |              |             |                                                                   |             |                                    |
| 8          |             |               |              |             |                                                                   |             | Percolation Test Conducted at 7.0' |
| 9          |             |               |              |             |                                                                   |             |                                    |
| 10         |             |               |              |             |                                                                   |             | Piezometer Installed at 9.7'       |
| 11         |             |               |              |             | END OF TEST PIT @ 10.0'<br>NO GROUNDWATER ENCOUNTERED             |             |                                    |
| 12         |             |               |              |             |                                                                   |             |                                    |
| 13         |             |               |              |             |                                                                   |             |                                    |
| 14         |             |               |              |             |                                                                   |             |                                    |
| 15         |             |               |              |             |                                                                   |             |                                    |
| 16         |             |               |              |             |                                                                   |             |                                    |
| 17         |             |               |              |             |                                                                   |             |                                    |
| 18         |             |               |              |             |                                                                   |             |                                    |
| 19         |             |               |              |             |                                                                   |             |                                    |
| 20         |             |               |              |             |                                                                   |             |                                    |

**GEOTEK**

# TEST PIT LOG

**PROJECT #:** 2241-ID  
**PROJECT:** Goldberg Country Subdivision  
**CLIENT:** LGD Ventures  
**LOCATION:** Southeast of the Lewis Lane & Duck Lane Intersection

**LOGGED BY:** TSL  
**METHOD:** Backhoe  
**EXCAVATOR:** Just Dig It  
**DATE:** 4/20/21  
**ELEVATION:**

| Depth (ft) | SAMPLES     |               | Soil Pattern | USCS Symbol | TEST PIT NUMBER: TP-2                                                            | Consistency | REMARKS                      |
|------------|-------------|---------------|--------------|-------------|----------------------------------------------------------------------------------|-------------|------------------------------|
|            | Sample Type | Blows / 6 in. |              |             | MATERIAL DESCRIPTION AND COMMENTS                                                |             |                              |
| 1          |             |               |              | FILL        | Brown, Artificial Fill Lean Clay, Slightly Moist to Moist                        | So          | Roots/Organics to 1.0'       |
| 2          |             |               |              | CL          | Brown, Lean CLAY, Slightly Moist to Moist                                        | F           |                              |
| 3          |             |               |              | PCEM        | Tan to Lt. Brown, PARTIALLY CEMENTED Sandy Silt, Slightly Moist                  | MH          |                              |
| 4          |             |               |              |             |                                                                                  |             |                              |
| 5          |             |               |              |             |                                                                                  |             |                              |
| 6          |             |               |              | PCEM        | Tan to Lt. Brown, PARTIALLY CEMENTED Gravel with Sand, Slightly Moist            | H           |                              |
| 7          |             |               |              |             |                                                                                  |             | Piezometer Installed at 7.7' |
| 8          |             |               |              |             | <b>END OF TEST PIT @ 8.0' (PRACTICAL REFUSAL)<br/>NO GROUNDWATER ENCOUNTERED</b> |             |                              |
| 9          |             |               |              |             |                                                                                  |             |                              |
| 10         |             |               |              |             |                                                                                  |             |                              |
| 11         |             |               |              |             |                                                                                  |             |                              |
| 12         |             |               |              |             |                                                                                  |             |                              |
| 13         |             |               |              |             |                                                                                  |             |                              |
| 14         |             |               |              |             |                                                                                  |             |                              |
| 15         |             |               |              |             |                                                                                  |             |                              |
| 16         |             |               |              |             |                                                                                  |             |                              |
| 17         |             |               |              |             |                                                                                  |             |                              |
| 18         |             |               |              |             |                                                                                  |             |                              |
| 19         |             |               |              |             |                                                                                  |             |                              |
| 20         |             |               |              |             |                                                                                  |             |                              |

**SCANNED**

**GEOTEK**

# TEST PIT LOG

PROJECT #: 2241-ID  
PROJECT: Goldberg Country Subdivision  
CLIENT: LGD Ventures  
LOCATION: Southeast of the Lewis Lane & Duck Lane Intersection

LOGGED BY: TSL  
METHOD: Backhoe  
EXCAVATOR: Just Dig It  
DATE: 4/20/21  
ELEVATION:

| Depth (ft) | SAMPLES     |               |              | USCS Symbol | TEST PIT NUMBER: TP-3                                           | Consistency | REMARKS                            |
|------------|-------------|---------------|--------------|-------------|-----------------------------------------------------------------|-------------|------------------------------------|
|            | Sample Type | Blows / 6 in. | Soil Pattern |             |                                                                 |             |                                    |
|            |             |               |              | FILL        | Brown, Artificial Fill Lean Clay, Slightly Moist                |             |                                    |
| 1          |             |               |              | ML          | Brown, Lean Clay, Slightly Moist                                | So          | Roots/Organics to 0.5'             |
| 2          |             |               |              |             |                                                                 | F           |                                    |
| 3          |             |               |              |             |                                                                 |             |                                    |
| 4          | X           |               |              | CL-ML       | Brown, Sandy Silty CLAY, Slightly Moist                         | F           |                                    |
| 5          |             |               |              | PCEM        | Tan to Lt. Brown, PARTIALLY CEMENTED Silty Sand, Slightly Moist | MH          |                                    |
| 6          |             |               |              |             |                                                                 |             |                                    |
| 7          |             |               |              |             |                                                                 |             |                                    |
| 8          |             |               |              |             |                                                                 |             |                                    |
| 9          |             |               |              | SP          | Tan, Poorly graded SAND, Slightly Moist                         | D           | Percolation Test Conducted at 8.0' |
| 10         |             |               |              |             |                                                                 |             | Piezometer Installed at 9.2'       |
| 11         |             |               |              |             | END OF TEST PIT @ 10.0'                                         |             |                                    |
| 12         |             |               |              |             | NO GROUNDWATER ENCOUNTERED                                      |             |                                    |
| 13         |             |               |              |             |                                                                 |             |                                    |
| 14         |             |               |              |             |                                                                 |             |                                    |
| 15         |             |               |              |             |                                                                 |             |                                    |
| 16         |             |               |              |             |                                                                 |             |                                    |
| 17         |             |               |              |             |                                                                 |             |                                    |
| 18         |             |               |              |             |                                                                 |             |                                    |
| 19         |             |               |              |             |                                                                 |             |                                    |
| 20         |             |               |              |             |                                                                 |             |                                    |



**GEOTEK**

# TEST PIT LOG

PROJECT #: 2241-ID  
PROJECT: Goldberg Country Subdivision  
CLIENT: LGD Ventures  
LOCATION: Southeast of the Lewis Lane & Duck Lane Intersection

LOGGED BY: TSL  
METHOD: Backhoe  
EXCAVATOR: Just Dig It  
DATE: 4/20/21  
ELEVATION:

| Depth (ft) | SAMPLES     |               | Soil Pattern | USCS Symbol | TEST PIT NUMBER: TP-4                                                       | Consistency | REMARKS                      |
|------------|-------------|---------------|--------------|-------------|-----------------------------------------------------------------------------|-------------|------------------------------|
|            | Sample Type | Blows / 6 in. |              |             | MATERIAL DESCRIPTION AND COMMENTS                                           |             |                              |
| 1          |             |               |              | FILL        | Brown, Artificial Fill Lean Clay, Moist                                     | So          | Roots/Organics to 1.0'       |
| 2          |             |               |              | PCEM        | Tan to Lt. Brown, PARTIALLY CEMENTED Silty Sand with Gravel, Slightly Moist | MH          |                              |
| 3          |             |               |              | GP          | Tan to Lt. Brown, Poorly graded GRAVEL with Sand, Slightly Moist            | VD          |                              |
| 4          |             |               |              |             |                                                                             |             |                              |
| 5          |             |               |              |             |                                                                             |             |                              |
| 6          |             |               |              |             |                                                                             |             |                              |
| 7          |             |               |              |             |                                                                             | D           |                              |
| 8          |             |               |              |             |                                                                             |             |                              |
| 9          |             |               |              |             |                                                                             |             | Piezometer Installed at 9.2' |
| 10         |             |               |              |             | END OF TEST PIT @ 9.0'                                                      |             |                              |
| 11         |             |               |              |             | NO GROUNDWATER ENCOUNTERED                                                  |             |                              |
| 12         |             |               |              |             |                                                                             |             |                              |
| 13         |             |               |              |             |                                                                             |             |                              |
| 14         |             |               |              |             |                                                                             |             |                              |
| 15         |             |               |              |             |                                                                             |             |                              |
| 16         |             |               |              |             |                                                                             |             |                              |
| 17         |             |               |              |             |                                                                             |             |                              |
| 18         |             |               |              |             |                                                                             |             |                              |
| 19         |             |               |              |             |                                                                             |             |                              |
| 20         |             |               |              |             |                                                                             |             |                              |

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**GEOTEK**

# TEST PIT LOG

PROJECT #: 2241-ID  
PROJECT: Goldberg Country Subdivision  
CLIENT: LGD Ventures  
LOCATION: Southeast of the Lewis Lane & Duck Lane Intersection

LOGGED BY: TSL  
METHOD: Backhoe  
EXCAVATOR: Just Dig It  
DATE: 4/20/21  
ELEVATION:

| Depth (ft) | SAMPLES     |               | Soil Pattern | USCS Symbol | TEST PIT NUMBER: TP-5                                                                     | Consistency | REMARKS                |
|------------|-------------|---------------|--------------|-------------|-------------------------------------------------------------------------------------------|-------------|------------------------|
|            | Sample Type | Blows / 6 in. |              |             | MATERIAL DESCRIPTION AND COMMENTS                                                         |             |                        |
| 1          |             |               |              | FILL        | Lt. Brown to Brown, Artificial Fill Poorly graded Gravel with Sand & Silt, Slightly Moist | L           | Roots/Organics to 0.5' |
| 2          |             |               |              | GP          | Lt. Brown to Brown, Poorly graded GRAVEL with Sand & Silt, Slightly Moist                 | D           |                        |
| 3          |             |               |              |             |                                                                                           |             |                        |
| 4          |             |               |              | GP          | Tan to Lt. Brown, Poorly graded GRAVEL with Sand, Slightly Moist                          | D           |                        |
| 5          |             |               |              |             |                                                                                           |             |                        |
| 6          |             |               |              |             |                                                                                           |             |                        |
| 7          |             |               |              |             |                                                                                           |             |                        |
| 8          |             |               |              |             |                                                                                           |             |                        |
| 9          |             |               |              |             | END OF TEST PIT @ 8.0'                                                                    |             |                        |
| 10         |             |               |              |             | NO GROUNDWATER ENCOUNTERED                                                                |             |                        |
| 11         |             |               |              |             |                                                                                           |             |                        |
| 12         |             |               |              |             |                                                                                           |             |                        |
| 13         |             |               |              |             |                                                                                           |             |                        |
| 14         |             |               |              |             |                                                                                           |             |                        |
| 15         |             |               |              |             |                                                                                           |             |                        |
| 16         |             |               |              |             |                                                                                           |             |                        |
| 17         |             |               |              |             |                                                                                           |             |                        |
| 18         |             |               |              |             |                                                                                           |             |                        |
| 19         |             |               |              |             |                                                                                           |             |                        |
| 20         |             |               |              |             |                                                                                           |             |                        |

## **APPENDIX C**

## **FIELD TESTS AND OBSERVATIONS (224I-ID)**

### **PERCOLATION TESTS**

The infiltration rate was determined by conducting percolation tests for onsite soils. The infiltration rate was determined in inches per hour in general accordance with Canyon County requirements. Infiltration rate results are presented below.

| <b>LOCATION</b> | <b>USCS Soil Classification Symbol</b> | <b>INFILTRATION RATE (Inches/Hour)</b> |
|-----------------|----------------------------------------|----------------------------------------|
| TP-1 @ 7.0'     | GP                                     | 7.1                                    |
| TP-3 @ 8.0'     | SP                                     | 3.2                                    |

### **GROUND WATER MONITORING RESULTS**

Ground water monitoring results are presented below. Ground water elevation results are recorded in feet below existing grade.

| <b>LOCATION</b> | <b>GROUND WATER ELEVATION</b> |
|-----------------|-------------------------------|
| TP-1 @ 9.7'     | 9.7'+                         |
| TP-2 @ 7.7'     | 7.7'+                         |
| TP-3 @ 9.2'     | 9.2'+                         |
| TP-4 @ 9.2'     | 9.2'+                         |

## **APPENDIX D**



## **LABORATORY TESTS RESULTS (2241-ID)**

### **ATTERBERG LIMITS**

Atterberg limits were performed on representative samples in general accordance with ASTM D 4318. The results are shown in the following plates.

### **PARTICLE SIZE ANALYSIS**

Sieve analyses were performed in general accordance with ASTM test method C136 and ASTM C117. Test results are presented in the following plates.



Report No: MAT:21-00356-S01

# Material Test Report

**Client:** LGD Ventures  
 PO Box 9325  
 Boise ID 83707

**CC:**

**Project:** 2241-ID  
 Goldberg Country Subdivision

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

## Sample Details

**Sample ID** 21-00356-S01  
**Date Sampled** 4/20/2021  
**Specification** General Sieve Set  
**Sampled By** Tyler Lydeen  
**Location** TP-1, 0.5'-1.5'

## Sample Description:

ML, Sandy SILT with gravel

## Atterberg Limit:

**Liquid Limit:** N/A  
**Plastic Limit:** NP  
**Plasticity Index:** NP

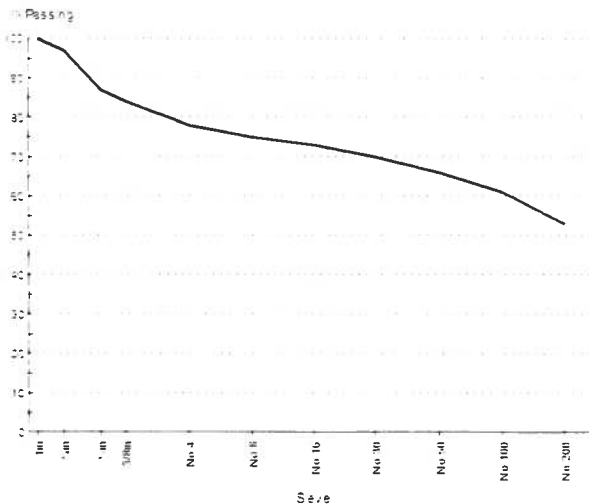
**Grading:** ASTM C 136, ASTM C 117

**Date Tested:**

**Tested By:**

| Sieve Size | % Passing | Limits |
|------------|-----------|--------|
| 1in        | 100       |        |
| ¾in        | 97        |        |
| ½in        | 87        |        |
| 3/8in      | 84        |        |
| No.4       | 78        |        |
| No.8       | 75        |        |
| No.16      | 73        |        |
| No.30      | 70        |        |
| No.50      | 66        |        |
| No.100     | 61        |        |
| No.200     | 53        |        |

## Particle Size Distribution



| COBBLES | GRAVEL        |              | SAND          |               |              | FINES (53.3%) |      |
|---------|---------------|--------------|---------------|---------------|--------------|---------------|------|
| (0.0%)  | Coarse (2.7%) | Fine (19.1%) | Coarse (3.7%) | Medium (6.7%) | Fine (14.5%) | Silt          | Clay |

**D85:** 10.4100 **D60:** 0.1376 **D50:** N/A  
**D30:** N/A **D15:** N/A **D10:** N/A

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**GeoTek - Idaho**

320 Corporate Drive, Ste #300 7950 Meadowlark Way, Ste E  
 Meridian, ID 83642 Coeur d'Alene, ID 83815  
 Phone: (208) 888-7010 (208) 888-7924  
 Fax: (208) 904-2980 (208) 904-2981



# Material Test Report

**Report No: MAT:21-00356-S02**

**Client:** LGD Ventures  
 PO Box 9325  
 Boise ID 83707

**CC:**

**Project:** 2241-ID  
 Goldberg Country Subdivision

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

## Sample Details

**Sample ID** 21-00356-S02  
**Date Sampled** 4/20/2021  
**Specification** General Sieve Set  
**Sampled By** Tyler Lydeen  
**Location** TP-2, 1.0'-2.0'

## Sample Description:

CL, Lean CLAY

## Atterberg Limit:

**Liquid Limit:** 28  
**Plastic Limit:** 20  
**Plasticity Index:** 8

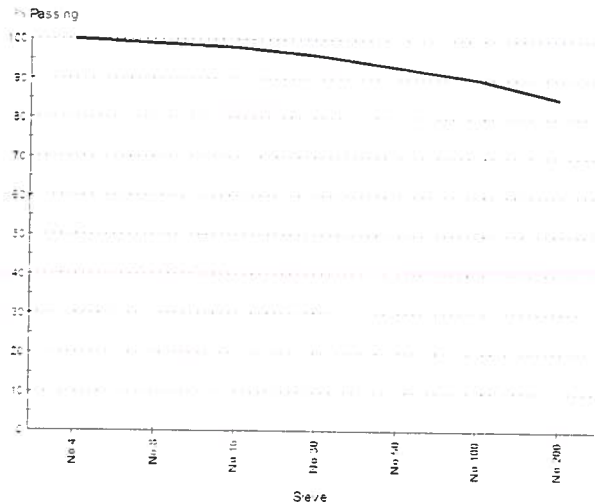
**Grading:** ASTM C 136, ASTM C 117

**Date Tested:**

**Tested By:**

| Sieve Size | % Passing | Limits |
|------------|-----------|--------|
| No.4       | 100       |        |
| No.8       | 99        |        |
| No.16      | 98        |        |
| No.30      | 96        |        |
| No.50      | 93        |        |
| No.100     | 90        |        |
| No.200     | 85        |        |

## Particle Size Distribution



| COBBLES | GRAVEL        |             | SAND          |               |             | FINES (85.5%) |      |
|---------|---------------|-------------|---------------|---------------|-------------|---------------|------|
| (0.0%)  | Coarse (0.0%) | Fine (0.5%) | Coarse (0.4%) | Medium (4.3%) | Fine (9.3%) | Silt          | Clay |

**D85:** 0.0750 **D60:** N/A **D50:** N/A  
**D30:** N/A **D15:** N/A **D10:** N/A

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

Phone: 208-454-7458

Fax: 208-454-6633



## 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: 0 Lewis LN

Parcel Number: R3011700000

City: Nampa

State: ID

ZIP Code: 83686

Notices Mailed Date: 03/04/2021

Number of Acres: 78.55

Current Zoning: AG

Description of the Request:

subdivision pre plat, rezone to R-R

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Alec Egurrola

Company Name: T-O Engineers

Current address: 332 N Broadmore Way

City: Nampa

Phone: (208) 442-6300

State: ID

ZIP Code: 83687

Cell:

Fax:

Email: aegurrola@to-engineers.com

#### MEETING INFORMATION

DATE OF MEETING: 03/16/2021

MEETING LOCATION: On site

MEETING START TIME: 5:30 PM

MEETING END TIME: 6:45

ATTENDEES: 12

| NAME (PLEASE PRINT) | SIGNATURE   | ADDRESS            |
|---------------------|-------------|--------------------|
| 1. Colin Simonson   | [Signature] | 10050 Malibu Dr.   |
| 2. Tracy Brock      | [Signature] | 10047 Kingdom Ln   |
| 3. Brent Harris     | [Signature] | 10046 [unclear]    |
| 4. Linda Williams   | [Signature] | 12202 Rainbow Dr   |
| 5. [unclear]        | [Signature] | 12504 N. ALBANY LN |
| 6. [unclear]        | [Signature] | 10044 Malibu Dr    |
| 7. Richard Davies   | [Signature] | 1009 [unclear] Dr  |
| 8. [unclear]        | [Signature] | 12698 [unclear]    |
| 9. [unclear]        | [Signature] | 12243 [unclear]    |
| 10. Bucknell        | [Signature] | 12133 Lewis        |

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EXHIBIT

6



|     |                                        |
|-----|----------------------------------------|
| 10. |                                        |
| 11. |                                        |
| 12. | Todd Deck Todd Deck 17900 Featherstone |
| 13. | 17900 Featherstone 17900 Featherstone  |
| 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):

Alec Egurrola

APPLICANT/REPRESENTATIVE (Signature): Alec Egurrola

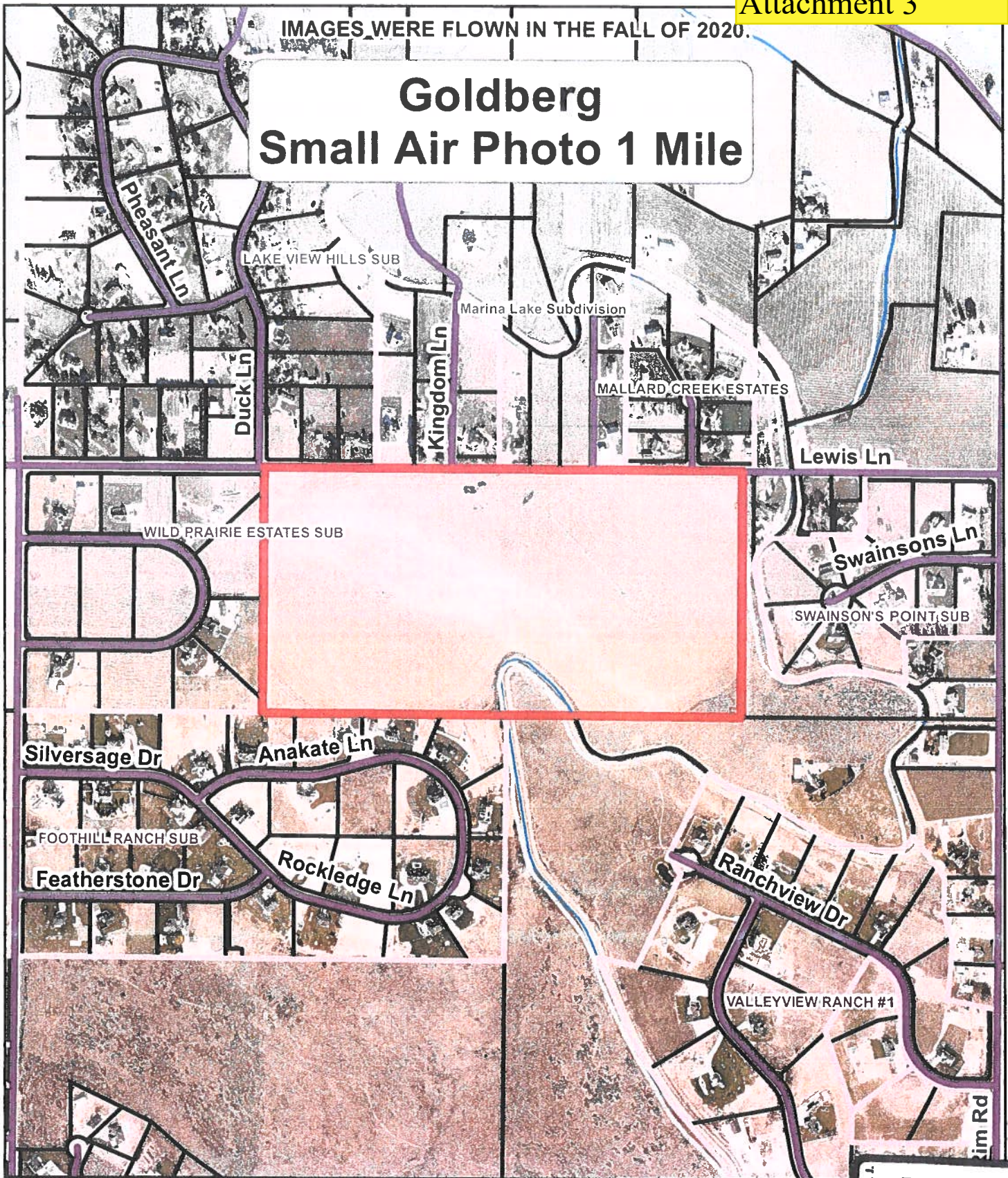
DATE: 3 / 16 / 21

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IMAGES WERE FLOWN IN THE FALL OF 2020.

# Goldberg Small Air Photo 1 Mile



City Limits  
Wetlands

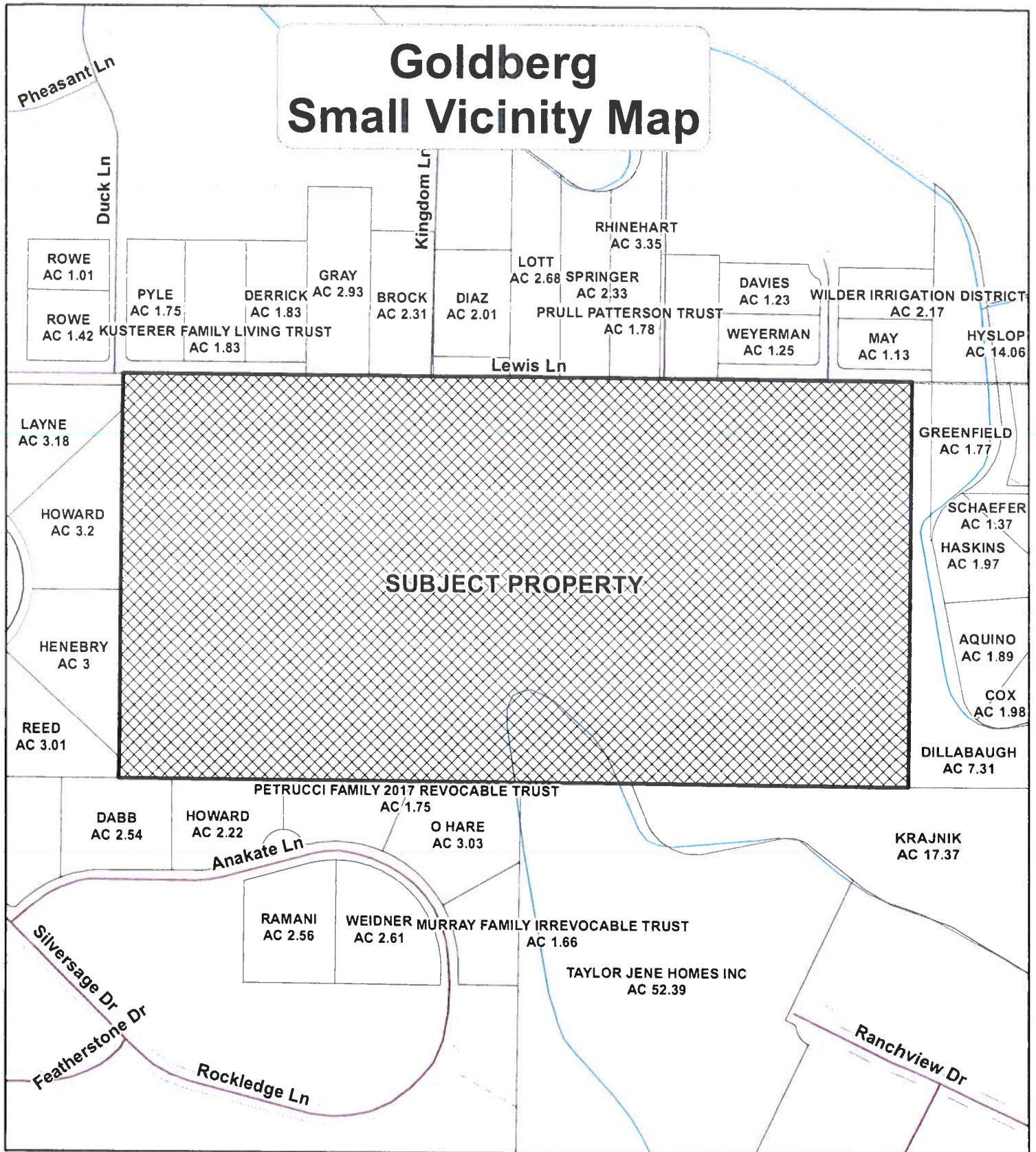
SCANNED



EXHIBIT  
*Fa*  
P&G 10-Byzance, N. 1.

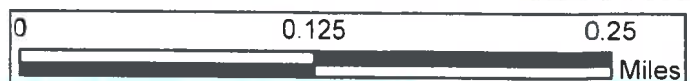


# Goldberg Small Vicinity Map

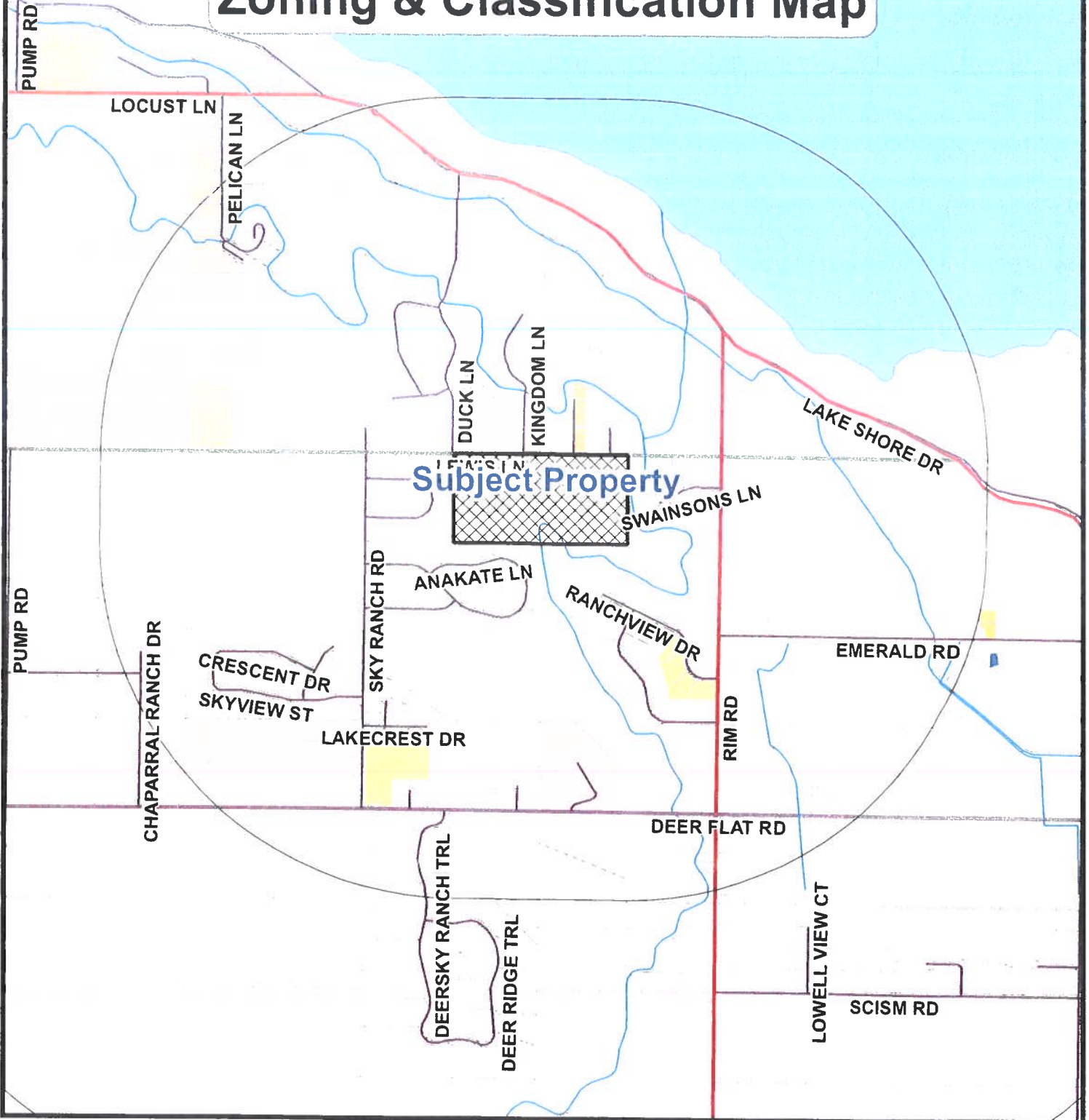


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EXHIBIT  
76



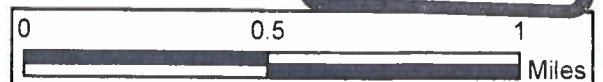
# Goldberg Zoning & Classification Map



## ZONING

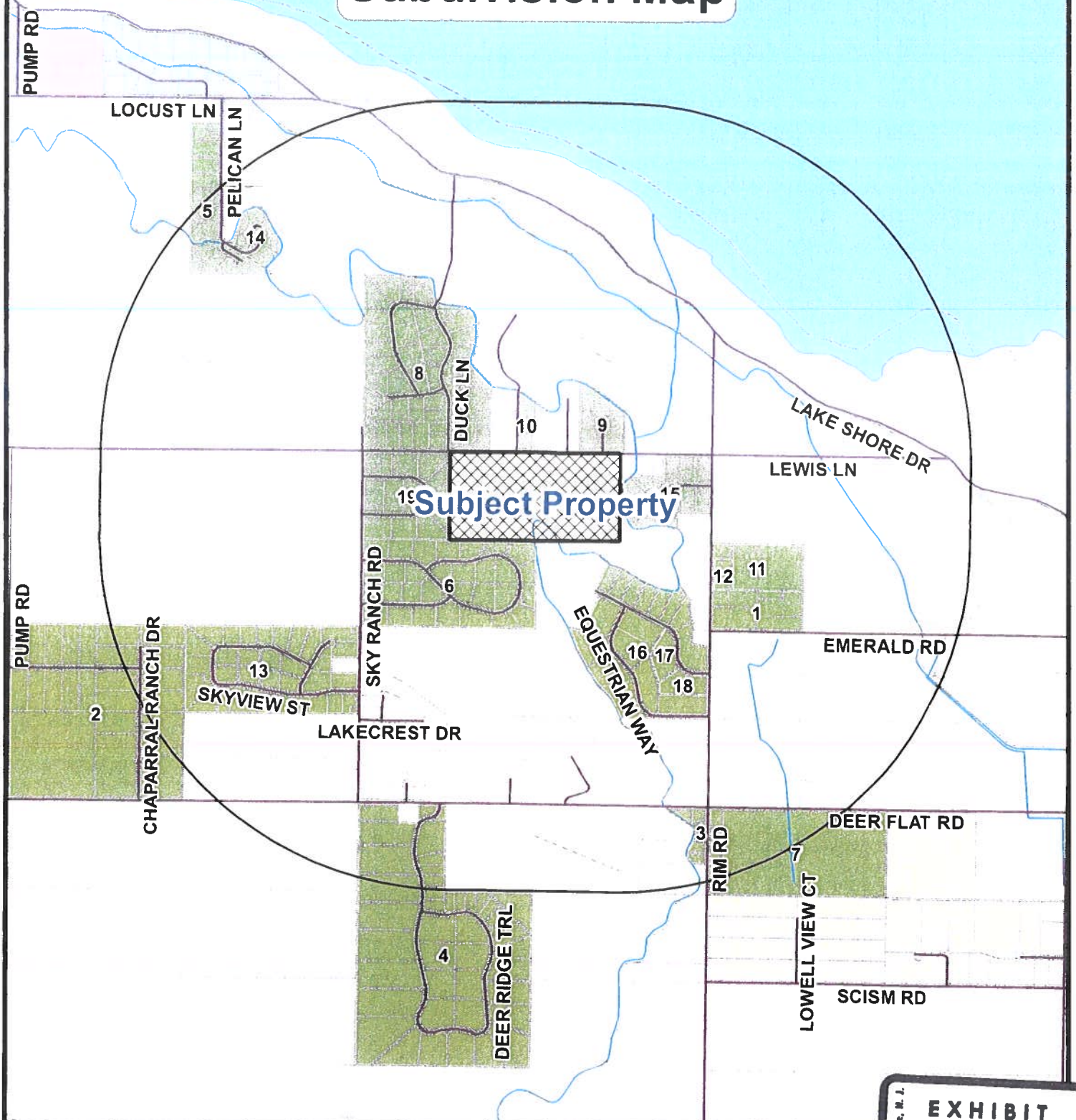
|       |       |       |    |
|-------|-------|-------|----|
| RR    | R2    | CR-C2 | C  |
| CR-RR | C1    | M1    | AG |
| R1    | CR-C1 | CR-M1 |    |
| CR-R1 | C2    | M2    |    |

SCANNED



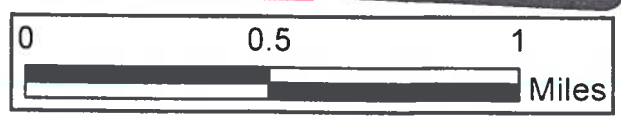


# Goldberg Subdivision Map



|  |                    |
|--|--------------------|
|  | MOBILE HOME PARKS1 |
|  | PrelimSubs         |
|  | SUBS               |

SCANNED



EXHIBIT

7d

PENGAD-Bygonne, N. L.

## SUBDIVISION & LOT REPORT

NUMBER OF SUBS 19 ACRES IN SUB 973.69 NUMBER OF LOTS 272 AVERAGE LOT SIZE 3.58

NUMBER OF SUBS IN PLATTING ACRES IN SUB AVERAGE LOT SIZE

NUMBER OF MOBILE HOME PARKS ACRES IN MHF NUMBER OF SITES AVG HOMES PER ACRE MAXIMUM

## PLATTED SUBDIVISIONS

| SUBDIVISION NAME                      | Label | LOCATION | ACRES  | NO. OF LOTS | AVERAGE LOT SIZE | CITY OF ...     | Year |
|---------------------------------------|-------|----------|--------|-------------|------------------|-----------------|------|
| SKY RANCH ESTATES                     | 1     | 2N3W13   | 78.43  | 38          | 2.06             | COUNTY (Canyon) | 1996 |
| SUNSET WEST SUB                       | 2     | 2N3W11   | 12.74  | 8           | 1.59             | COUNTY (Canyon) | 1994 |
| CHAPARRAL RANCH SUB                   | 3     | 2N3W14   | 161.24 | 22          | 7.33             | COUNTY (Canyon) | 2002 |
| DEER RIM PROPERTIES                   | 4     | 2N3W24   | 6.31   | 5           | 1.26             | COUNTY (Canyon) | 1985 |
| DEERSKY RANCH                         | 5     | 2N3W24   | 199.23 | 41          | 4.86             | COUNTY (Canyon) | 2001 |
| FOOTHILL RANCH SUB                    | 6     | 2N3W13   | 80.32  | 31          | 2.59             | COUNTY (Canyon) | 2004 |
| GOOSE CROSS ESTATES                   | 7     | 2N2W19   | 82.29  | 6           | 13.72            | COUNTY (Canyon) | 1994 |
| LAKE VIEW HILLS SUB                   | 8     | 2N3W12   | 102.53 | 44          | 2.33             | COUNTY (Canyon) | 1974 |
| MALLARD CREEK ESTATES                 | 9     | 2N3W18   | 14.04  | 8           | 1.75             | COUNTY (Canyon) | 1989 |
| NORTH RIM VIEW SUB                    | 10    | 2N2W18   | 22.57  | 4           | 5.64             | COUNTY (Canyon) | 2005 |
| VALLEYVIEW RANCH #1                   | 11    | 2N3W13   | 78.09  | 18          | 4.34             | COUNTY (Canyon) | 2006 |
| SWANSON'S POINT SUB                   | 12    | 2N2W18   | 25.01  | 12          | 2.08             | COUNTY (Canyon) | 2007 |
| WILD PRAIRIE ESTATES SUB              | 13    | 2N3W13   | 40.16  | 11          | 3.65             | COUNTY (Canyon) | 2007 |
| BAR 20 RANCH SUBDIVISION              | 14    | 2N2W18   | 19.94  | 4           | 4.99             | COUNTY (Canyon) | 2010 |
| Marina Lake Subdivision               | 15    | 2N3W12   | 4.95   | 2           | 2.47             | COUNTY (Canyon) | 2016 |
| RE-PLAT OF NORTH RIM VIEW SUBDIVISION | 16    | 2N2W18   | 3.00   | 2           | 1.50             | 0               | 2016 |
| VALLEYVIEW RANCH SUBDIVISION NO. 2    | 17    | 2N3W13   | 4.98   | 2           | 2.49             | CANYON COUNTY   | 2020 |
| VALLEYVIEW RANCH SUBDIVISION NO. 3    | 18    | 2N3W13   | 5.03   | 2           | 2.52             | CANYON COUNTY   | 2020 |
| FINAL PLAT FOR PELICAN SUBDIVISION    | 19    | 2N3W11   | 32.82  | 12          | 2.74             | CANYON COUNTY   | 2021 |

## SUBDIVISIONS IN PLATTING

SUBDIVISION NAME ACRES NO. OF LOTS AVERAGE LOT SIZE

## MOBILE HOME & RV PARKS

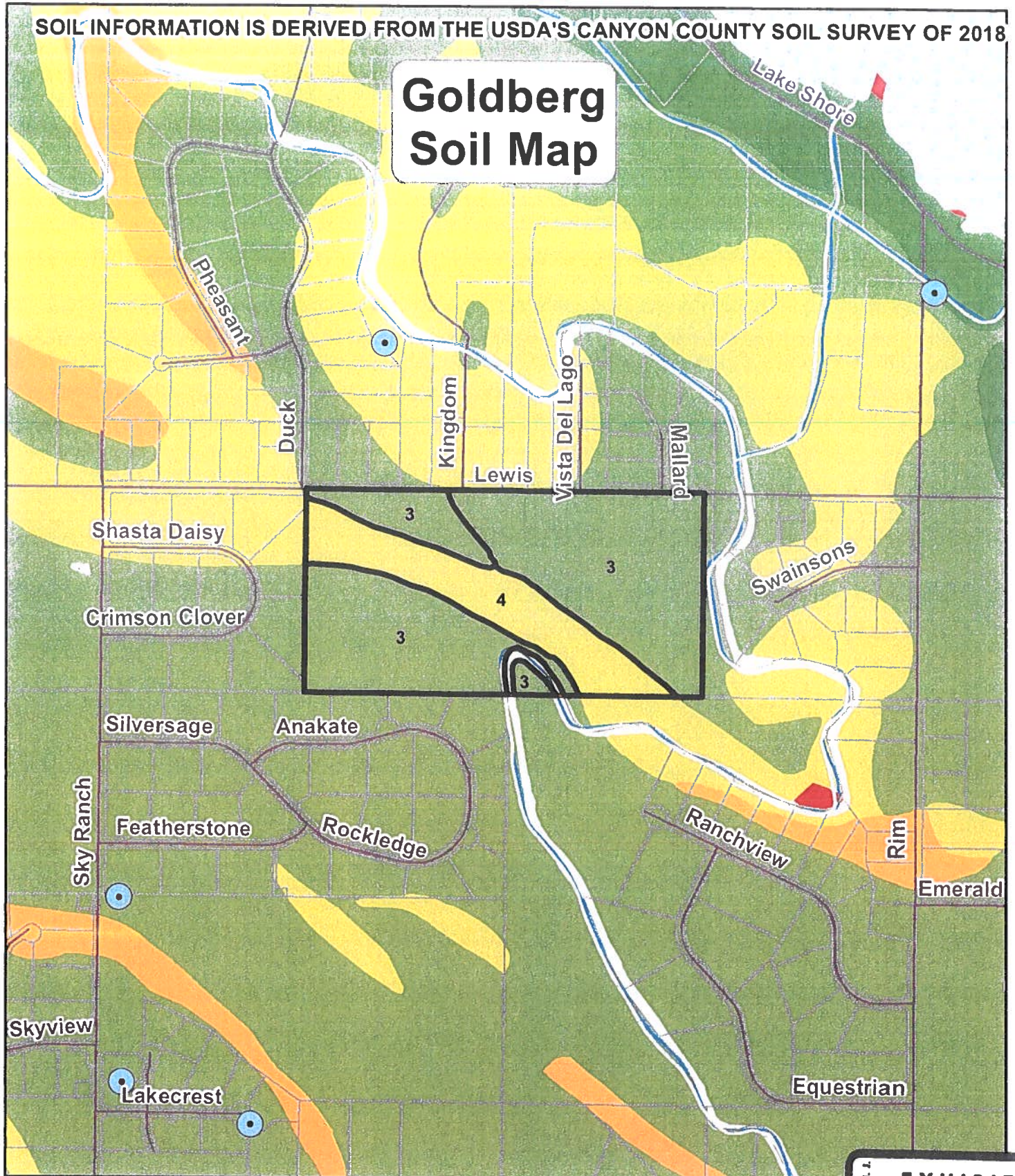
SUBDIVISION NAME SITE ADDRESS ACRES NO. OF SPACES UNITS PER ACRE CITY OF ...

SCANNED



SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

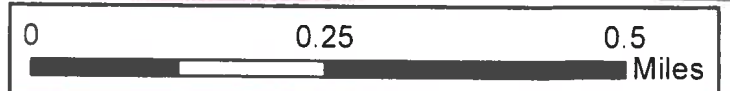
# Goldberg Soil Map



- 0 005000 - 2 000000
- 2 000001 - 5 000000
- 5 000001 - 10 000000
- 10 000001 - 49 800000

GEO-THERMAL LOCATIONS  
Wetlands

SCANNED



PERCAD-Bayonne, N. J.

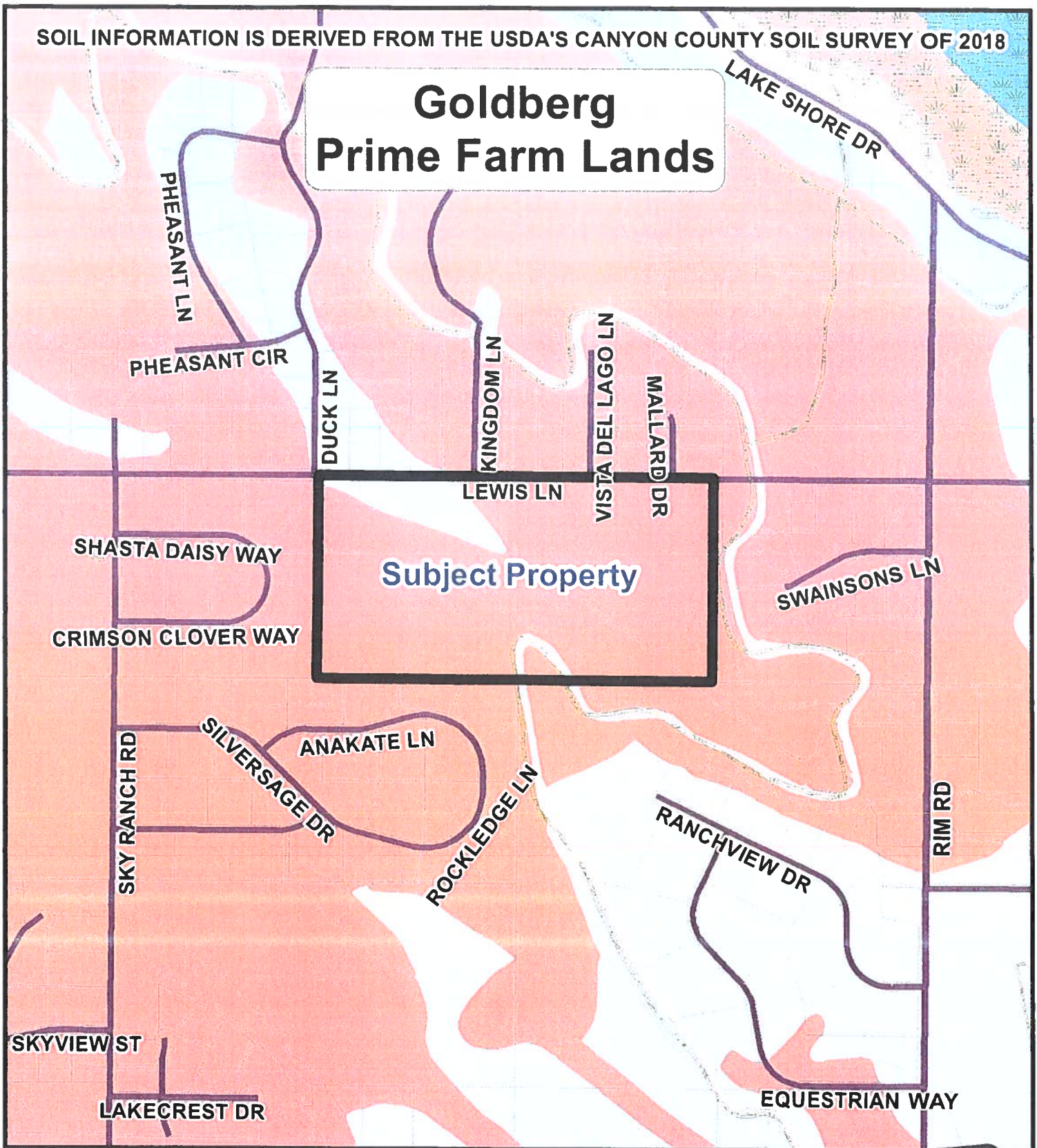
EXHIBIT

7e



SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Goldberg Prime Farm Lands

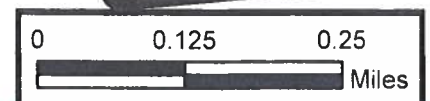
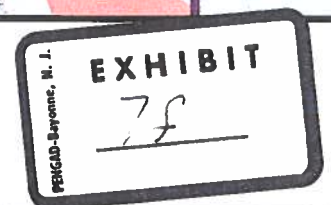


SCANNED



| TAXLOTS     |
|-------------|
| City Limits |
| WETLANDS    |
| 2C_Hydro    |

|                                         |
|-----------------------------------------|
| NOT PRIME FARMLAND                      |
| PRIME FARMLAND IF IRRIGATED             |
| PRIME FARMLAND IF IRRIGATED AND DRAINED |





# SOIL REPORT

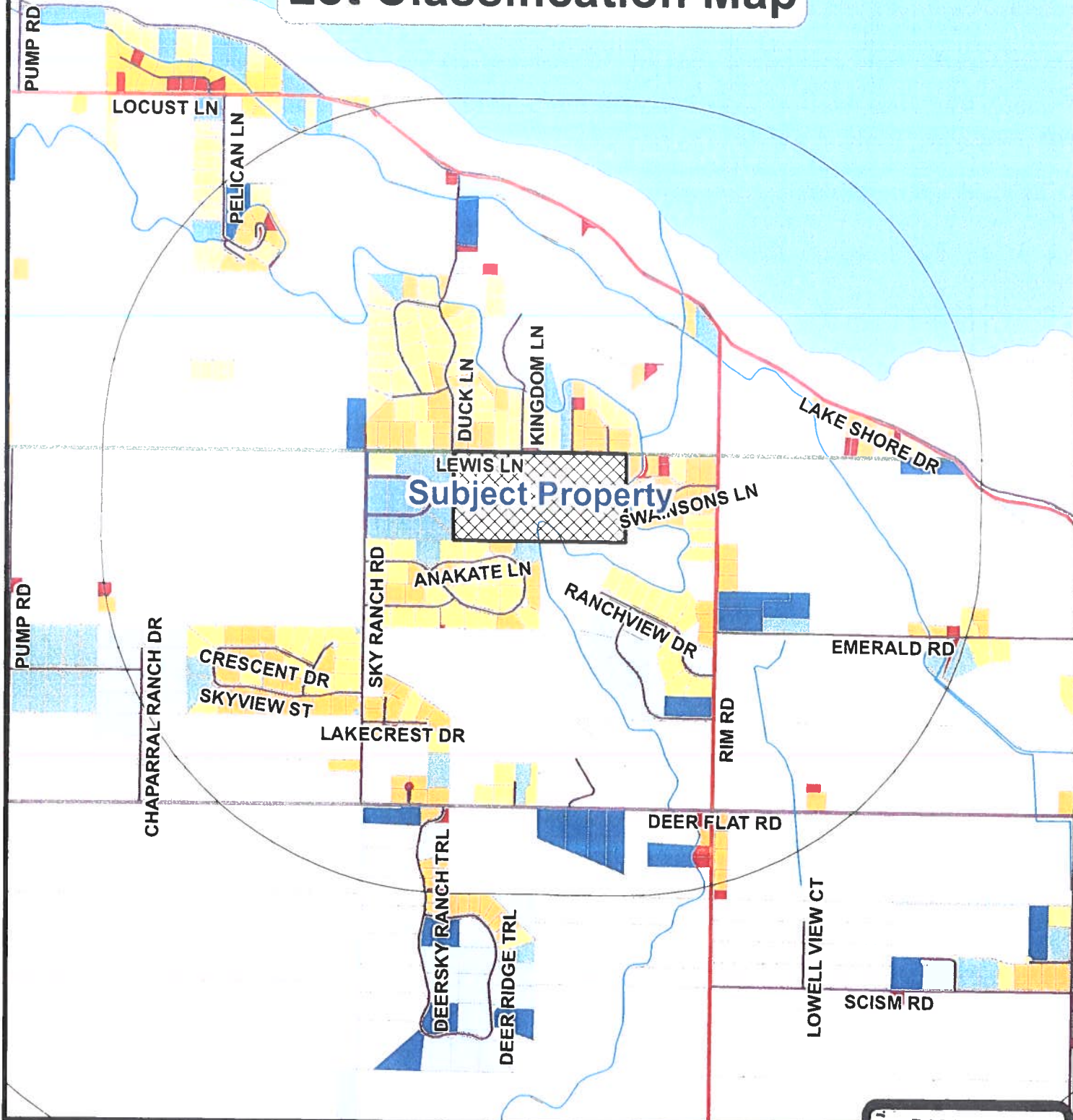
| SOIL CAPABILITY CLASS | SOIL CAPABILITY        | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |
|-----------------------|------------------------|----------------|---------|------------|
| 4                     | MODERATELY SUITED SOIL | 788479.56      | 18.10   | 23.33%     |
| 3                     | MODERATELY SUITED SOIL | 280134.36      | 6.43    | 8.29%      |
| 3                     | MODERATELY SUITED SOIL | 938195.28      | 21.54   | 27.76%     |
| 3                     | MODERATELY SUITED SOIL | 1331672.76     | 30.57   | 39.40%     |
| 3                     | MODERATELY SUITED SOIL | 41120.64       | 0.94    | 1.22%      |
|                       |                        | 3379602.60     | 77.59   | 100%       |

# FARMLAND REPORT

| SOIL NAME | FARMLAND TYPE               | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |
|-----------|-----------------------------|----------------|---------|------------|
| MgD       | Not prime farmland          | 788479.56      | 18.10   | 23.33%     |
| MgC       | Prime farmland if irrigated | 280134.36      | 6.43    | 8.29%      |
| MnC       | Not prime farmland          | 938195.28      | 21.54   | 27.76%     |
| MnC       | Not prime farmland          | 1331672.76     | 30.57   | 39.40%     |
| MnC       | Not prime farmland          | 41120.64       | 0.94    | 1.22%      |
|           |                             | 3379602.60     | 77.59   | 100%       |

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2008

# Goldberg Lot Classification Map



| Legend    |           |
|-----------|-----------|
| 00 - 1.0  | 1.1 - 2.0 |
| 2.1 - 3.0 | 3.1 - 4.0 |
| 4.1 - 5.0 | 5.1 - 6.0 |

- Interstate
- Expressway
- Proposed Expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector

SCANNED

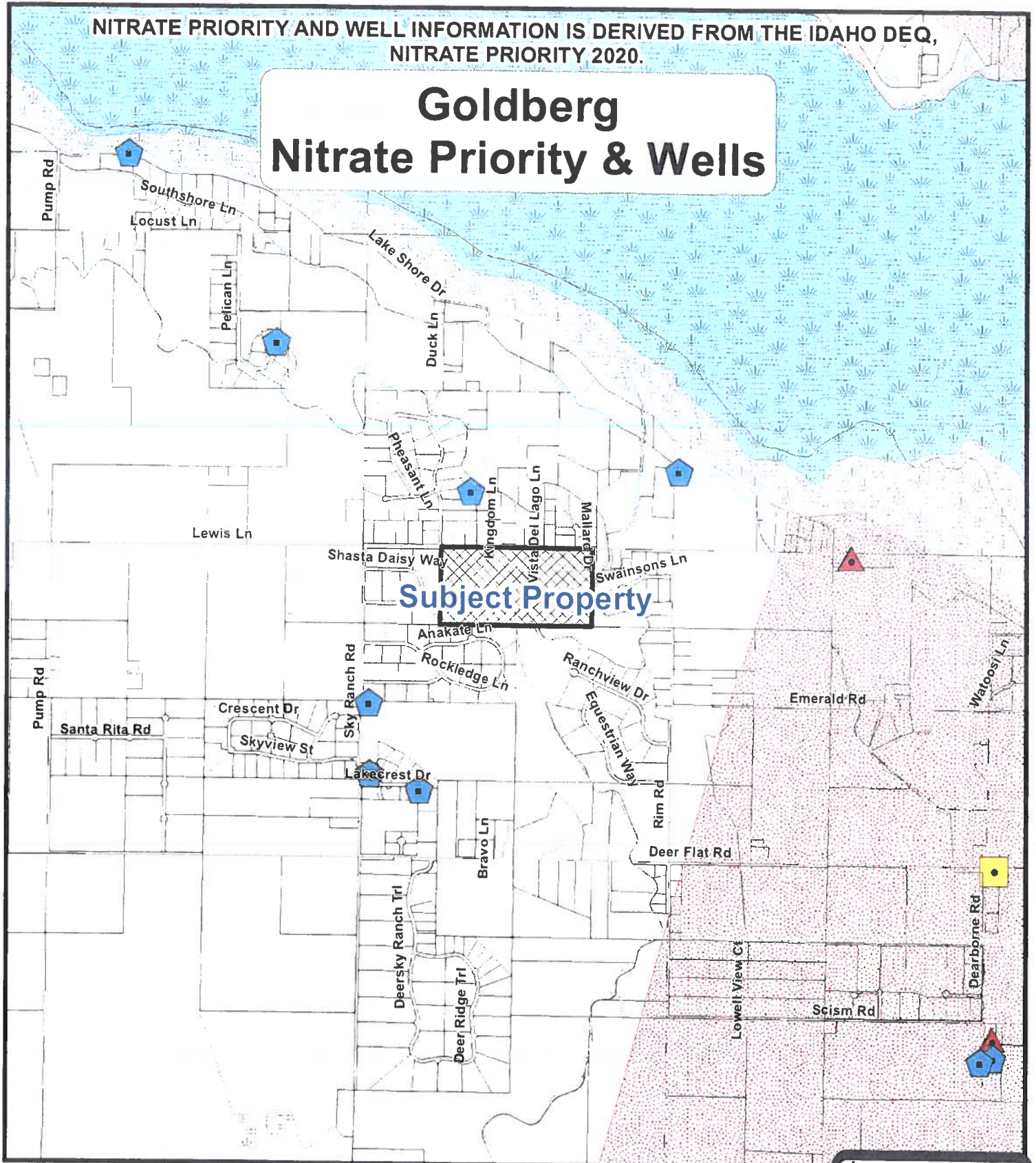
EXHIBIT  
79





NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ,  
NITRATE PRIORITY 2020.

# Goldberg Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE\_PRIORITY

DEQ WELLS  
N03\_MGL

0.005 - 2.00

2.00 - 5.00

5.00 - 10.00

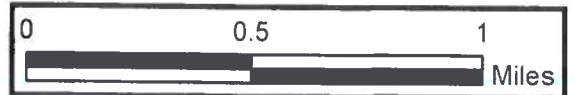
10.00 - 49.80

SCANNED

PENGLAND-BOYCE, M. L.

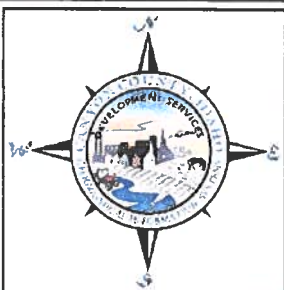
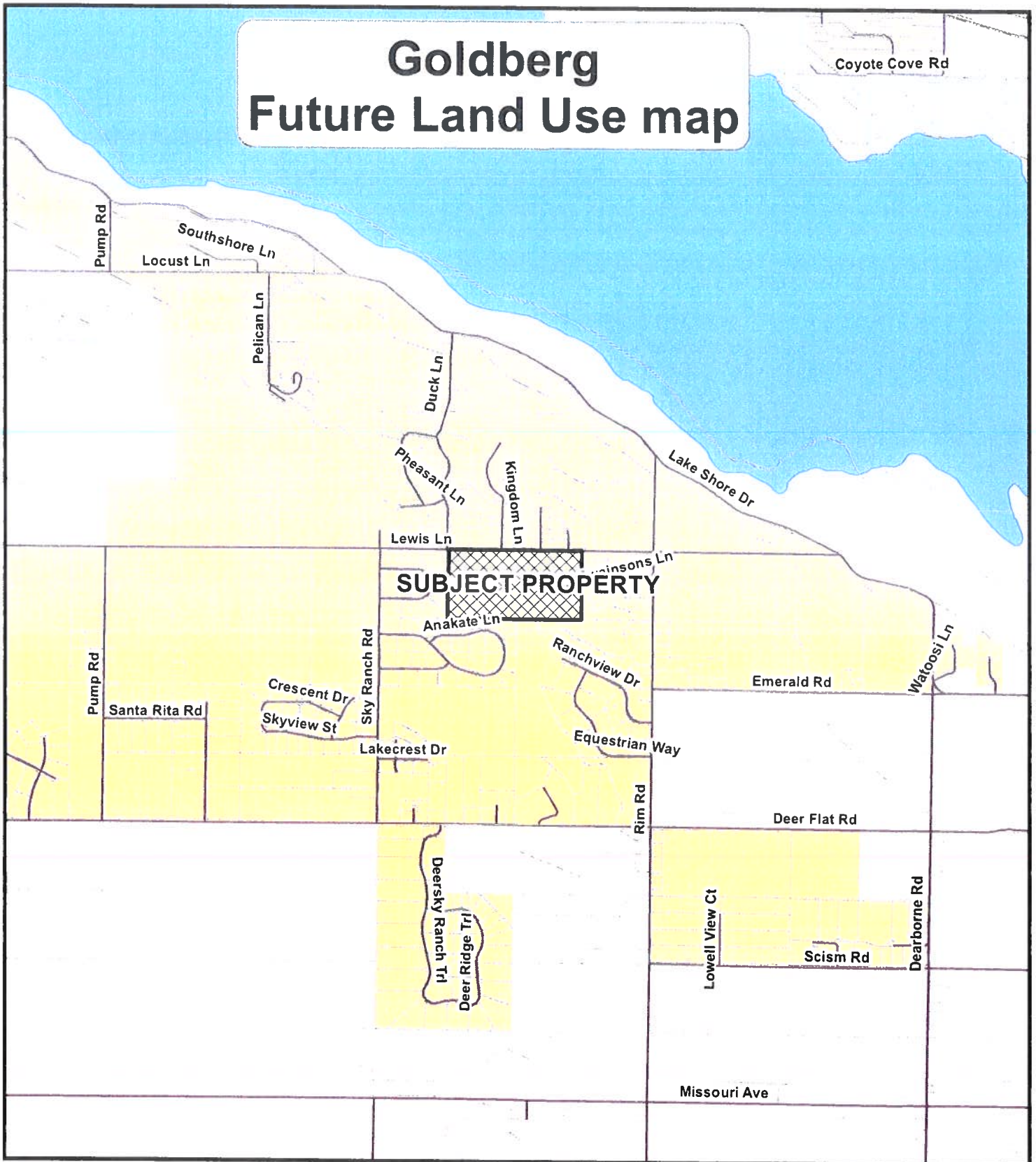
EXHIBIT

7h



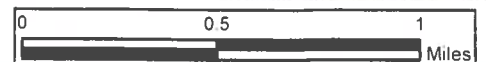


# Goldberg Future Land Use map



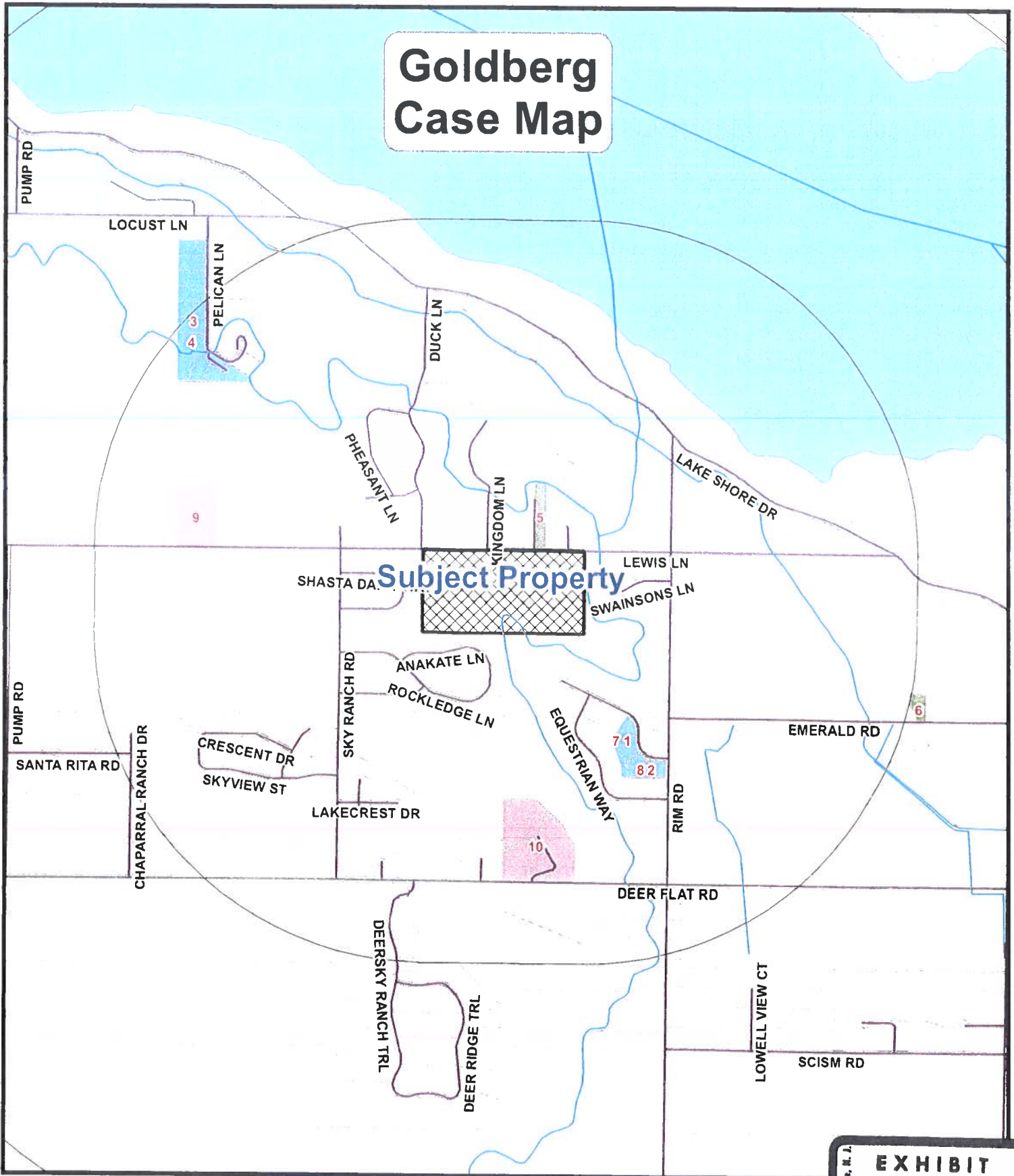
- Legend**
- COMMERCIAL
  - INDUSTRIAL
  - RESIDENTIAL
  - Scenic\_Byway

SCANNED





# Goldberg Case Map



| Year Approved                                                                                          |                                                                                                       |  |  |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span> 2017 | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> 2020 |  |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> 2018 | <span style="display:inline-block; width:15px; height:15px; background-color:lightpink;"></span> 2021 |  |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightpink;"></span> 2019  |                                                                                                       |  |  |

SCANNED

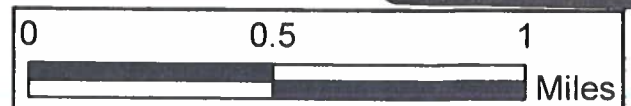


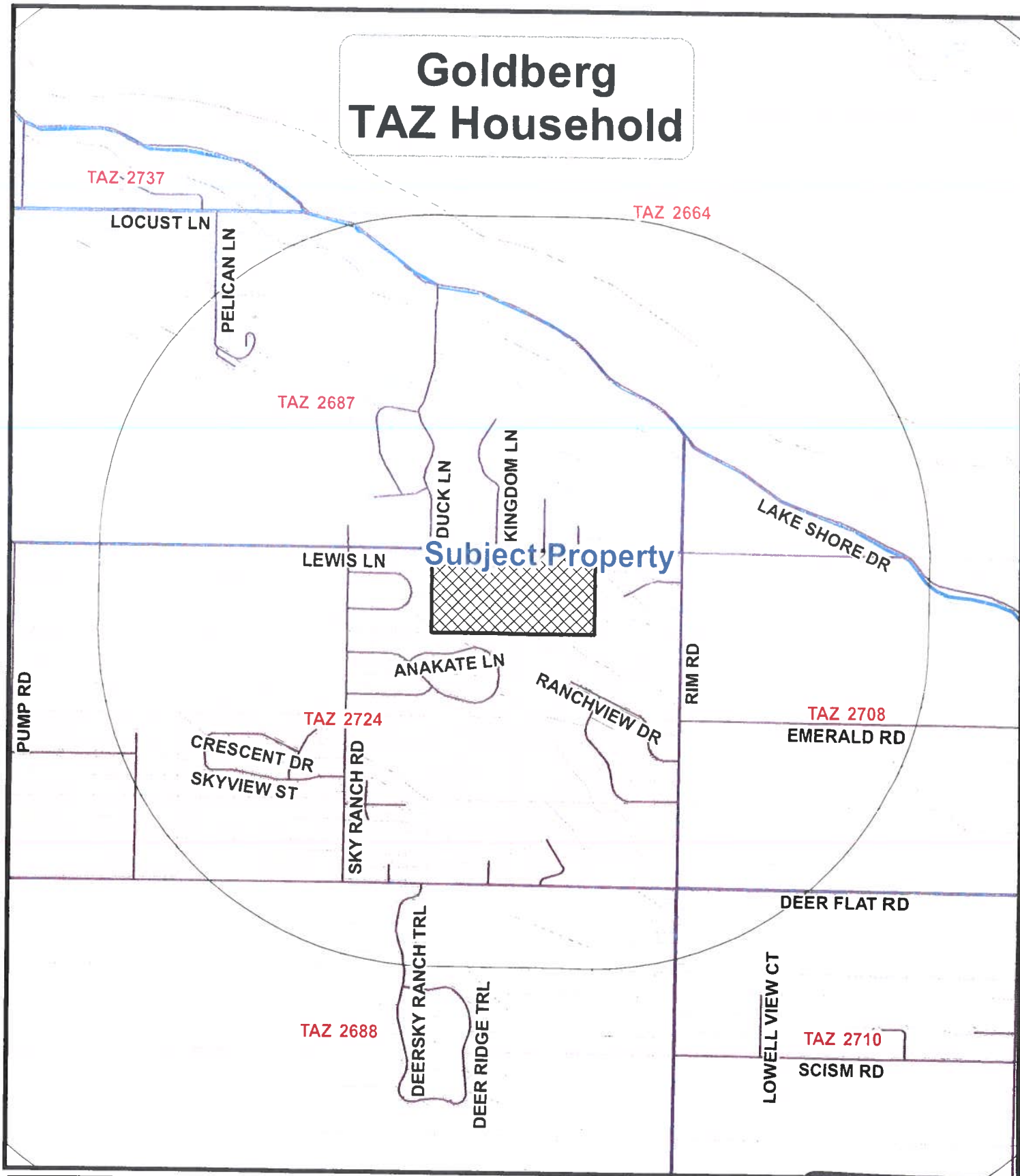
EXHIBIT  
7i  
 PENCAD-Bayonne, N. J.

LEWIS

# CASE SUMMARY

| ID | CASENUM     | REQUEST                                     | CASENAME                          | FINALDECIS |
|----|-------------|---------------------------------------------|-----------------------------------|------------|
| 1  | RZ2019-0029 | Rezone AG to RR                             | Jett Elizabeth                    | APPROVED   |
| 2  | RZ2020-0009 | Rezone AG to RR                             | Newell                            | APPROVED   |
| 3  | RZ2019-0003 | Rezone AG to RR                             | Pelican Line LLC                  | APPROVED   |
| 4  | SD2019-0014 | Pelican Sub                                 | Pelican Sub                       | APPROVED   |
| 5  | RZ2018-0003 | AG to R1                                    | Schwab                            | APPROVED   |
| 6  | PH2018-22   | Rezone AG to R1                             | Shaul Parker                      | APPROVED   |
| 7  | SD2020-0008 | Short Plat Valley View Ranch Sub No.        | Valley View Ranch Sub No.2        | APPROVED   |
| 8  | SD2020-0015 | Short Plat Valley View Ranch Subdivision No | Valleyview Ranch Subdivision No.3 | APPROVED   |
| 9  | RZ2020-0010 | Rezone AG to RR                             | Walker Investment Trust           | APPROVED   |
| 10 | RZ2019-0006 | AG to CR                                    | Wood Brothers Holding, LLC        | APPROVED   |

# Goldberg TAZ Household



| TAZ HouseHold 2020-2040 |           |  |            |
|-------------------------|-----------|--|------------|
|                         | -4 - 50   |  | 251 - 500  |
|                         | 51 - 150  |  | 501 - 750  |
|                         | 151 - 250 |  | 751 - 1263 |

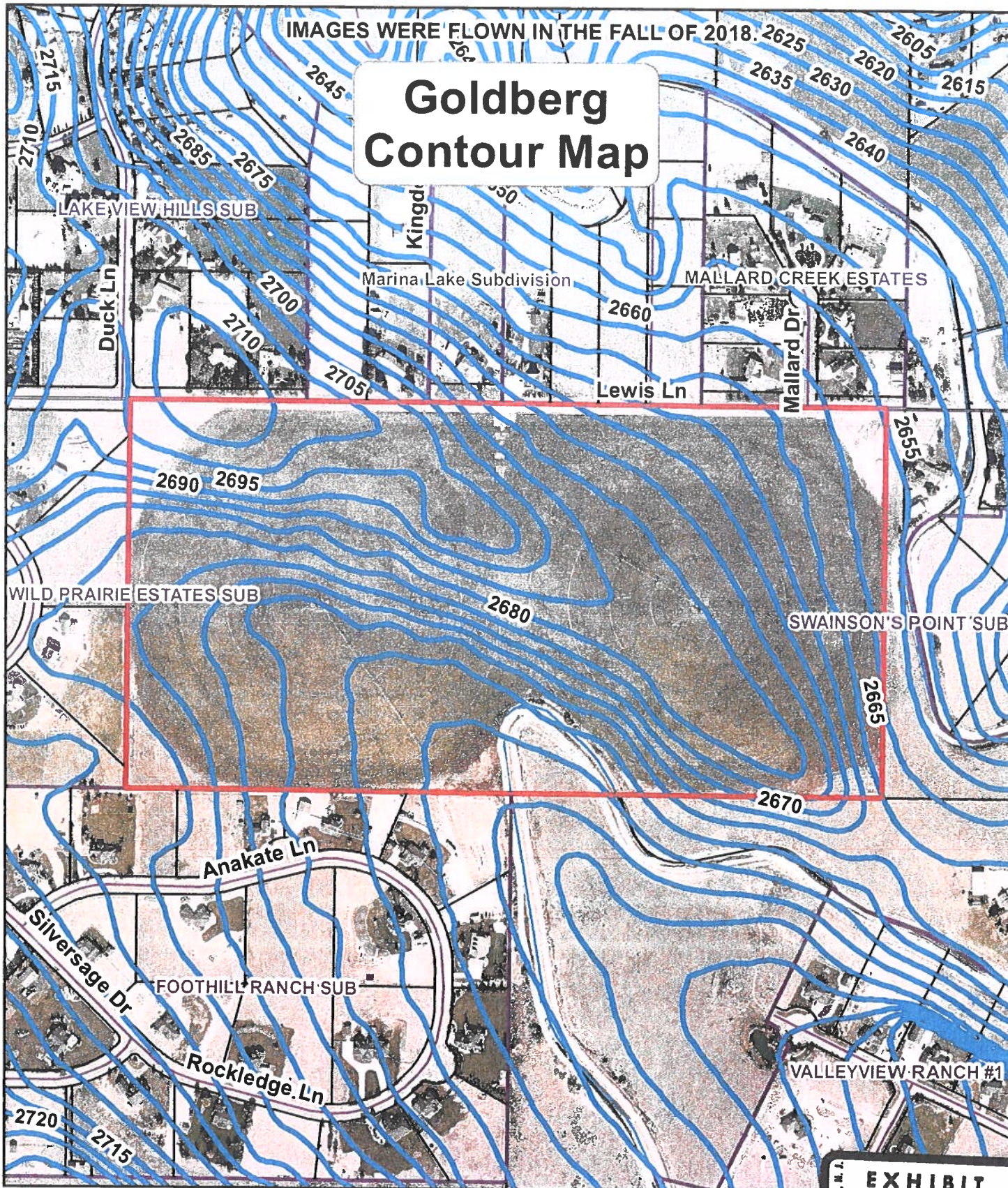
SCANNED





IMAGES WERE FLOWN IN THE FALL OF 2018.

# Goldberg Contour Map



## Legend

- SUBJECT PROPERTY
- Tax Parcels
- Section Contours
- Wetlands

SCANNED

0 200 400 600 Feet

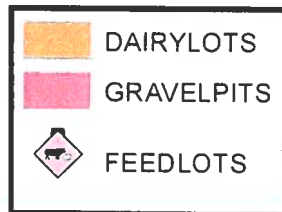
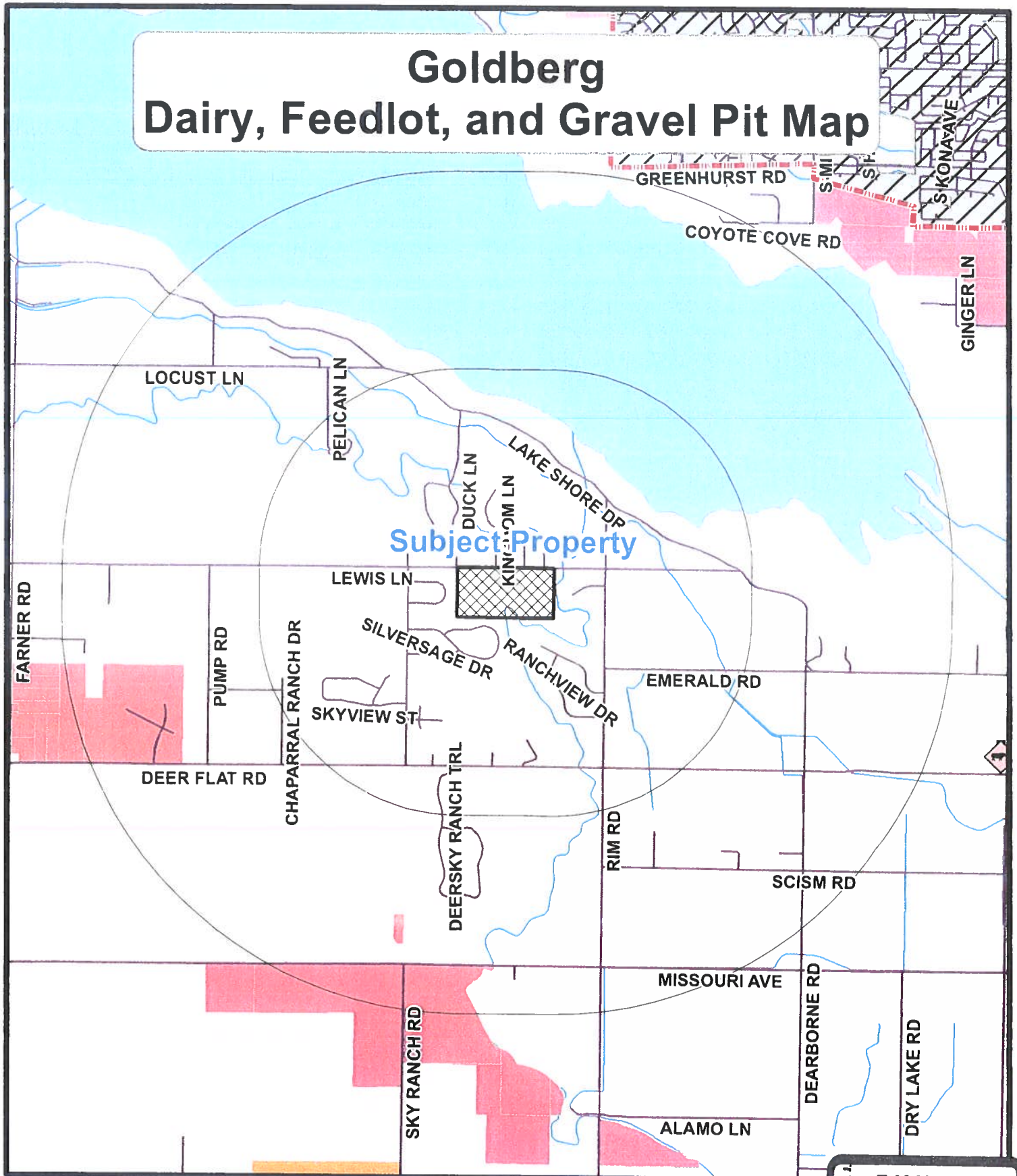
EXHIBIT

7L

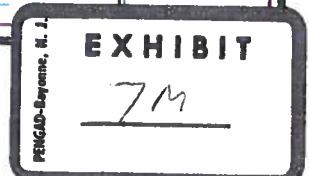
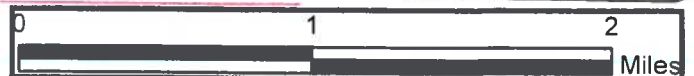
PERCUT-Byrnes, N. 2.

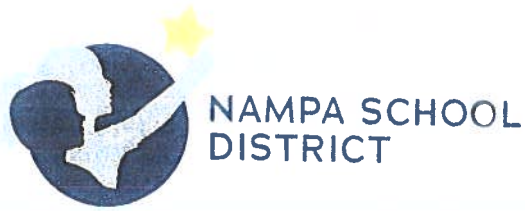


# Goldberg Dairy, Feedlot, and Gravel Pit Map



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Re: RZ2021-0030 & SD2021-0018

To Whom It May Concern:

Nampa School District has reviewed RZ2021-0030 & SD2021-0018. The children from these homes will attend the following schools:

- Lake Ridge Elementary School
- South Middle School
- Skyview High School

We do have concerns about capacity at these schools at this time. Additions to Skyview High School at this time will move it to likely have to compete in the 5A sports and activities classification. The district does allow for open enrollment at any school where capacity allows it.

This subdivision is entirely within the Nampa School District attendance boundary. It does border Vallivue School District on the north side of Lewis Lane west 12488 LEWIS LN.

We do encourage the developer to consider adding a lighted area near an entrance to the subdivision for waiting for the school bus for increased safety. The morning pick time for this subdivision will frequently be in the dark, and Lewis Lane is posted at 50 miles per hour.

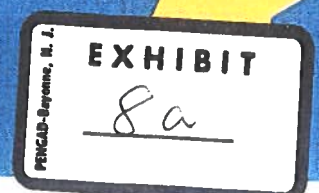
Sincerely,

Peter Jurhs  
Executive Director of Operations

SCANNED

*Inspiring Excellence — Every Child, Every Day*

619 S. Canyon St. Nampa, ID 83686  
[www.nsd131.org](http://www.nsd131.org)



## Jennifer Almeida

---

**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Thursday, December 2, 2021 3:06 PM  
**To:** Jennifer Almeida  
**Subject:** [External] FW: Agency Notification RZ2021-0030 SD2021-0018  
**Attachments:** RZ2021-0030 SD2021-0018 pdf; SKM\_C36821051208080.pdf

Good Afternoon Jennifer,

Nampa Highway District #1 granted a Variance for access to W. Lewis Ln subject to the Final Plat being recorded.

That being said, we will still require construction plans to be submitted, along with the associated review fees, and approved by the Highway District.

We have no objection to the approval of the Preliminary Plat and rezone of the property subject to the previous comment.

Thank you,

Eddy

---

Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

**From:** BPuleo <Bonnie.Puleo@canyoncounty.id.gov>  
**Sent:** Thursday, December 2, 2021 1:17 PM  
**To:** 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'stephen.fitzner@phd3.idaho.gov' <stephen.fitzner@phd3.idaho.gov>; 'twallen@nsd131.org' <twallen@nsd131.org>; 'pjurhs@nsd131.org' <pjurhs@nsd131.org>; Eddy Thiel <eddy@nampahighway1.com>; 'd3development.services@itd.idaho.gov' <d3development.services@itd.idaho.gov>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'lori.kent@id.nacdnet.net' <lori.kent@id.nacdnet.net>; AJ Mondor <AJ.Mondor@canyoncounty.id.gov>; 'cmiller@compassidaho.org' <cmiller@compassidaho.org>; 'edward\_owens@fws.gov' <edward\_owens@fws.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'casey.pozzanghera@idfg.idaho.gov' <casey.pozzanghera@idfg.idaho.gov>; 'rirwin@idahopower.com' <rirwin@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>  
**Subject:** Agency Notification RZ2021-0030 SD2021-0018

Good afternoon:

SCANNED

Please see the attached agency notice. Please direct your comments or questions to Planner Jennifer Almeida at [Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)

Thank you,







# APPLICATION TO VARY STANDARDS

NHD-005  
Rev Sep 2015  
Page 1 of 2

7:30  
May 11<sup>th</sup>

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

I certify that I am the applicant (or authorized representative of applicant), that I have read Section II (Information to Applicant), that I have completed Section III (Applicant Questionnaire), and that the statements and representations made herein are true and correct.

Alec Egurola  
NAME OF APPLICANT

332 N Broadmore Way  
ADDRESS

Nampa  
CITY

ID 83687  
STATE ZIP

Alec Egurola  
SIGNATURE OF APPLICANT

04/20/2021  
DATE

(208) 442-6300  
PHONE (CELL NUMBER PREFERRED)

## SECTION II – INFORMATION TO APPLICANT

The District Standards are published in the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts. Section 2140.010 of those Standards discusses the purpose for variances, and reads as follows:

“The Highway District may grant variances in order to prevent or to lessen such practical difficulties and unnecessary physical hardships as would result from a literal interpretation and enforcement in certain of the regulations prescribed by these Standards.

A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing 1) undue hardship because of special characteristics applicable to the site, and 2) the variance is not in conflict with public interest. Hardships must result from special site characteristics, from geographic, topographic or other physical conditions, or from population densities, existing street locations or traffic conditions.

The purpose of a variance is to provide fair treatment and to see that individuals are not penalized because of site characteristics beyond their control.”

Section 2040.030 of those Standards discusses the duration of approval, and reads as follows:

“The use or construction permitted under the terms of any variance shall be commenced within a six (6) month period. If such use or construction has not commenced within such time period, the variance shall no longer be valid. Prior to the expiration of the six (6) month period, the District, upon request of the applicant, may extend the variance for up to an additional six (6) months from the original date of approval. No additional extension will be allowed.”

An electronic version of the Standards can be found on the “Manuals, Forms and Maps” page of the Highway District web site at [www.nampahighway1.com](http://www.nampahighway1.com).

## SECTION III – APPLICANT QUESTIONNAIRE (TO BE COMPLETED BY APPLICANT)

Attach additional pages as necessary for answers.

1. What is the Section title and number of the Standards from which you wish to vary? 3061.010 "Roadway Spacing Policy"

2. What specifically do you wish to do differently from what the Standards allow? Allow two new local road points of direct access onto a minor arterial: Lewis Ln.

SCANNED

SCANNED



## APPLICATION TO VARY STANDARDS

NHD-005  
Rev Sep 2015  
Page 2 of 2

3. Why do you wish to vary from the Standards?

To provide access for a proposed residential development as Lewis Ln is the only highway district maintained road accessible to the property. This proposed 33 home development will ideally have 2 points of access on Lewis for site & emergency access efficiency.

4. Explain why this variance would not be detrimental to public health, safety or welfare, and not materially injurious to other properties in the vicinity:

Both proposed points of access are aligned with existing intersections of Mallard Drive and Kingdom Lane. See attached report; a T-O performed sight distance analysis concludes current sight distance exceed minimum AASHTO requirements for design speed of 50 mph.

5. What undue hardship would result if this variance were not granted?

Not granting the variance at worst case would make the subdivision infeasible. It could lead to consideration of alternatives with less efficient & safe access and less than feasible layout.

6. Provide the following information regarding the property/site:

Street Address Lewis Ln

Side of Road: ☐ North ☒ South ☐ East ☐ West

Between: Rim Rd

&

Duck Ln

(NAMES OF CLOSEST CROSS STREETS)

### SECTION IV - REVIEW (TO BE COMPLETED BY HIGHWAY DISTRICT STAFF)

STAFF REPORT COMPLETED AND ATTACHED: ☒ Yes ☐ No

APPLICATION FEE PAID: ☒ Yes ☐ No

SITE PLAN SUBMITTED: ☒ Yes ☐ Not needed

[Signature]  
SIGNATURE - HIGHWAY DISTRICT STAFF

5-6-21  
DATE

### SECTION V - DECISION (TO BE COMPLETED BY HIGHWAY DISTRICT BOARD OF COMMISSIONERS)

DECISION OF THE HIGHWAY DISTRICT BOARD OF COMMISSIONERS: ☐ Approved ☐ Denied

☒ Approved subject to conditions

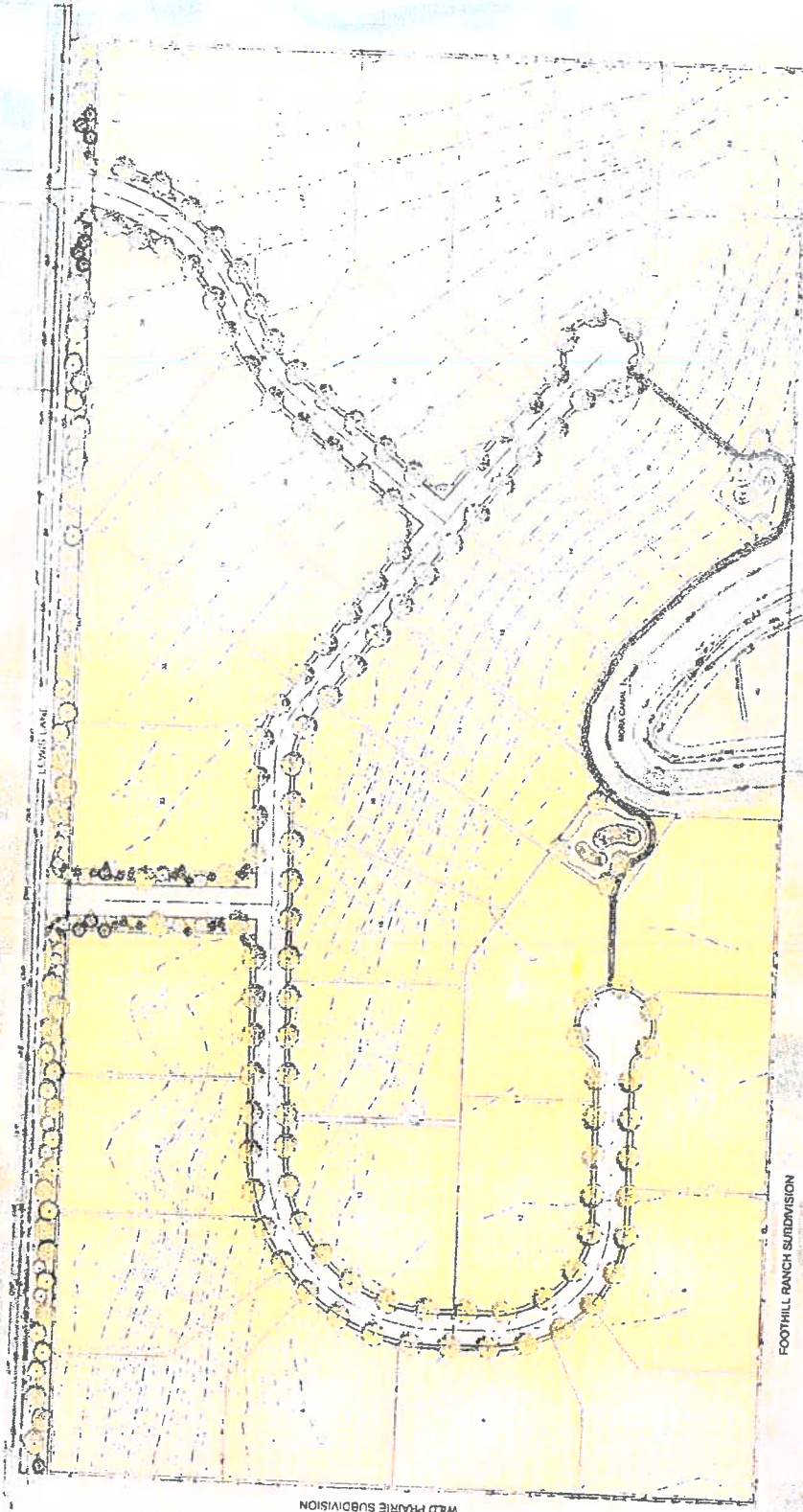
BASIS OF DECISION (WITH ANY APPLICABLE CONDITIONS): Commissioners approved the  
Variance for 2 new Subdivision accesses subject to the  
Final Plat being recorded for the ~~existing~~ Subdivision.  
Lewis Heights

SIGNED: [Signature]

CHAIRMAN OF THE BOARD

5-11-21  
DATE

SCANNED




  
 0 50 100 200
   
**GOLDBERG SUBDIVISION**

**Y-D ENGINEERS**
  
 1000 N. 10TH AVE.
   
 SUITE 100
   
 DENVER, CO 80202
   
 303.733.1111
   
 www.y-dengineers.com

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**T.O. ENGINEERS**

April 12, 2021

Nampa Highway District #1  
4507 12<sup>th</sup> Ave RD  
Nampa, ID 83686

RE: Goldberg Country Subdivision

To whom it may concern,

The following information was gathered during a site investigation regarding the sight distance at the proposed west entrance to the Goldberg Country Subdivision off Lewis Lane between Sky Ranch Road and Rim Road. The goal of this analysis is to determine if there is enough sight distance along Lewis Lane to allow for the construction of a new local road for subdivision access for 33 future residential lots. Lewis Lane is classified as a Principal Arterial and is managed by Nampa Highway District No. 1. A site visit was performed, and pictures taken on April 7, 2021.

#### **SIGHT DISTANCE SUMMARY**

Lewis Lane Design Speed Limit: 50 mph  
Average Downgrade Slope Near Access: -4%  
Design Vehicle: Passenger Car  
ISD: Intersection Sight Distance

Stopping Sight Distance for Level Approach: 425 ft.  
Adjusted Stopping Sight Distance at -4% Grade: 460 ft.

Left Turn Time Gap at Level Grade: 7.5 sec.  
Left-Turn ISD at level grade: 555 ft.  
Left Turn Time Gap at -4% grade: 7.7 sec.  
Left Turn ISD at Level Grade: 570 ft

Right Turn Time Gap at Level Grade: 6.5 sec  
Right Turn ISD at Level Grade: 480 ft.  
Right Turn Time Gap at -4% Grade: 6.6 sec.  
Right Turn ISD at Level Grade: 490 ft.

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**T-O ENGINEERS**

### SIGHT DISTANCE CONCLUSION

Measured Sight Distance East: +1,000 ft  
Measured Sight Distance West: 945 ft

There is no sight obstruction to the east with sight distance exceeding 1,000 ft. (see image 1). Sight distance to the west of the proposed subdivision access is affected by a hill as shown in images 2 and 3. Based on AASHTO design guidelines, the worst-case site distance is for left hand turns out of the subdivision looking at east bound traffic. The minimum required site distance for the posted speed limit and existing road profile is 570 feet. Our field observations show there is approximately 945 feet of site distance. Therefore, the available site distance exceeds the minimum requirement.

Please feel free to call me with any questions at 208-442-6300

Sincerely,  
T-O Engineers  
Zane Cradic, P.E.  
Project Manager



SCANNED





**T.O. ENGINEERS**

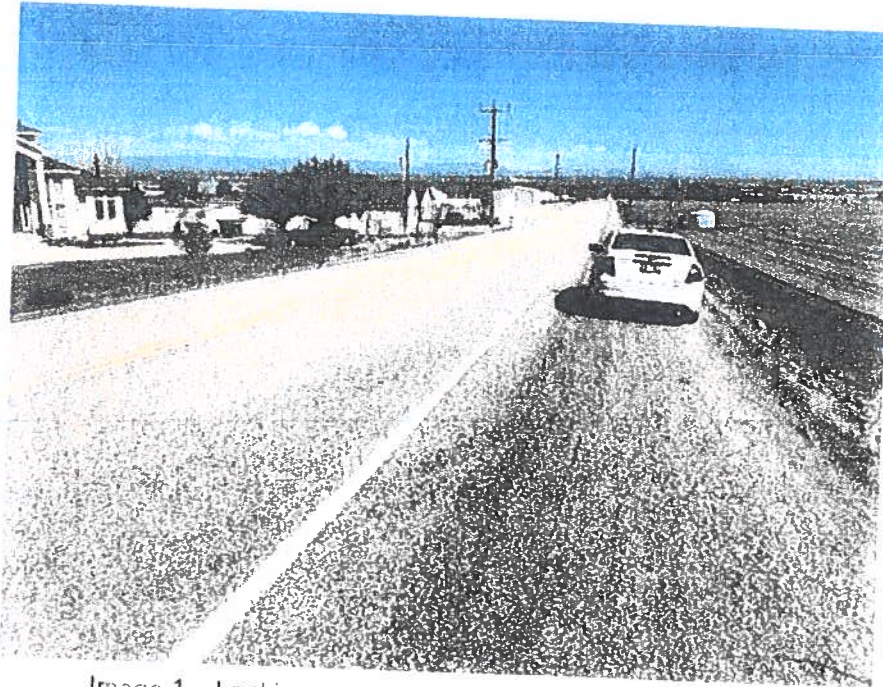


Image 1 – Looking east at proposed subdivision approach

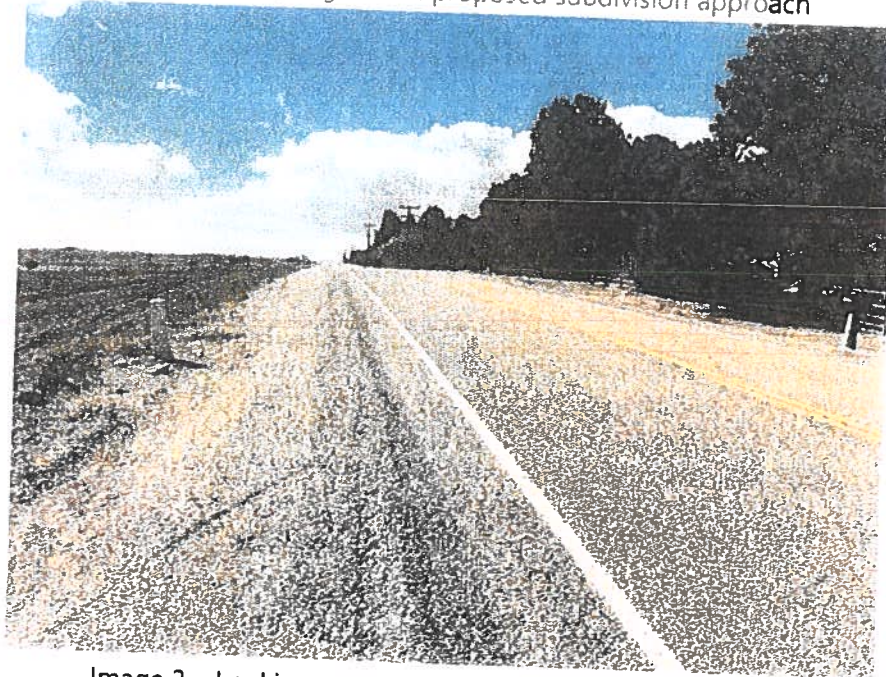


Image 2 – Looking west at proposed subdivision approach



**T-O ENGINEERS**

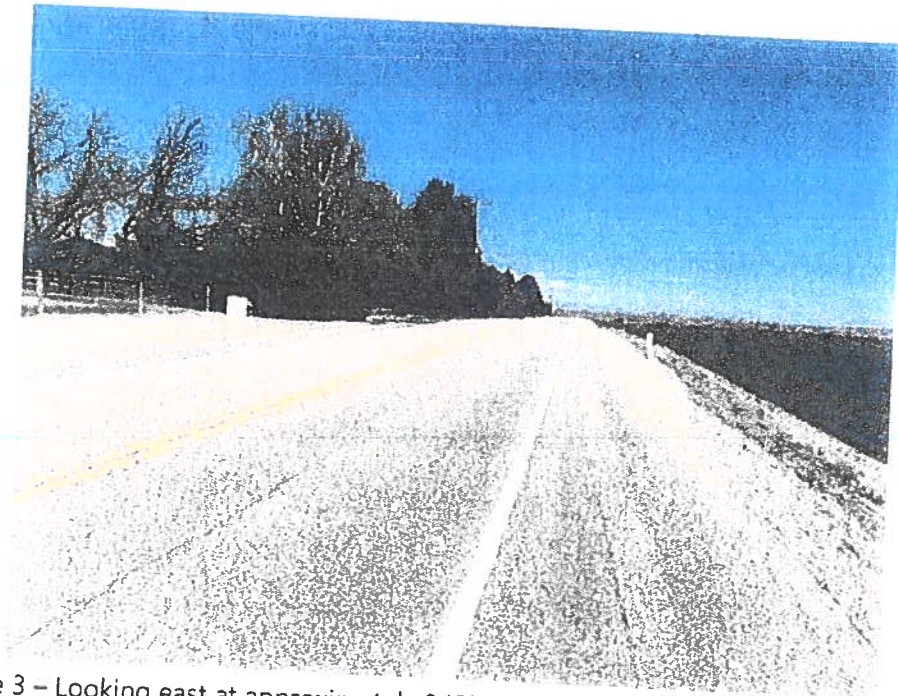
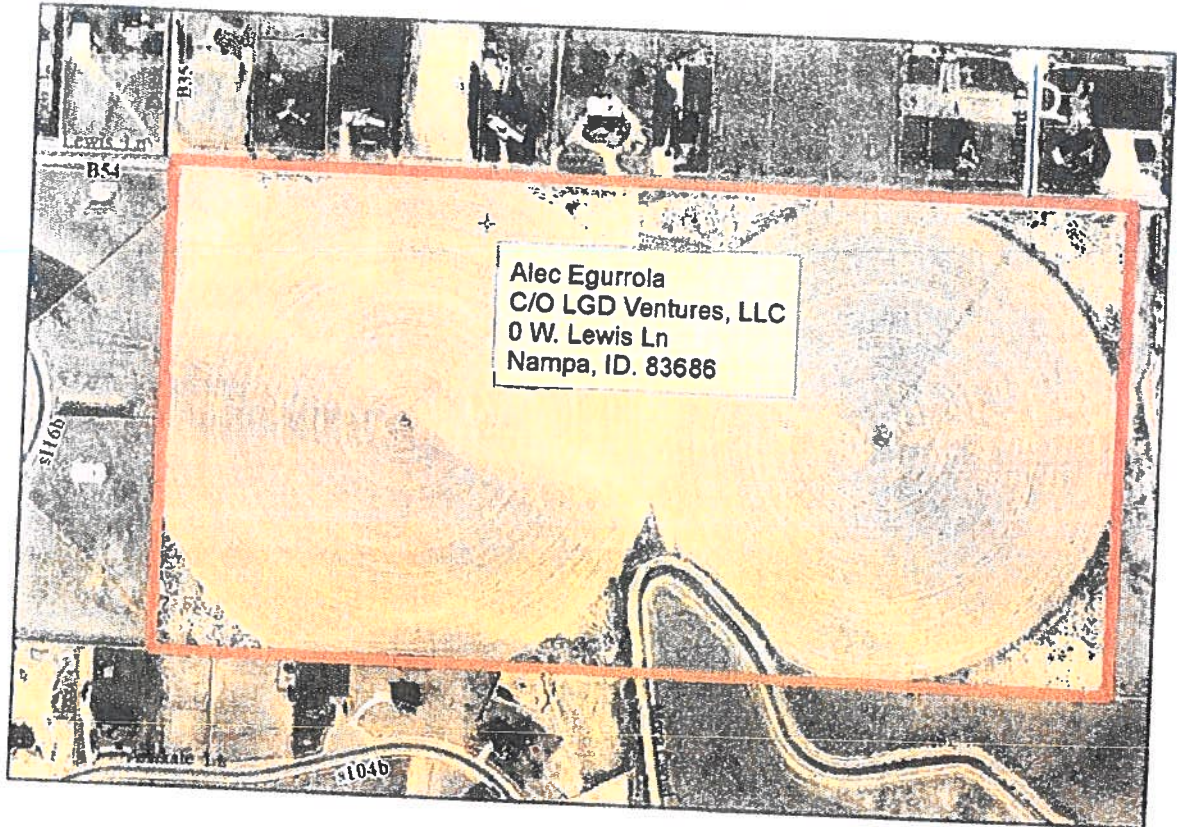


Image 3 – Looking east at approximately 945' west of proposed subdivision approach



Alec Egurrola  
C/O LGD Ventures, LLC  
0 W. Lewis Ln.  
Nampa, Idaho 83686



| ROAD NAME   | FUNCTIONAL CLASSIFICATION | FRONTAGE | SPEED LIMIT |
|-------------|---------------------------|----------|-------------|
| W. Lewis Ln | Rural Minor Arterial      | 2580 ft. | 50 mph      |

**Request:**

Alec Egurrola, representing LGC Ventures, LLC, is asking for a variance of Section 3061.020.A in the ACCHD Standards Manual which allows no new direct access to Arterial Roadways to install 2 new residential points of access onto W. Lewis Ln.

**Reason For Request:**

Alec Egurrola is asking for the variance of Section 3061.020.A in the ACCHD Standards Manual to install 2 new subdivision accesses onto W. Lewis Ln., which has the functional classification of a Rural Minor Arterial, to serve a new public subdivision. The property is currently served by ag approaches to serve the farm field.

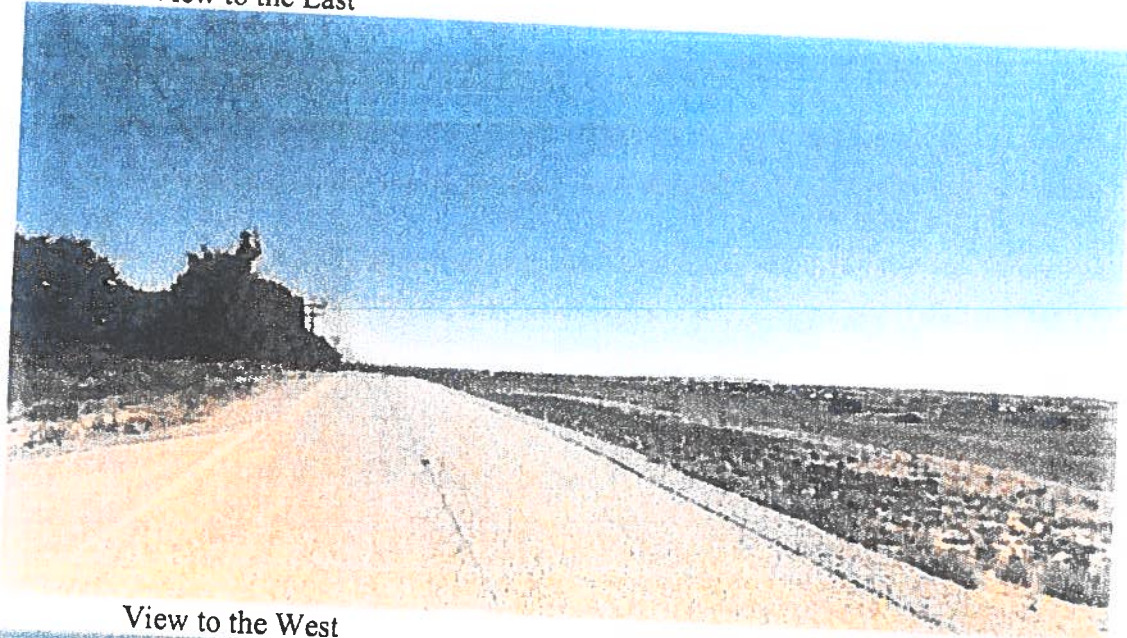
SCANNED



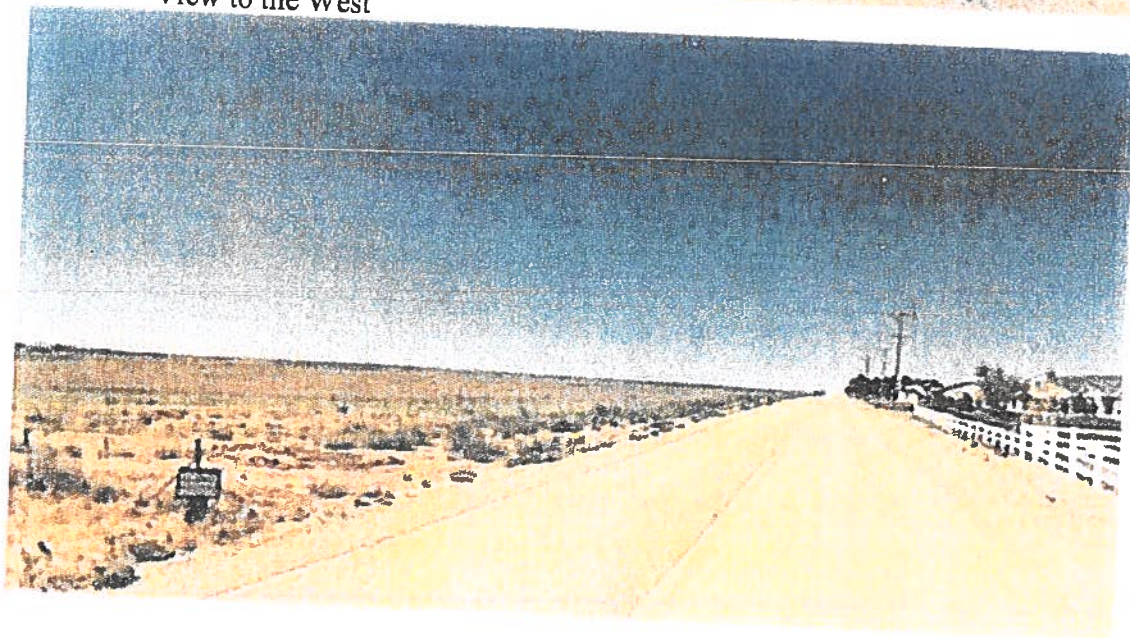
**Findings For Consideration:**

1. Sight Distance at the subject property is acceptable.
2. ACCHD Standards allows no direct access to Arterial Roadways.
3. The subject property is 78.5 acres being served by Ag accesses.

View to the East



View to the West



SCANNED





SCANNED



## Jennifer Almeida

**From:** Doug Critchfield <critchfieldd@cityofnampa.us>  
**Sent:** Thursday, December 2, 2021 4:48 PM  
**To:** Jennifer Almeida  
**Cc:** Rodney Ashby  
**Subject:** [External] RE: [External]Agency Notification RZ2021--0030 SD2021-0018

Hi Jennifer. This proposed action would allow for 1-acre or larger residential lot development. The area proposed for this development is surrounded by large lot residential development. Nampa is seeking to expand its area of impact to the properties just east of the Mora Canal. The proposed land use setting for this area expansion is Very Low Density Residential. This would be compatible with the proposed rezoning and associated development. Nampa supports the County's efforts to preserve agricultural land where feasible. Nampa Planning and Zoning has no objections to this proposal.

Thank you - Doug

**From:** BPuleo <Bonnie.Puleo@canyoncounty.id.gov>  
**Sent:** Thursday, December 2, 2021 3:51 PM  
**To:** '3tjj@frontiernet.net' <3tjj@frontiernet.net>; Media - KBOI Radio News <670@kboi.com>; 'aburton@caldwellschools.org' <aburton@caldwellschools.org>; Addressing <Addressing@cityofnampa.us>; 'admin1@kunalibrary.org' <admin1@kunalibrary.org>; 'admin2@kunalibrary.org' <admin2@kunalibrary.org>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'ann\_jacops@hotmail.com' <ann\_jacops@hotmail.com>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'Aubrie.hunt@dhw.idaho.gov' <Aubrie.hunt@dhw.idaho.gov>; Daniel Badger <BadgerD@cityofnampa.us>; Deborah Rosin <rosind@cityofnampa.us>; 'BKINNEY@IDAHOPOWER.COM' <BKINNEY@IDAHOPOWER.COM>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'brock.cornell@isda.idaho.gov' <brock.cornell@isda.idaho.gov>; 'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>; 'canyoudigit@frontier.com' <canyoudigit@frontier.com>; 'CARL@BLACKCANYONIRRIGATION.COM' <CARL@BLACKCANYONIRRIGATION.COM>; 'cdillon@usbr.gov' <cdillon@usbr.gov>; 'cenww-rd@usace.army.mil' <cenww-rd@usace.army.mil>; 'CHOPPER@CANYONH4.ORG' <CHOPPER@CANYONH4.ORG>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'clerk@greenleaf-idaho.us' <clerk@greenleaf-idaho.us>; 'clittle@achdidaho.org' <clittle@achdidaho.org>; 'craigbrown@cwidaho.cc' <craigbrown@cwidaho.cc>; Doug Critchfield <critchfieldd@cityofnampa.us>; 'ddenney@homedaleschools.org' <ddenney@homedaleschools.org>; 'deb0815@yahoo.com' <deb0815@yahoo.com>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'dholzhey@marsingschools.org' <dholzhey@marsingschools.org>; Diana Little <Diana.Little@canyoncounty.id.gov>; 'djarrold@frontier.com' <djarrold@frontier.com>; 'droot@cityofcaldwell.org' <droot@cityofcaldwell.org>; 'electionsclerk@electionsclerk@canyoncounty.id.gov' <electionsclerk@electionsclerk@canyoncounty.id.gov>; 'facjhill@gmail.com' <facjhill@gmail.com>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; 'farmers.union.ditch@gmail.com' <farmers.union.ditch@gmail.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; 'flo.ghighina@itd.idaho.gov' <flo.ghighina@itd.idaho.gov>; 'GMPDJENNIFER@GMAIL.COM' <GMPDJENNIFER@GMAIL.COM>; 'gtiminsky@starfirerescue.org' <gtiminsky@starfirerescue.org>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'horner.marci@westada.org' <horner.marci@westada.org>; Brent Hoskins <hoskinsb@cityofnampa.us>; Joe Huff <huffj@cityofnampa.us>; 'IDL\_jurisdictional@idl.idaho.gov' <IDL\_jurisdictional@idl.idaho.gov>; 'info@canyoncountyhistory.org' <info@canyoncountyhistory.org>; 'info@canyoncountymosquito.com' <info@canyoncountymosquito.com>; 'info@canyoncountymosquito.com' <info@canyoncountymosquito.com>; 'info@snakerivercanyonscenicbyway.org' <info@snakerivercanyonscenicbyway.org>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>;



**Jennifer Almeida**

**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Monday, December 6, 2021 11:37 AM  
**To:** Jennifer Almeida  
**Subject:** [External] RZ2021-0030 SD2021-0018

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

ITD has received application RZ2021-0030, SD2021-0018 for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

*Sarah Arjona*  
Development Services Coordinator  
ITD District 3  
(208) 334-8338

**From:** BPuleo <Bonnie.Puleo@canyoncounty.id.gov>  
**Sent:** Thursday, December 2, 2021 1:17 PM  
**To:** 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'stephen.fitzner@phd3.idaho.gov' <stephen.fitzner@phd3.idaho.gov>; 'twallen@nsd131.org' <twallen@nsd131.org>; 'pjurhs@nsd131.org' <pjurhs@nsd131.org>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'lori.kent@id.nacdnet.net' <lori.kent@id.nacdnet.net>; AJ Mondor <AJ.Mondor@canyoncounty.id.gov>; 'cmiller@compassidaho.org' <cmiller@compassidaho.org>; 'edward\_owens@fws.gov' <edward\_owens@fws.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'casey.pozzanghera@idfg.idaho.gov' <casey.pozzanghera@idfg.idaho.gov>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'rurwin@idahopower.com' <rurwin@idahopower.com>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>;  
**Subject:** [EXTERNAL] Agency Notification RZ2021-0030 SD2021-0018

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---  
Good afternoon:

Please see the attached agency notice. Please direct your comments or questions to Planner Jennifer Almeida at [Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)

Thank you,

SCANNED



04 May 2021

T-O Engineers  
332 N Broadmore Way  
Nampa, Id 83687

RE: Lewis Heights Subdivision, Parcel # R3011700000  
Mora Canal Location Approx. 1474+00  
Sec. 13, T2N, R3W, BM.

Alec Egurrola:

**Boise Project does not approve of the plans stamped and dated 4-23-2021 by Zane Cradic for the preliminary plat for Lewis Heights Sub for the following reasons:**

The United States' Mora Canal borders this property on the west. The rights of way for this canal are held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain the Mora Canal. The normal limits of this easement are asserted 25' out and parallel to the lower toe of the canal embankment and 25 feet out from the upper bank of the canal edge.; **however, any basement style houses, storm retention and/or detention ponds, catch basins and/or seepage beds planned on being constructed within this development must be a minimum of 100' from the lower toe and upper canal edge to protect the integrity of the canal due to the underground reach from the storm facilities leaching and/or connecting to the underground reach of the Mora Canal.**

**No excavation within the Mora Canal's easement will be allowed as this will affect the integrity of the canal's embankment.**


Whereas these easements are for the operation and maintenance of our facility, no activity should hinder our ability to do so. The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. Easements must remain a flat drivable surface.

Fencing/pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

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 **Storm Drainage and/or Street Runoff must be retained on site. NO DISCHARGE into the Mora Canal system is permitted.**

Boise Project reserves the right to request any changes that might impact our facilities during the construction phase.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler  
Assistant Project Manager

tbr/tr

cc: Ray Moore Watermaster, Div; 3 BPBC

**Jennifer Almeida**

**From:** Alec Egurrola <AEgurrola@to-engineers.com>  
**Sent:** Thursday, March 3, 2022 11:52 AM  
**To:** Jennifer Almeida  
**Cc:** TRitthaler@boiseproject.org  
**Subject:** [External] FW: Lewis Heights

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jennifer,

See below comment from Boise Project Board of Control.

Thanks,

ALEC EGURROLA | Land Use Planner



**TO ENGINEERS**

332 N. Broadmore Way | Nampa, Idaho 83687

☎ 208-442-6300

[www.to-engineers.com](http://www.to-engineers.com)



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**From:** TRitthaler@boiseproject.org <TRitthaler@boiseproject.org>  
**Sent:** Thursday, March 3, 2022 11:49 AM  
**To:** Alec Egurrola <AEgurrola@to-engineers.com>  
**Subject:** Lewis Heights

Boise Project has no issues with the current plan for Lewis Heights Subdivision, however it must be understood that if our quoted easement is affected in any way during the construction phase Boise Project reserves the right to have changes be made at that time.

Thanks,  
Tom

Thomas B Ritthaler  
Assistant Project Manager  
Boise Project Board of Control  
2465 Overland Rd.  
Boise, Idaho 83705

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## Jennifer Almeida

---

**From:** TRitthaler@boiseproject.org  
**Sent:** Wednesday, April 6, 2022 5:42 AM  
**To:** Jennifer Almeida  
**Subject:** [External] RE: X-IMail-SPAM-Connection Lewis Heights Subdivision  
**Attachments:** Mora Canal 1474+00 Lewis Heights Sub No Water right.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jennifer,

I have attached the letter sent to T-O engineers about this subject and have highlighted the area that addresses this. We absolutely do not allow run off into our system.

Tom

**From:** Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>  
**Sent:** Tuesday, April 5, 2022 4:04 PM  
**To:** 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>  
**Subject:** X-IMail-SPAM-Connection Lewis Heights Subdivision

Tom:

Attached is a letter of intent for Lewis Heights Subdivision. On Pg. 2, the applicant indicates "In a large storm event, overflow of the retention ponds will flow south into the Mora Canal."

Does Boise Project have concerns regarding this?



*Jennifer Almeida, PCED*

Planner III

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5957

Fax: 208-454-6633

Email: [Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)

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

**NOTE:** Our office has moved! We are now located on the 3<sup>rd</sup> floor of the Canyon County Administration Building, Room 310.

*The property research information presented today by the Development Services Department (DSD) is based on the current ordinances and policies, in effect on the date of this summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of inquiry and may change when the subject property, ordinances, or policies change. The information becomes certain and not subject to change when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.*

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## Jennifer Almeida

---

**From:** Alec Egurrola <AEgurrola@to-engineers.com>  
**Sent:** Wednesday, April 6, 2022 11:33 AM  
**To:** Jennifer Almeida  
**Subject:** [External] Lewis Heights - Stormwater Runoff  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Alec Egurrola <[AEgurrola@to-engineers.com](mailto:AEgurrola@to-engineers.com)>  
**Sent:** Wednesday, April 6, 2022 11:12 AM  
**To:** Jennifer Almeida <[Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)>  
**Cc:** Zane Cradic <[zcradic@to-engineers.com](mailto:zcradic@to-engineers.com)>  
**Subject:** RE: [External] RE: X-IMail-SPAM-Connection Lewis Heights Subdivision

Hi Jennifer,

The storm retention systems are designed to retain on site stormwater for the 100-year event. Therefore, the design is to prevent any runoff into the Mora canal for the 100-year event or less as required.

Thanks,

ALEC EGURROLA | *Land Use Planner*



**T-O ENGINEERS**

332 N. Broadmore Way | Nampa, Idaho 83687

☎ 208-442-6300

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# The Choice By Design

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**From:** [TRitthaler@boiseproject.org](mailto:TRitthaler@boiseproject.org) <[TRitthaler@boiseproject.org](mailto:TRitthaler@boiseproject.org)>  
**Sent:** Wednesday, April 6, 2022 5:42 AM  
**To:** Jennifer Almeida <[Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)>  
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Jennifer,

I have attached the letter sent to T-O engineers about this subject and have highlighted the area that addresses this. We absolutely do not allow run off into our system.

Tom

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**From:** Jennifer Almeida <[Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)>  
**Sent:** Tuesday, April 5, 2022 4:04 PM  
**To:** 'tritthaler@boiseproject.org' <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>  
**Subject:** X-IMail-SPAM-Connection Lewis Heights Subdivision

Tom:

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Does Boise Project have concerns regarding this?



*Jennifer Almeida, PCED*

Planner III

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5957

Fax: 208-454-6633

Email: [Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)

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

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*The property research information presented today by the Development Services Department (DSD) is based on the current ordinances and policies, in effect on the date of this summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of inquiry and may change when the subject property, ordinances, or policies change. The information becomes certain and not subject to change when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.*



# Fire District

9500 MISSOURI AVENUE, NAMPA ID 83686 (208) 466-0670

**Date:** March 7, 2022  
**From:** Upper Deer Flat  
Fire Protection District

**Regarding:** Lewis Heights Subdivision  
Lewis Lane, S Nampa, ID



## Agency Comments:

A proposed residential subdivision consisting of approximately 34 buildable lots. The fire district cannot support the proposed subdivision plan for future residential development without meeting all the following conditions as required by the Idaho State Fire Code section 102.5.

- Emergency Services Access:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of IFC section D107.2. (Idaho Fire Code appendix D107.1)

The 2 required access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, as measured in a straight line between accesses. (Idaho Fire Code appendix D107.2)

**NOTE:** The overall diagonal of this preliminary plat measures approximately 2,800 lineal feet. The two access points into this subdivision shall be at least 1,400 lineal feet apart. The proposed plan indicates a separation of 1,300 lineal feet. Please revise plans to indicate compliance with the above requirements.

- Fire Fighting Water Supply:

Suitable fire fighting water supply shall be provided for each subsequent residential building. Water supplies shall comply with the Idaho Fire Code sections 507.2-5 and appendix B105.1 for one- and two-family dwellings. Future residences shall be within 600 feet of an approved fire hydrant located along the approved fire apparatus access roadway, as measured around the exterior of the building.

**NOTE:** Fire Fighting water supply for this residential subdivision is required. Please revise plans to indicate the availability of fire fighting water supply complying with the above requirements.

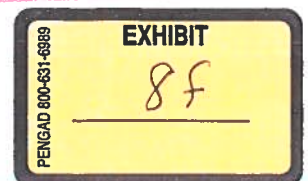
- Premises Identification:

The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address numbers shall be not less than 4 inches high with a minimum stroke of 1/2 inch. Where access is by means of a private road or common driveway and the building cannot be viewed from the public way, a monument, pole or other means shall be used to identify the structure. (IFC 505.1)

Regards,

Chief of the Upper Deer Flat  
Fire Department  
9500 Missouri Avenue  
Nampa, ID 83686 / 1.208.466.0670

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April 7,, 2022  
Planning and Zoning Commissioners  
Jennifer Almeida Planner III  
OR2021-0018 & RZ2021-0030  
Lewis Heights Subdivision submitted by T-O Engineers

You have received Exhibits addressing issues about property in this area requesting changes from Agricultural to Residential.

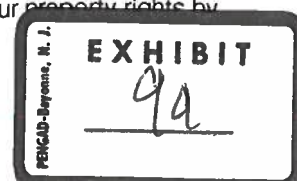
**1. Ashley Beverage submitted an exhibit on the Martines and Collias application pointing out issues that also apply to this land:**

- **Agricultural Community, horse owners, water shortage** on residential wells with back up documentation on all these issues. This RZ2021-0030 application is **prime farm ground**. At present it is planted in Alfalfa, it provides hay for a lot of the individuals that have home and horses all the way around this land.
- Looking at Lewis Lane, there are farm crops one mile and more to the East, and two miles of farmland to the East and West. At least three miles to the South. There is also a hill that blocks the view of on coming vehicles on Lewis, which will be a hazard with farm equipment. An accident waiting to happen.
- Issues for **Crop Duster** in our area trying to make a living for 21 years and previous Commissioners have almost closed off his ability to do his job by allowing more and more land to be turned into Residential property. He can't fly over houses. He maintains 5,500 acres of land for farmers right in this area.
- More houses would increase **Traffic**, accidents, speeding and issues with farming equipment, as presented in Ashley Beverages exhibit.
- **TAZ studies** show 50 homes will be added through 2050 in this area, but previous Commissioners have approved **over 450 homes** in this area that have **not been built yet**. The TAZ studies are way short on their study.
- **Water issues**, documents already submitted to you. Two of the subdivision next to this property have already given you proof of them sucking air in their community wells, (Sky Ranch & Ashley Beverage subdivision person wells, subdivision in Deer Sky Ranch, Valley View Sub.) One of those subdivisions had a house burn because the fire hydrant system was not working.

**2. You have received exhibits from Claudia Haynes, one of the directors of Canyon County Alliance for Responsible Growth.**

- On our **State Law 67-6537, and Land Use Planning act. 67-6502** because of (health Issue) Arsenic in the area, new landowners are not given the information they need to protect themselves on this issue. But because Idaho is a non-disclosure state, no one has to tell new owners this information.
- A Rezone change is **not a right, it is a request**, and all Commissioners are bound by the Laws of Idaho. The water at this applicant's property is not short of water **but the surrounding wells are having issue as we presented in former hearings**. The pivot on the land now provides some recharge. We have a unique ground with low transmissivity, material slowing recharge, depth of aquifer, and confining condition. **According to Dennis Owsley of IDWR, clay units do not yield water at a rate high enough to keep up with even a single well use in our area.**
- **CCZO 07-06-03 C Not compatible with surrounding land uses**. And listed all the other Policies and Goals showing this. Even though it looks like a good thing to fill in with houses the irrigation on this land helps replenish some of the water short falls in this area. The homeowners in the area still have no proof that IDWR will keep Lake Lowell full to replenish the wells that are struggling. We have no evidence that the 450 homes already approved and **not built** in this area will not affect all the present homeowners. We are a unique area as you have read Dennis Owsley water report and you know this information.
- If you rezone this property and allow additional houses to be built, that will not comply with Policy number 11 and 12 in the **Comprehensive Plan, Page 16-(11)**, "Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods." We have proven this with water, traffic, fire, accidents, health issues, schools, crop duster. (12) Property owners acknowledge and expect that Canyon County will preserve private property rights and value by enforcing regulations that will prevent incompatible and detrimental neighboring land uses. Preserve our property rights by

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not depleting our aquifer. Which will destroy the value of our homes. Page 14 Property rights component, private Property rights..." the right to continue to conduct a business (Crop Duster) may be sufficient to be considered a property right.

- **Addressing a burned-out house** when fire hydrants do not work as (HOA do not maintain them properly this caused two lives.) Document showing IDWR knew in 2001 there were water issue in this area from their own news release 2001-52. You have received article after article showing water issues, even after Hydrologists have stated there is no problem, you have seen the bills the present homeowners that have had to pay. We proved this showing you documentation. Foothill Ranch Subdivision well is still sucking air. **Please protect the property rights of all the homes in this area now.** IDWR will not guarantee water to anyone. You have received proof of this in the Martinez file RZ2021-0023 to Kate Dahl.
- **Nampa Highway Department** not allowing another variance access of Locust from Eddy Thiel.
- After contacting the IDEQ talking to Mr. Steve Stauffer, he informed me that Sky Ranch Estates is on a community water system and is required by law to have their water tested every year. This subdivision is close to Lewis Heights Subdivision they have had boil water orders.
- After contacting Southwest District Health (SWDH) and reviewing records of Valley View Ranch Subdivision, that land has issued with conditions of installing advanced treatment sewage disposal units capable of achieving an effluent nitrogen concentration of 27mg/L. This was a contacting Brigitte Gruenberg at SWDH on 3-16-21, she verify that any lots smaller than 5 acres would be required to put in sewage disposal units capable of achieving an effluent nitrogen concentration of 27mg/L because of the nitrate levels on this land. Yet the applicant's representative said they are not in a nitrate area, and SWDH says they are. What formal documents have you received from SWDH or IDEQ saying this water on this land is safe?
- Consider Commissioners VanBeek's, and Commissioners White's **testimony in the Trinity Estates LLC hearing** June 8, 2020. "Commissioner White is hesitant because the request is in a heavy agricultural area and she's struggling with the compatibility issue. Commissioner Van Beek referenced the established farms, dairies, and agricultural operations in the area and noted her concerns about the compatibility of residential development in an agricultural zone. She reviewed the policies and the comprehensive plan. It's a great agricultural area that is not in an area of impact or slated for residential development there are pockets of development out there.
- Also the Hearing officer Jerome Mapp's comments, about compatibility of residential developments in an agricultural zone. We printed out the hearing minutes showing this as proof.
- Very deep wells located up gradient of this land north. List of depth of wells in feet in your packet, 771, 562, 520, 540, 549, 514. According to statements from well companies these wells will cost more than \$60,000 each, and the well companies are stating they have no more pipe for wells, they are at least 1 year out for delivery of such pipe. The well companies are also stating that they are at least 1 years out for drilling any new wells.
- Cleo Miller leases this land and has a contract to keep farming it. He bought a pivot just to farm this land and want to keep farming it. After he finishes that contract there will be a list of farmers behind him ready to take up the lease as it is very, very, good producing farm ground.

When considering all the Ordinances, Comprehensive Plan, State Law, Idaho Constitution, and Land Use issues in the area as you add more development to the equation, you are creating a "TAKING" of the present property owners that are already facing other issues. This is why land use decisions are so critical, this will impede the farmers and other businesses in the area.

Canyon County Alliance for Responsible Growth, who has a membership of more than 50 families, would respectfully request that you deny this application for rezone and the building of more homes in the proposed area for the protection of the present homeowners' Property rights and businesses in the immediate area.

The statements I have made above are not just my opinion they are facts I have attached documents to prove these facts also news articles backing up this information.

Thank you,

Claudia Haynes  
Director of the Canyon County Alliance for Responsible Growth  
8830 Deersky Ranch Trail  
Nampa, Idaho 83686  
[Claudiale3@aoi.com](mailto:Claudiale3@aoi.com)

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From: Claudia Haynes claudiale3@aol.com  
Subject: Ashley Beverage letter to the P&Z on [REDACTED]  
Date: February 9, 2022 at 10:26 AM  
To: Claudia Haynes claudiale3@aol.com

From: Ashley Beverage <crashlyashley8@ [REDACTED]>  
Sent: [REDACTED]  
To: Jennifer.Almeida@canyoncounty.id.gov <Jennifer.Almeida@canyoncounty.id.gov>  
Cc: Ashley Beverage < [REDACTED]>  
Subject: [REDACTED]

January 30, 2022

[REDACTED]  
Parcels: [REDACTED]  
Canyon County-

*Ashley Beverage Sub-division hearing  
most all appeal to this land  
RZ-2021-0090 01-2021-0018*

Thank you for the opportunity to provide input on this upcoming land use hearing.

As a nearby neighbor, I have some concerns and considerations that I would like to have on record for this Comprehensive Plan Map Amendment and Conditional Rezone with Development Agreement. Our property is less than 2 miles away from the proposed subdivision. I have lived at this property for over 14 years and feel like I have a solid understanding of the area.

As a Native Idaho Resident, I have concerns with how much farm ground has already been developed. While this has been good in allowing people new homes and opportunities to help with the growing population of our area, it has also hurt our future. With less ground being farmed this is causing us to bring in more items that in the past we have had locally available. I see this from both a produce standpoint and aspects of our AG Community.

For example, as a horse owner I have watched the supply go down and the demand go up for hay over the years. Supply and demand issues mixed with water shortages have caused prices to continue to increase and availability to be scarcer. Yet the farmer is not making more in most cases.

If we allow another 89 acres to be developed this will take away another 89 acres of our AG community that will never come back. We need to preserve these areas so that we have a future generation of Idaho produced crops and quality of life for those that choose to be out of town. This land consists of 55% prime farm ground if irrigated, 11% farmland of statewide importance if irrigated, 7% prime farmland if irrigated and reclaimed of excess salts and sodium, 26% not prime farmland. This is good ground that should be preserved for farming.

We also need to take into consideration the crop dusters in our area. With an increase in homes there will be less areas for them to spray. There will be an increase in noise complaints. Smell complaints and other various issues for them trying to make a living. If approved please ensure there are clauses put in to protect the farmers, crop dusters, dairies, gravel pits, and livestock owners in this area.

Over the years I have watched a substantial increase in traffic. With the growth of the area, drivers are looking for alternatives to avoid the heavier traffic routes. This has caused a substantial increase in drivers, accidents, speeding, and other issues to this area. Adding an additional 33 homes to this area would increase traffic at a bare minimum to 132 additional cars per day (33x2 drivers x 2 trips a day). This does not take into account if there are more people living in a house hold or additional trips from their house daily. These roads in my opinion are not set up for the longevity to handle this.

Another issue that is prominent in this area are the deer and other animals with the Wild Life Refuge. The amount of road kill in this area and accidents related to this has always been an issue. There have also been wrecks when horses and cattle have been out also.

There is a nearby dairy that would be impacted by this subdivision. There are gravel pits with large dump trucks/trailers daily in these areas. This area is primarily farm land which consists of farm equipment on the roadways. Numerous running and biking events are held in this area that increased traffic would not be conducive of.

SCANNED



The TAZ studies if I read them correctly only anticipate growth of 50 homes through the year 2050 in this area. 33 homes would take up 66% of the anticipated growth, hindering the more rural developments that I would think they were taking into consideration when they completed the study.

We recently did water testing that shows we have Arsenic in our water. This was something we were never made aware of that could be an issue or something to be tested for. We have now been drinking Arsenic for over 14 years. There are many negative health impacts with this including cancer. This should now be on file with Southwest District Health. If approved, please ensure everyone involved knows the importance of ensuring this water is safe for families.

Before decisions are made for future developments my ask is that the Nitrate Priority and Hydrology studies are updated. They are out of date, which I do not feel like is fair in making decisions. Myself and neighbors have noticed a large drop in ground water over the years. This has me concerned about the future of our well and if it will be deep enough to handle the increase of homes in our area.

If the information I was given is correct there are currently over 400 homes that have been approved in the neighboring areas. I may be mistaken, but I do not believe this information has been taken into consideration for the potential water impact, traffic impact, irrigation impact and overall quality of life impact it will have in this area. If that information is in fact correct, these issues are only going to get worse.

I would respectfully ask that you reject the current proposed changes to this property. This does not align with protecting property rights, it is not in conformance with the comprehensive plan, and it does not conform to the neighboring land uses. Thank you for your time and helping to preserve Canyon County.

Sincerely,

Ashley Beverage  
15175 Lake Shore Dr.  
Caldwell, ID 83607

3-14-2012





Find address or place



Farm Crops

Chaparral Ranch Dr

Santa Rita Rd

Crescent Dr

Ridgeview St  
Skyview St

Sky Ranch Rd

Shasta Daisy Way  
Crimson Clover Way

Featherstone Dr

Anakate Ln

No water

Beverly Ln

Deer Flat Rd

Green River Ln

Deer Flat Rd

Equestrian Way

Fanchew Dr

Rim Rd

Rim Rd

Sagebrush Ln

Emerald Rd

FARM Land Crops

Crops

SCANNED

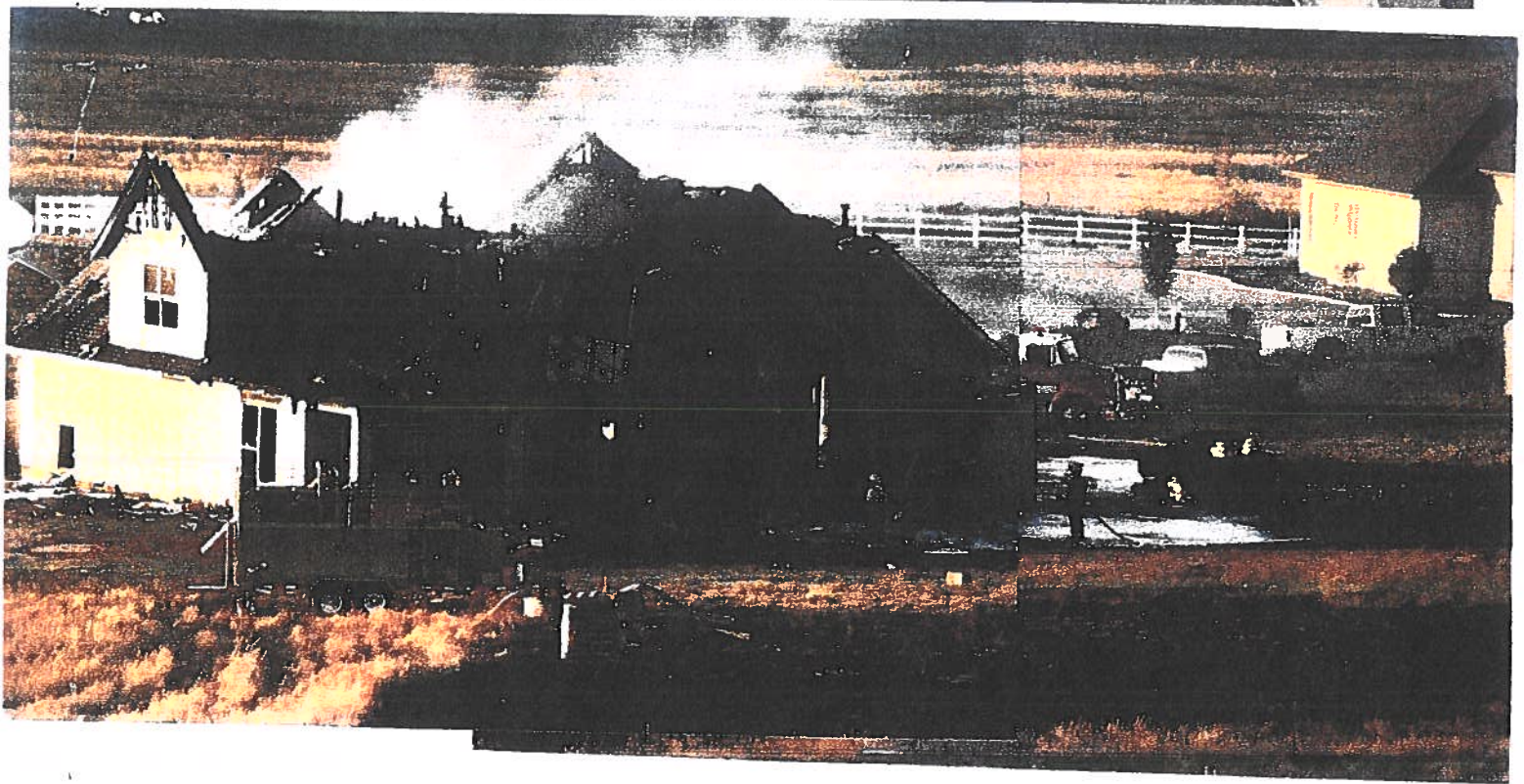
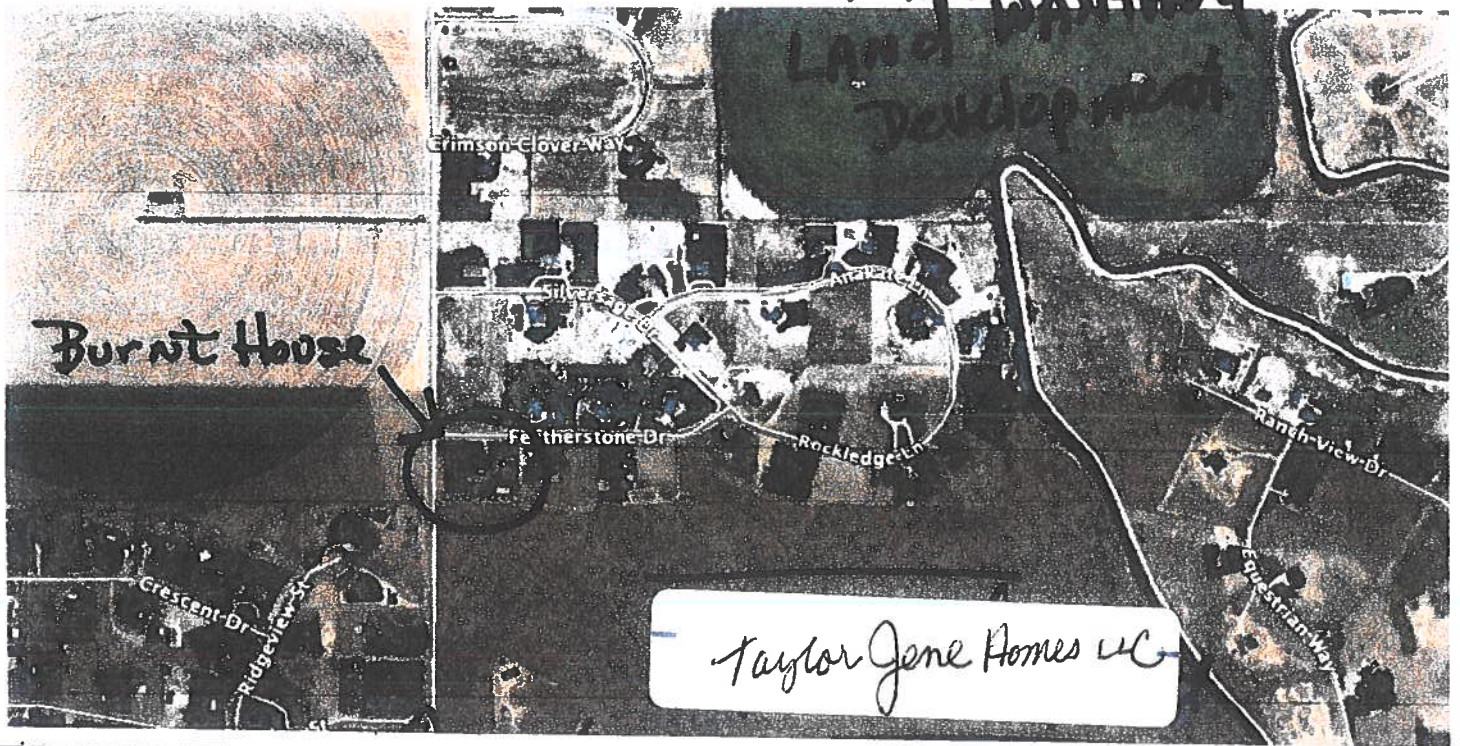
↑  
Air  
Straps

5,500 Acres Farm Land

0.1 0.2 mi



Goldberg waiting  
Land Development



first house on Sky Ranch in  
Subdivision Called Foothill Ranch Sub.  
Featherstone Road. This lot touches  
this New development to ~~you are~~  
you are hearing.

SCANNED



Item 1  
Proof

11

PASCO FARMING, INC. DL.  
13735 MISSOURI AVENUE  
NAMPA, ID 83686



3/25/2014

5,500 ACU

Canyon County Development Services  
Planning and Zoning Department  
1115 Albany Street  
Caldwell Idaho 83604

RE PH2013 5

Members of the Board

I have reviewed the letter submitted by Leland Tiegs on behalf of Pasco Farming regarding Tim and Julie Schelhorn's request to rezone a 40 acre parcel of land from agricultural to rural residential. I have also spoken with the aerial applicator. While I agree with the points in the letter, I would strongly oppose the rezone.

→ Pasco Farming now has a 150 acre field about one half mile north of this property that we can no longer spray by air because it was boxed in by residential developments. We were able to have the field sprayed by air a few times last year. I understand that this caused some irritated neighbors. We have to spray at night because of the bees. We understand that this is inconvenient, trust me we don't want to be out there at midnight either. Because of the specialty crop that we raise, these applications need to have precise timing. The plane we feel like is a better option because while it is louder than the ground rig sprayer, it is faster. They both make noise but the ground rig takes much more time. During another application a few weeks later, the field was being sprayed by a ground rig when we received complaints. A sheriff's deputy came by and spoke to Mr. Tiegs stating that a complaint about smell and noise had been called in from the nearby subdivision even though there was no violation.

Based on the map that the aerial applicator provided, I have to agree that a development on this property would keep us from doing aerial spraying on nearly three hundred acres of our farm below Deer Flat Road. Development agreements, disclosures and laws regarding the Right to Farm are not enough, because we as farmers inevitably have to deal with complaints from residential zones that are allowed to be developed near agricultural ground. And I understand that this developer has already filed complaints about agricultural operations in this area.

Aerial application is a vital part of our farming and I have to oppose anything that would negatively impact our farming operation.

Sincerely,

Ben Davis, Manager  
Pasco Farming, Inc.

LETTER OF CONCERN: PASCO FARMING, INC.

PASCO FARMING, INC. DL  
13735 MISSOURI AVENUE  
NAMPA, ID 83686



Canyon County Development Services  
Planning and Zoning Department  
1115 Albany Street  
Caldwell Idaho 83605

Re: [REDACTED]

Members of the Board

I am writing in regards to an application by the Scheihorns to rezone a 40 acre parcel from agricultural to rural residential. This property is located just 660 feet north of several thousand acres of agricultural fields that I manage for Pasco Farming, Inc.

We have used aerial application for these fields for many years. The crops are fertilized and sprayed several times each season. The seed crops that we grow must be sprayed at night once the bees are put out on the fields for pollination. We rely heavily on aerial application in the management of our fields.

I am very concerned that the rezoning of this property may severely restrict or prohibit the aerial applications that we use on these fields.

When Deer Sky Subdivision was approved on the east end of our fields, some accommodation was made for the aerial application flight path. The lots were held to a minimum of 10 acres and a setback of 500 feet for occupied structures was included to protect the agricultural ground.

I have discussed the potential impact with the aerial applicator that has sprayed these fields. His concern is that because the east-west passes are already limited by Deer Sky Subdivision on the east, his application passes must be primarily north-south. This carries the plane directly over the subject property in his turns. He explained that the Federal Aviation Administration flight rules allow the plane to fly over a house while entering or exiting a field, but that turns directly over a house or congested area are prohibited. The pilot added that passes over the area between the houses are permitted and can be performed if the houses are appropriately spaced.

Lower density, larger 10 to 20 acre lot sizes and appropriate setback from the south border of the subject property for building construction may allow Pasco Farming to continue to utilize aerial application for these fields. However, even if these conditions are included, the aerial applicator runs the risk of increased complaints.

The pilot stated that the rezoning as proposed with 2 acre lot sizes changes this property to a congested area and would stop him from being able to spray a large section of our fields because of the loss of usable airspace. As such, we would request that this application for rezoning be denied because of the negative economic impact that it would have on our farming operation.

Aerial application is preferred to ground application because a large number of acres can be covered in very little time. There is no crop loss due to wheel damage. The fields do not have to be dried out to permit the ground rigs to enter the field (this stresses the crop). Bug infestations are controlled more quickly due to the speed of the aerial application.

On behalf of Pasco Farming, Inc. I would ask the Commissioners to support the Right to Farm as you consider this request.

Agriculture and development can peacefully co-exist in the same area provided there is a clear understanding of what activities take place in the agricultural industry. Noise, odors, dust, fumes, and nighttime operation are part of agricultural activity.

We would support an acknowledgement of all the agricultural activity in the area, which includes aerial application, with an agreement not to protest or legally challenge any of these activities as they are lawfully conducted. We request that this be included in the deed restrictions for all lots/owners within the subject property.

We would support a restriction or zoning that would incorporate larger 10 to 20 acre lot sizes with setbacks that would allow restricted development and still protect the farm ground, providing it would allow aerial application to continue to be performed.

As proposed, we are in opposition to this request to rezone this property because it will negatively impact our ability to spray the fields on the south side of Deer Flat Road.

However, if these issues are adequately addressed and the rezone does not hinder our ability to continue to manage these fields, we would be neutral.

If you have any more questions, please contact me.

Sincerely,



Leland Tiegs, Manager  
Pasco Farming, Inc.







## State Highway 45 Greenhurst Road to Bowmont Road

Priority 3A

### Background

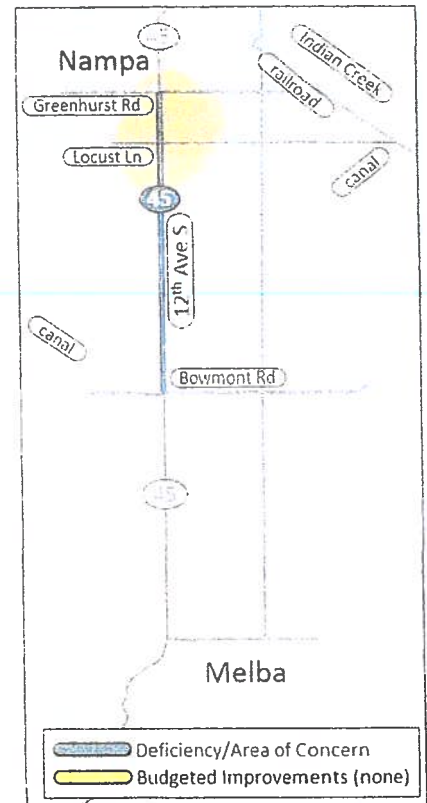
State Highway 45 is an important route for traffic through the region, as well as for local traffic in Nampa. The highway is nearly 18 miles long, connecting downtown Nampa to important activity centers in south Nampa and to communities farther south in Canyon and Owyhee Counties.

It serves a variety of travel and freight needs, including farm-to-market transport, recreational access to the Owyhee Mountains and other points of interest, and commuting into Nampa and other parts of the region.

State Highway 45 is also known as 12<sup>th</sup> Avenue within Nampa.

### The Corridor at a Glance

- Four travel lanes from downtown Nampa past Greenhurst Road (about three miles), and two travel lanes for most of the remaining miles
  - Third travel lane about one-half mile long (north of Locust Lane)
- Bus Routes #51 and #54 (secondary service) in Canyon County provide fixed-route services along portions of 12<sup>th</sup> Avenue
- No bike lanes
- Short section of the Wilson Pathway runs parallel to the highway at Greenhurst Road
- Sidewalks along both sides of roadway from downtown Nampa past Greenhurst Road
  - Sidewalk on one side for about one-half mile (north of Locust Lane)
- Points of interest (north to south)
  - Wilson Pathway and Wilson Drain crossing
  - South Middle School adjacent to highway
  - Retail and other commercial areas along road in Nampa
  - Dispersed subdivisions and light industrial properties
  - Prime, irrigated farmland
  - Multiple irrigation canal crossings in suburban and rural areas, including New York Canal, which feeds into Lake Lowell
  - Community of Bowmont



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## State Highway 45 Greenhurst Road to Bowmont Road

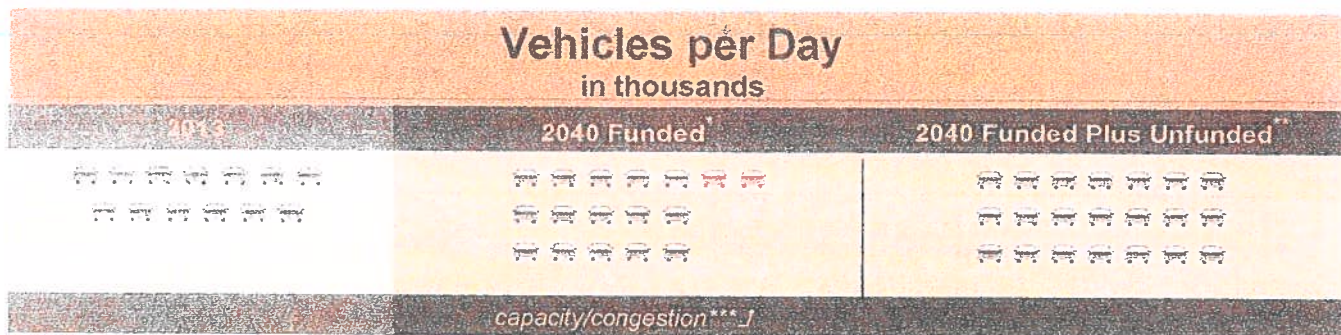
Priority 2A

### Problem

By 2040, traffic along the entire State Highway 45 corridor is expected to increase—from 4,000 to 13,000 vehicles a day in 2013 to 17,000 in 2040.

This is similar to current levels of traffic on 10<sup>th</sup> Avenue in Caldwell. If funds are available to widen State Highway 45 and improve the other corridors as proposed, it could accommodate approximately 33,000 vehicles a day.

| Current and Future <sup>1</sup> | 2013 | 2040 |
|---------------------------------|------|------|
| Population                      | 6.5  | 9.1  |
| Housing                         | 2.2  | 3.2  |
| Employment                      | 1.3  | 2.7  |



\* 2040 Funded reflects the 2013 regional transportation system and all the expansion/improvement projects that are funded in agencies' approved budgets or capital improvement plans, listed in CIM 2040 (Chapter 6, Tables 6.2 and 6.3).

\*\* Unfunded projects/improvements includes all the unfunded needs discussed in this summary and listed in CIM 2040 (Chapter 6, Table 6.5).

\*\*\* This is an approximate level where there is too much traffic for the road to carry and speeds will get slower as congestion gets worse. Each road's capacity depends on a number of variables, including truck traffic, number of driveways, and road conditions.

The 2040 traffic levels will surpass the limit that a two-lane highway can accommodate efficiently. Safety is also a concern on this roadway, as the heavy traffic volume includes a large proportion of trucks carrying farm products, freight, and solid waste. The combination of traffic congestion and a higher proportion of trucks can pose a threat to the safety of all highway users.

When a road, transit line, bikeway or other part of the transportation system is improved, it can accommodate more traffic and, therefore, attracts more users. Even with more traffic, traveling conditions will be better with the improvements.

### Other Considerations

#### Roadway Users

Most of the analysis to identify the increased traffic issue is based on cars, the main mode of transportation on streets and highways. Pedestrians, as well as vehicles such as bicycles, freight trucks, farm equipment, and buses, may also share the road.

<sup>1</sup> Population, housing, and employment in the corridor are based on neighborhoods and other developments near the road.



## State Highway 45 Greenhurst Road to Bowmont Road

Page 21

### Environmental Issues

Changes to a corridor can impact the surrounding environment as well as the people who live nearby. Before major road projects are built, their potential effects are analyzed to make sure they meet environmental regulations as well as provide for “environmental justice,” ensuring all people can be involved and are treated fairly.<sup>2</sup>

There are a few sensitive issues to consider in this corridor:

- South Middle School is adjacent to the highway, as is Nampa High School (just north of this segment).
- There is a small area with low-income and minority population concentrations on the northern end of the corridor, within the City of Nampa.

### Budgeted Projects

**Roadway:** Idaho Transportation Department (ITD) has funding to complete the following projects:

- Rebuild State Highway 45 from Deer Flat Road to I-84 in the City of Nampa. The project is currently under design. Construction is expected in 2017 at a total cost of more than \$6.5 million. This is a maintenance project only; no lanes will be added.
- Refurbish the Walters Ferry Bridge on State Highway 45 that crosses the Snake River. The project is currently in the design stage. Work is expected to occur in 2017 at a total cost of more than \$6.6 million.

### Unfunded Future Needs

**Roadway:** State Highway 45 is an important link between Owyhee County, Melba, Nampa, and I-84. Widening this part of the highway would improve safety and provide a five-lane highway (four travel lanes with a center turning lane) from Bowmont Road to downtown Nampa and I-84. In January 2014 the estimated cost to widen State Highway 45 to four travel lanes was \$64.2 million.

**Bus Service/Park and Ride:** The regional transit services plan, *valleyconnect*, calls for the following in the near- to medium term:

- Bus Route #72: A rural transit route along State Highway 45 that will connect the City of Melba with downtown Nampa, where users can connect to the urban fixed route system. Rural routes serve frequent stops at 60-minute frequencies all day.
- park-and-ride lot expansion/improvements at the Nampa downtown transit center and in Melba

**Operations, Management and Technology Projects:** The regional Intelligent Transportation System (ITS) plan<sup>3</sup> does not call for improvements or installations on this segment of State Highway 45, but ITS installations, including fiber-optic communications and closed-circuit cameras, are proposed for other portions of the highway.

Updated July 2014

<sup>2</sup> See federal environmental justice definitions at [www.epa.gov/region07/ej/definitions.htm](http://www.epa.gov/region07/ej/definitions.htm).

<sup>3</sup> Final Report: Treasure Valley Transportation System: Operations, Management, and ITS, is online at [www.compassidaho.org/prodserv/cms-intro.htm](http://www.compassidaho.org/prodserv/cms-intro.htm)

SCANNED





Claudia L. Haynes  
4450 Derraby Ranch Trail  
Pocatello, ID 83400-7811  
Phone: (208) 661-2062  
Email: claudia@responsiblegrowth.com

Oct , 2021

Exhibit  
from Another  
File  
Pertinent  
to this Application

Canyon County Hearing Examiner  
111 North 11<sup>th</sup> Ave. #104  
Caldwell, Idaho 83605

Case: [REDACTED]  
Name: [REDACTED]

**Exhibit 5**

Attention [REDACTED]

If you rezone this property and allow 33 houses to be built that will not comply with Policy number 11 and 12 in the Comprehensive Plan, Page 16 - (11). Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods. More houses will make this a congested area and the FAA may shut down Mr. Amen's livelihood as a crop duster. In the past 20 years, the County has allowed subdivisions to be built around this Agricultural operation and box it in. According to the Attorney General's office, if you cause this business to be shut down, you are taking the livelihood away from this business owner which is a TAKING.

(12) Property owners acknowledge and expect that Canyon County will preserve private property rights and value by enforcing regulations that will prevent incompatible and detrimental neighboring land uses. Preserve our property rights by not depleting our aquifer. Page 14 - Property rights component, private Property rights... the right to continue to conduct a business may be sufficient to be considered a property right."

Why is this important to this case?

- According to State Statutes, Title 67 Chapter 65 Planning Duties (IDAPA 67-6508) P&Z Commissioners are to conduct a comprehensive planning process designed to prepare, implement, review and update a comprehensive plan...It goes on to include all the elements of this Plan, such as Property Rights, Population, School Facilities, Transportation, Economic Development, Land Use, and Natural Resources.... In addition to listing water, and water sheds, (n) farming related businesses. The Amen's Air strip and crop-dusting business. And the aquifer for the homeowners that live here now not depleting their wells.
- The list in the Comprehensive Plan is extensive on the topics of Ground Water and Surface Water; Adequate water supply; Limit water use requirements; Compatible with surrounding area; Do not destroy the existing lifestyle and environment (air strip for agricultural use); Property rights of existing homes; Critical to groundwater recharge and sources to determine impact; Groundwater quantity and quality. We have submitted exhibits substantiating our concerns and direct conflicts with each of the topics listed above should the applicants proposed subdivision be approved to proceed.

When considering all the Ordinances, Comprehensive Plan, State Law, Idaho Constitution, and Land Use issues in this area (District 63) as a whole, then add more developments to the equation, you are creating a "TAKING" of the present property owners that are already facing water issues. This is why land use decisions are so critical.

The Canyon County Alliance for Responsible Growth, who has a membership of more than 50 families, would respectfully request that you deny this application for rezone and the building of more homes in the proposed area for the protection of the present home-owners' property rights and businesses in the immediate area.

Thank you,

Claudia Haynes  
Director of the Canyon County Alliance for Responsible Growth

3

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(Information From District Overlay IDWR report)

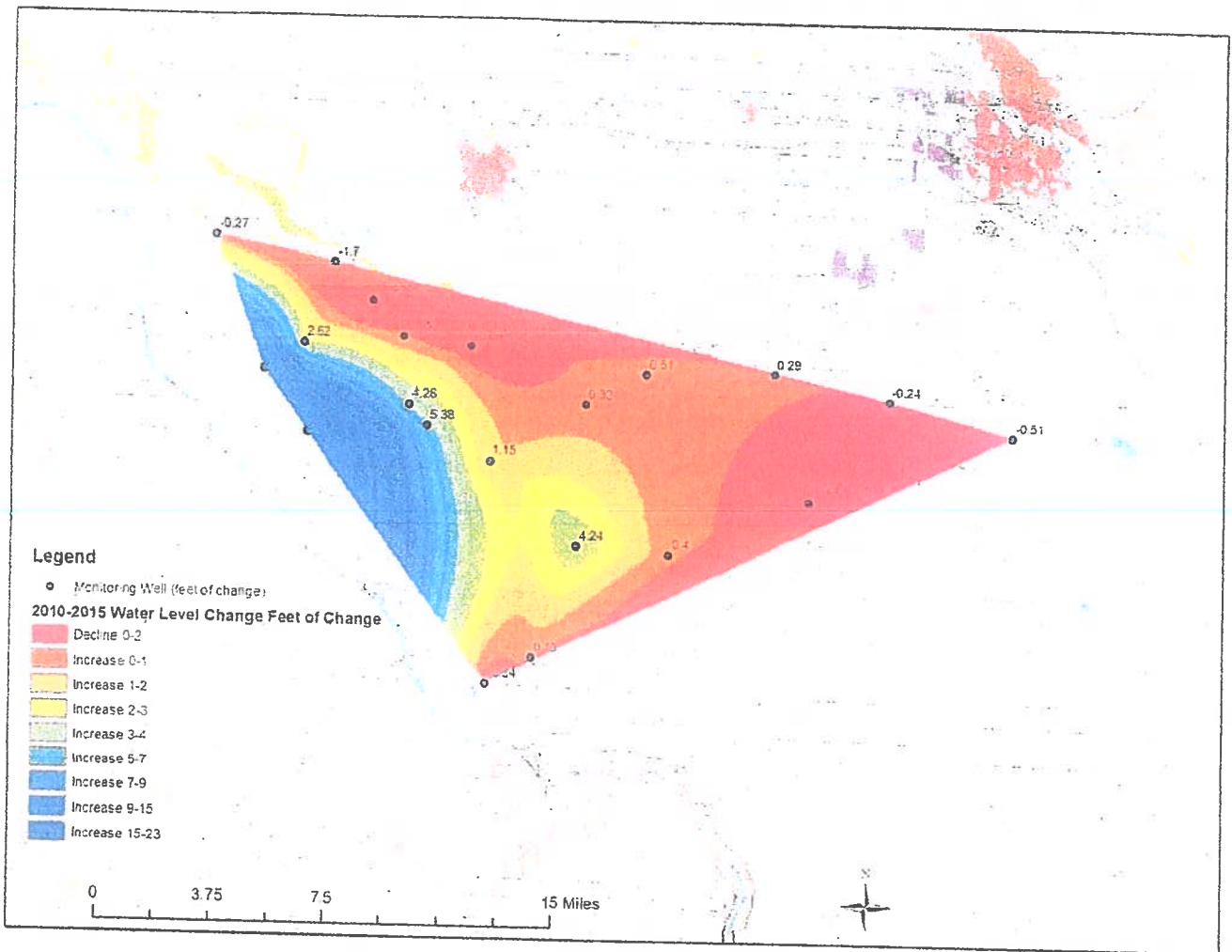


Figure 6. Water level change map 2010-2015.

### Conclusions

In conclusion, the areas with declining water levels are indicative of a stressed aquifer system that has not reached equilibrium with the current recharge and pumping rates. However, there appear to be areas that show stable or increasing water levels, suggesting recharge rates are equal to or exceeding the pumping rates. If water right applications and transfers are to be approved in the areas of stable or increasing water levels, it is recommended that some form of water level monitoring be included in the permit conditions to further monitor the water resources in the area. Additional allocation of water in the areas that have shown and continue to show declining water levels would likely result in an increase of the rate of water level declines. At this time, the data does not support or warrant the development of a ground water management area.

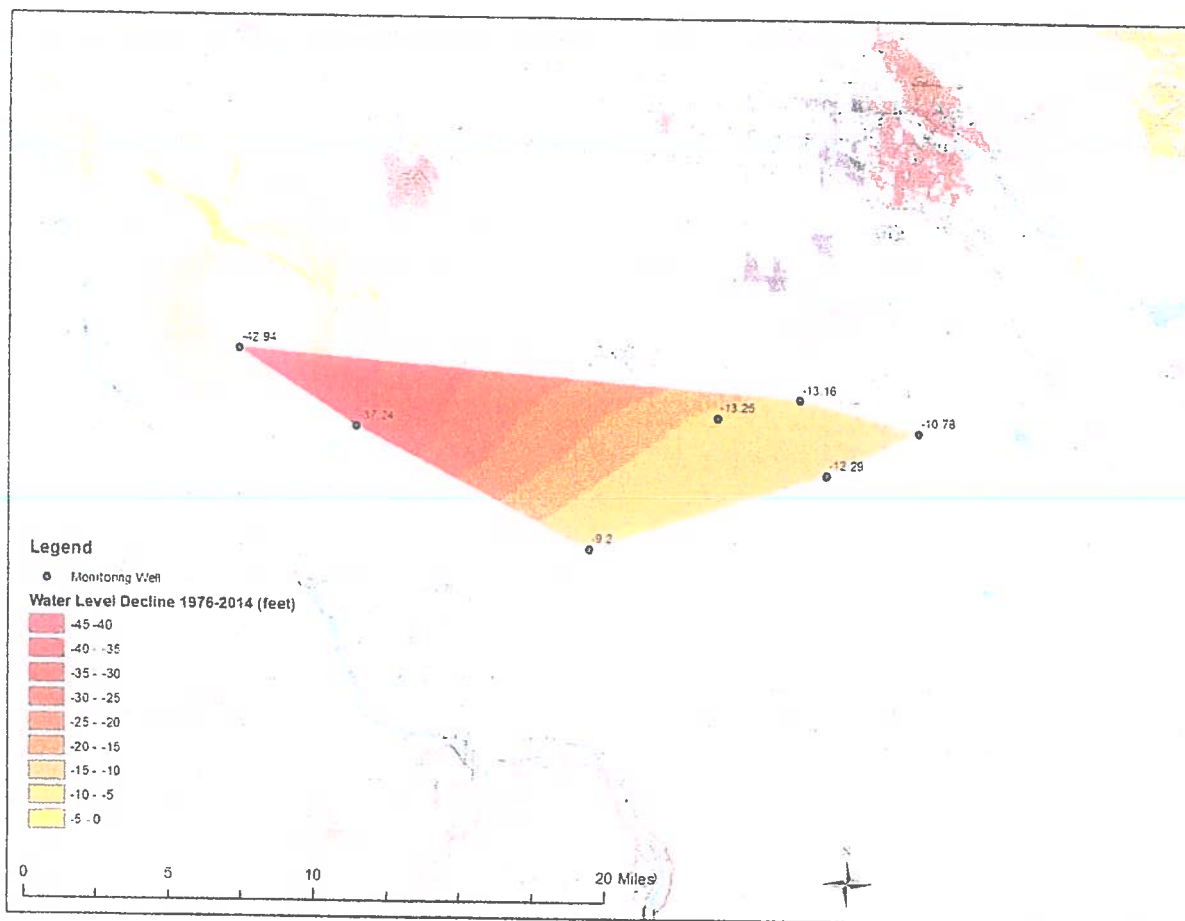


Figure 4. Water level change map from 1976-2014.

An analysis of the past decade of water level data indicated that wells were evenly distributed with rising or declining water levels ranging from increases of over 40 feet to declines exceeding 11 feet between 2004 and 2014 (Figure 5). Water levels in the western portion of the study area showed the highest water level changes and the southern portion of the study area showed the largest declines.

Two wells to the southeast of Lake Lowell indicated declining water levels.

declining water levels  
11.25 -42.94

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unconfined conditions may exist locally, but most wells completed at depth indicate confining conditions exist. Ground water flow direction in the study area is generally to the south/southwest, towards the Snake River (Owsley, 2015). Based on well driller reports in the area, well production rates range from a few gallons per minute (gpm) to over 3,000 gpm (Stevens, 1962). The wide range of well production rates is due to the variation in permeability of the interbedded lenses of clay, silt, sand, and gravel. In general, the higher the percentage of permeable sediments (sands and gravels) encountered in a well, the higher the overall yield of the well.

### Analysis of Ground Water Conditions

IDWR maintains a ground water level monitoring network in the area that consists of nine spatially distributed wells of various depths (Figure 1). Water level data from three of the wells date back to the late 1960's and all wells are still included in the Treasure Valley ground water monitoring network (Table 1).

Table 1. Summary table of water level data

| Well Number     | Primary Water Use   | Total Depth (feet) | Period of Monitoring Data | Water Level Change 2005 to 2020 (feet) |
|-----------------|---------------------|--------------------|---------------------------|----------------------------------------|
| 01N 02W 05ADD1  | Irrigation          | 720                | 1967-2021                 | 9.57                                   |
| 01N 03W 03DDD1  | Domestic            | 731                | 1989-2021                 | 64.68                                  |
| 02N 02W 20CBBC2 | Public Water System | 375                | 2003-2021                 | 6.98                                   |
| 02N 02W 32CDB1  | Domestic            | 240                | 1969-2019                 | 5.22*                                  |
| 02N 03W 06DBA1  | Domestic            | 247                | 1996-2021                 | 4.83*                                  |
| 02N 03W 11ACA1  | Domestic            | 160                | 1995-2021                 | 0.1                                    |
| 02N 03W 13DAA1  | Domestic            | 128                | 1995-2021                 | 1.59                                   |
| 02N 03W 22DDC1  | Irrigation          | 603                | 1967-2021                 | 4.42                                   |
| 02N 03W 28CDD1  | Domestic            | 485                | 1995-2021                 | 83.16                                  |

\* Water level change value is based on 2019 data, 2020 data was not available.

Seasonal fluctuations in wells in the area vary significantly, both in timing and magnitude (Figure 2). The timing of the seasonal highs and lows in a particular well depend on the depth of the well and proximity to recharge sources. In general, shallow aquifers levels increase throughout the irrigation season in response to local recharge (irrigation leakage), whereas water levels in deeper wells decrease throughout the irrigation season in response to pumping demands.

The magnitude of seasonal fluctuations range from a few feet to upwards of 100 feet. The fluctuations are based on several factors that include 1) proximity to nearby pumping wells; 2) proximity to recharge sources; and 3) the depth and aquifer material a well is completed in. Wells completed in low permeable material likely will experience greater seasonal fluctuations and produce larger cones of depression than wells completed in higher transmissivity zones of the aquifer. Well-to-well impacts (overlapping cones of depression) are more likely to occur in wells completed in low transmissivity material and in close proximity to any other wells.

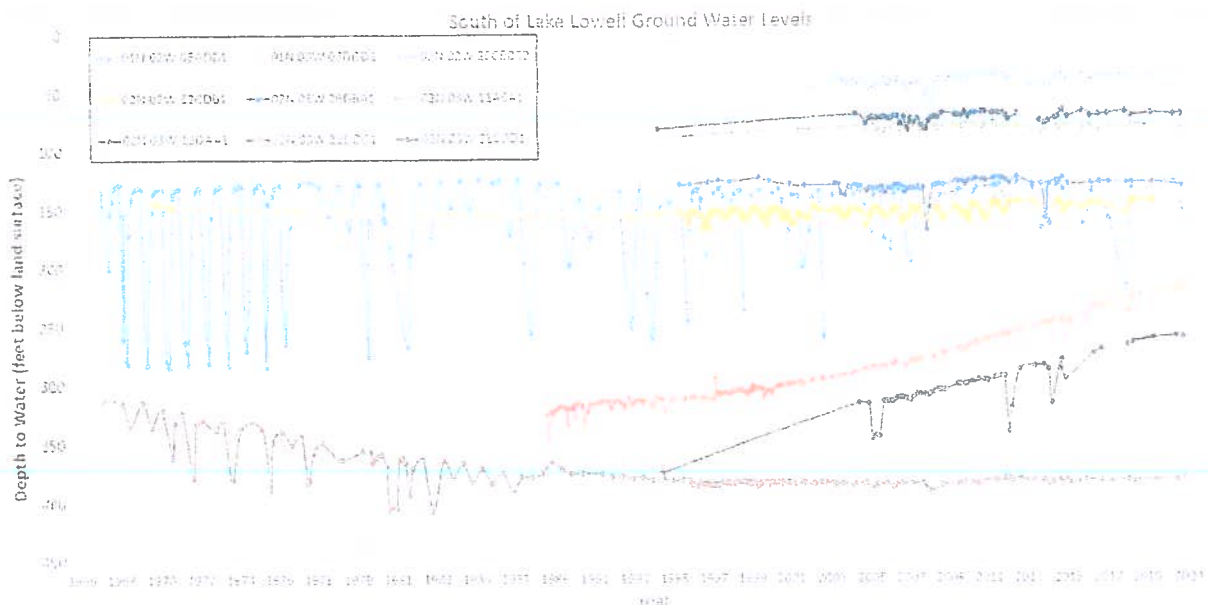


Figure 2. Hydrographs of the wells monitored in the area.

The low permeable sediments that create the confining conditions dominate the subsurface and are much less permeable than the lenses of sand that comprise the aquifer. However, these confining units are not completely impermeable, allowing for recharge to slowly percolate from overlying shallow aquifers and surface recharge sources to replenish the underlying aquifer. Based on seasonal trends and anecdotal evidence of well interference issues, the potential exists for the rates of withdrawal to exceed the rate of recharge on a short-term, or seasonal basis.

Although seasonal influences exist, the overall trend of the aquifer levels in the area appears to be stable or rising on a long-term basis (Figure 2). This indicates the aquifer is being replenished by a volume equal to or greater than the current volume of water discharged on an annual basis.

Only one well in Figure 2 has indicated any type of ground water decline. This well, 02N 03W 22DDC1, had historically shown declining water levels from the late 1960's through the late 1980's. Since that time, the aquifer levels have stabilized for the past four decades. These declines were attributed to nearby pumping wells, and the stabilization of the water level in this well corresponds to the reduction of ground water pumping in the near vicinity of this well (Bendixson, 2005). All of the other eight wells monitored in the area show stable or increasing water levels over time.

The isolated instance of the ground water declines in the 1970's and 1980's in and near well 02N 03W 22DDC1 is an indication that this portion of the aquifer can be pumped to a point of overdraft. The stabilization of water levels in this area since the 1980's shows that a reduction in pumping can be used to mitigate and stabilize areas of declining water levels. Currently, none of the water level data shows any indication that any portion of the aquifer in this area is currently in overdraft.

And  
3 New  
wells  
with  
200 HP  
motors  
at well  
02N 03W 22DDC1

Land  
has been  
Tapped  
for  
water  
wells

SCANNED



RE: Deersky Ranch Trail

From: Owsley, Dennis (dennis.owsley@idwr.idaho.gov)

To: kjcalderon@sbcglobal.net; nick.miller@idwr.idaho.gov

Cc: claudialee3@aol.com

Date: Tuesday, July 20, 2021, 12:15 PM MDT

Kim

I have been looking at the driller's reports in Claudia's subdivision.

Here is what I am seeing after my initial look:

- Our records indicate **47 well driller's reports** in and around that subdivision. Nearly all of the wells are completed around 400' into a sequence of blue clay with some sand layers. **There does not appear to be a whole lot of productive sand sequences beneath that property. Those clay units do not yield water at a rate high enough to keep up with even a single well used frequently.**
- With this type of well density into such a low permeable portion of the aquifer, it is not a real surprise that there are overlapping cones of depression creating dewatering situations. Those cones are additive, so if one well is pumping, it is most likely impacting the neighbors well water level too. With everyone in that area pumping, everyone's cones are adding together and they are basically dewatering the aquifer on a short-term basis. The density and spacing of the wells for that subdivision is very similar to what you design for a dewatering project like a mine or tunnel construction. I would suspect that **if everyone shut their wells off for a small duration of time, the water levels would recover in all of the wells.**
- The vast majority of the wells are not well constructed. I hate to continue to preach this, but wells drilled with drive shoes and completed open hole are not well built wells and have a tendency to have more issues than well built wells. It would be interesting to determine the wells with issues versus the wells without issues and comparing construction details of each.

Hind sight is 20/20, but **one or two well-constructed community wells for that subdivision would have likely alleviated a lot of these issues. There appear to be a couple of larger irrigation wells surrounding this property, which cannot help the situation.**

**There are a lot of wells really close together trying to withdraw water from a clay dominant aquifer, all at the same time. This is ultimately the problem. If these wells were drilled into a more productive portion of the aquifer, we would likely not be seeing these well to well impacts.**

Hopefully they have decided not to irrigate with ground water and have developed a water conservation plan for that subdivision.

I would like to measure a couple out there and get some current numbers on water levels. I have a request in to my supervisors to do that, but have not heard back. I'll incorporate at least one into the long term network and we can start comparing water levels on an annual basis, because it is the year to year trends that indicate the health of an aquifer.

Email From James Owsley

Do not yield water at a  
Rate high enough to keep  
up with even a single  
well used frequently

SCANNED

Exhibit #  
#100

yields were considerably lower than others in the area, and the triangular shape provided short rows and made it difficult to farm. The current farmer who farms several hundred acres in the area said this small project will not negatively impact his farming operations. The applicant will include right-to farm language in the CC&R's and on the plat, and they will comply with agency requirements. Following his testimony, Mr. Lakey responded to questions from Commissioners Van Beek and Dale.

Amy Woodruff gave testimony regarding the technical aspects of the project regarding ground water, onsite septic systems, and traffic. This project is not in a nitrate priority area which means ground water in the area does not exceed 10 milligrams per liter of nitrate so it's not in a groundwater area that's being monitored for nitrate at this time. The Idaho Department of Water Resources does not view the location as somewhere they are looking at closely for groundwater depletion. Commissioner White had questions regarding arsenic levels. Ms. Woodruff said they typically see arsenic in the deep wells around Marsing and south of Dry Lake. She doesn't have specific well data for Trinity itself, but she knows there are some under the counter-type treatments if arsenic is encountered for individual wells. To her knowledge arsenic has not been an identified problem for this property. A nutrient pathogen study was done in 2007 and so they know quite a bit about ground water and the hydraulic gradient in the area and it goes south and west toward the Snake River. Trinity will develop an irrigation system that uses their surface water right so they won't be using their individual wells to irrigate, they'll be using for potable purposes only. Trinity will dedicate a 50-foot half-section right-of-way and the west boundary (Marsing Road) will be developed as an arterial road. There will be one access onto Lakeshore Drive and it will be developed as a collector road. Both roads will be improved to handle a lot more traffic volume.

ARSEN

Greg Schatzel is the project developer and said the current farmer has issues with silt and costly problems with filters and pumps. Mr. Schatzel bought several developments in 2006 and 2007 and this is the third of four projects he's worked on. In other developments he put in a road, fences, and CC&R's but he couldn't sell them; however, when the market improved he was able to sell them. Commissioner White said it was suggested that two 12-acre pieces would be a better fit and she wanted to know if that was a deal breaker. Mr. Schatzel said it is a deal breaker and financially it would not make a lot of sense.

Following testimony, Commissioner Dale made a motion to close public comment. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioner White is hesitant because the request is in a heavy agricultural area and she's struggling with the compatibility issue. Commissioner Van Beek referenced the established farms, dairies, and agricultural operations in the area and noted her concerns about the compatibility of residential development in an agricultural zone. She reviewed the policies of the comprehensive plan. It's a great agricultural area that is not in an area of impact or slated for residential development although there are pockets of development out there. She appreciates that the developer wants to put high end homes out there but once that grounds develops it becomes impossible for farmers and it creates a domino effect where they cannot compete because the

SCANNED



Public hearing Trinity Estates LLC  
6/8/2020

Hearing Ex Mr. Mapps  
Statement

Fish & Wildlife Habitat Policy No. 1:

Encourage the protection of natural resources such as, but not limited to, the Snake River, Boise River, Lake Lowell, Deer Flat National Wildlife Refuge, and Fort Boise Wildlife Management Area.

- 4.4 Whether the proposed use will be injurious to other property in the immediate vicinity and / or will negatively change the essential character of the area?

Mr. Mapp cited the following from the staff report:

If the proposed use is developed as described in the applicant's Letter of Intent, the development will be injurious to properties in the immediate vicinity. The property is surrounded by large agricultural parcels. The applicant has proposed lot sizes averaging 1.63 acres with the minimum being 1.5 acres. Adding twelve residences in this agricultural area may impede the ability of those farmers to operate without complaints of noise and/or smells. The subject property is also in close proximity to the Deer Flat National Wildlife Refuge. Adding twelve additional residences in this area may be detrimental to the refuge and wildlife.

The proposal will negatively change the character of the area by introducing residential development with relatively small lot sizes. The character of the area is currently agricultural and this development is premature. The median lot size in the area within one mile is 6.28 acres, which is much larger than what the applicant has proposed. Furthermore, there are no platted subdivisions or subdivisions in platting within one mile of the subject property.

- 4.5 Whether, if applicable, adequate water, sewer, irrigation and drainage and storm water drainage facilities and utility systems will be provided to accommodate said use as described below?

Mr. Mapp cited the following from the staff report:

- |    |            |                                              |
|----|------------|----------------------------------------------|
| a) | Sewer:     | Individual septic systems                    |
| b) | Water:     | Individual domestic wells                    |
| c) | Drainage:  | No changes proposed                          |
| d) | Utilities: | Currently available to the subject property. |

Southwest District Health (SWDH) stated their requirements and recommendations (Exhibit C.5).

- 4.6 Whether legal access to the subject property for the development exists or will exist at the time of final plat?

Mr. Mapp cited the following from the staff report:

Canyon Highway District No.4 has stated their requirements and recommendations (Exhibit C.2).

- 4.7 Whether there will be undue interference with existing or future traffic patterns.

Mr. Mapp cited the following from the staff report:



From: Claudia Haynes claudiale3@aol.com  
Subject:  
Date: August 30, 2021 at 8:36 AM  
To:



June 10, 2020

Ms. Elizabeth Jett  
12093 Ranchview Dr.  
Nampa Id 83686

RE: Valleyview Ranch Subdivision #2

Ms. Jett,

Southwest District has conducted a subdivision review on the site located at *Section 13, Township 2N, Range 3N*. The request is to split the current parcel (*Lot 3 Block 2 of Valleyview Ranch Subdivision #1*), and have it re-platted into 2 new lots, *1/1* buildable, one existing dwelling. The Engineering Report and associated plans and specifications appear to meet applicable regulations.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

**Condition(s) of approval:**

- SWDH previously approved Valleyview Ranch Subdivision #1 under the condition of installing advanced treatment sewage disposal units capable of achieving an effluent nitrogen concentration of 27 mg/L. This condition will be required for this approval also
- No further reduction in size for these newly created lots will be approved.

If you have questions, please contact me at 208.899.1285, or via e-mail: Chris.Ellis@phd3.idaho.gov

Respectfully,

Chris Ellis, REHS RS  
Land Development Senior

cc: Joe Canning PE PLS. B&A Engineers, Inc., 5505 West Franklin Rd., Boise ID 83707  
File copy

**Healthier Together**

13307 Miami Lane • Caldwell, ID 83607 • (208) 455-5400 • FAX (208) 455-5405

Valley View Ranch No. 2 Subdivision  
SD2020-0008

EXHIBIT

SCANNER

Septic System  
ISSUE

Next to this Lewis Height  
Sub

This from Southwest Dist.  
Health in 2020



Water issue

**From:** Claudia Haynes claudiale3@aol.com  
**Subject:** Water in Idaho Press Trib.  
**Date:** November 21, 2021 at 3:21 PM  
**To:** Claudia Haynes claudiale3@aol.com

[https://www.idahopress.com/townnews/meteorology/what-will-it-take-to-meet-irrigation-demand-this-year/article\\_318910c3-46f4-5e45-be14-2ea91d5dcccce.html?utm\\_medium=social&utm\\_source=email&utm\\_campaign=user-share](https://www.idahopress.com/townnews/meteorology/what-will-it-take-to-meet-irrigation-demand-this-year/article_318910c3-46f4-5e45-be14-2ea91d5dcccce.html?utm_medium=social&utm_source=email&utm_campaign=user-share)

# What will it take to meet irrigation demand this year?

By CAROLYN KOMATSOULIS ckomatsoulis@idahopress.com

## A world with less water: Idaho farmers sound off on drought impacts

The Boise reservoir system needs an estimated 73% of its average streamflow to meet 2022 irrigation demand, according to an official at the Idaho Fall Water Supply Outlook meeting.

But that is only enough to bring reservoirs back to their current level, noted Idaho Department of Water Resources Hydrologist David Hoekema. And current levels are lower than normal following the hottest summer on record. "We're now starting off with a really wet fall, which is great, we need that moisture," Hoekema said. "In November and December, we don't have a lot of snow pack yet. ... We've got a long way to go before we pull out of drought." Early precipitation doesn't guarantee drought relief. In 1992 and 2001, the beginning of the water year was very wet and those years both ended in severe drought, Hoekema said. The entire Gem State is in a drought and almost 90% of the state is in a severe drought or worse, according to the University of Nebraska – Lincoln drought monitor. About 5% of the state is in an exceptional drought, the worst category. Each of the Boise reservoirs — Arrowrock, Lucky Peak and Anderson Ranch — are less than 35% full, according to the Bureau of Reclamation. Lucky Peak is the least full, at 19%, as of mid-November.

Idaho agriculture depends on irrigation because of a lack of precipitation in the summer. This spring, farmers pulled water from reserves to irrigate earlier. The heat meant farmers needed to irrigate more, leaving reservoirs depleted. This situation was unexpected, the Idaho Press previously reported. The snowpack should have been adequate but an extremely dry spring and extreme heat caused a problem. In a world warming due to

SCANNED

climate change, water is more likely to evaporate than to make it into a reservoir. Less precipitation falls in winter and snowpack is limited. Snow also melts earlier and faster, so peak discharge on the rivers occurs earlier than accustomed.

The Farmer's Almanac predicted there will not be adequate snow out west to provide drought relief. The almanac also predicted the winter would be typically cold and dry with average temperatures.

On the other hand, the National Weather Service predicted a La Niña winter in Idaho with a slight increase in snow and average temperatures, the Idaho Press previously reported. Last year was also a La Niña.

But when there's more than one La Niña, the second or third La Niña years often end up drier, Hoekema said.

Boise may be better off than other areas around the state.

The Lower Goose Creek Reservoir, about 30 miles south of Burley, needs an estimated 130% of average streamflow to meet irrigation demand, according to Natural Resources Conservation Service Hydrologist Erin Whorton.

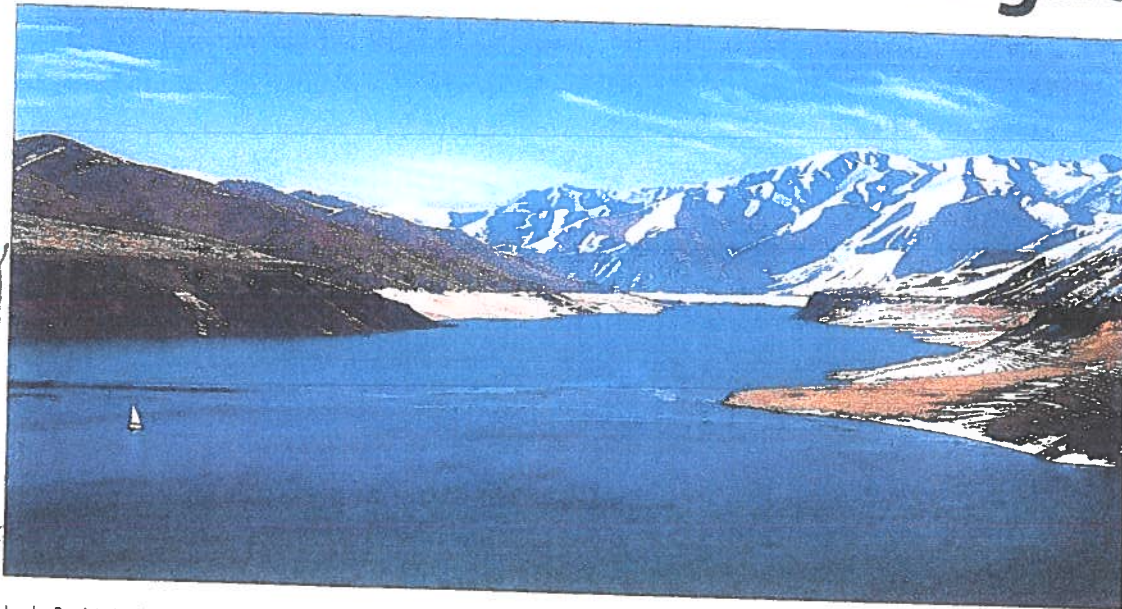
The Salmon Falls Creek Reservoir, a few miles northwest of Jackpot, Nevada, would require 118% of average streamflow, followed by the Mackay Reservoir in central Idaho, which needs an estimated 112% of average streamflow to meet irrigation demand. There are some slivers of hope, especially when it comes to soil moisture. Soil moisture is increasing from the fall weather, according to Whorton. "We're still having very, very dry soils in central Idaho and that's most pertinent to the folks who are growing grains in Lewiston, tri-state corner area, with some improvements in northern Idaho in soil moisture and southern Idaho," Whorton said. But there is plenty of uncertainty with the coming year.

"We see a pretty broad distribution of what snowpack looks like in La Niña years, with weak La Niña years having just slightly above average snowpack," Whorton said.





# Water and weather experts Most of Idaho is in drought



Lucky Peak Lake is seen from Lucky Peak Reservoir View Point east of Boise on Wednesday. As recently as Jan. 10, the entire state had seen above average precipitation thanks to storms coming through in late December and early January. The faucet has turned off since, however, and a majority of the state is in a drought.

By ERIN BANKS RUSBY  
erusb@idahopress.com

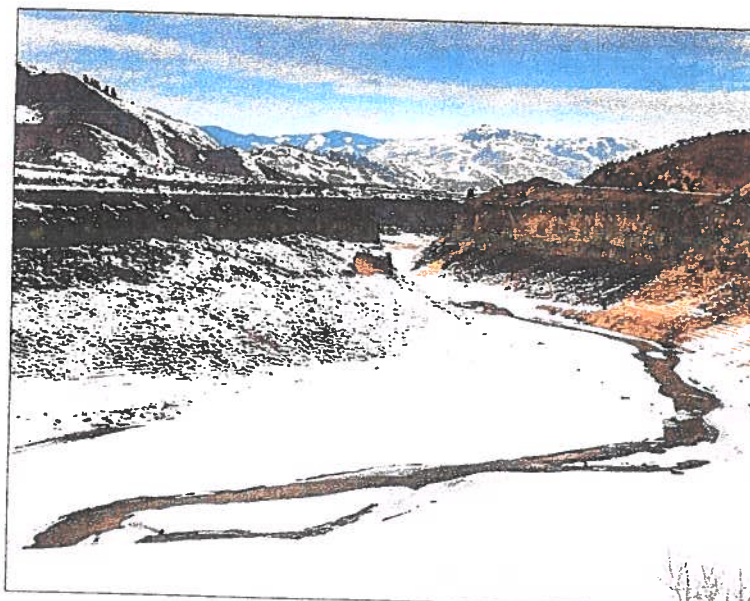
BOISE — Dry conditions in January and February have brought drought to most of Idaho and altered the outlook for snowpack heading into the spring and summer, weather and water experts said at a virtual meeting Thursday afternoon.

"Water supply is a growing concern across the state, especially the continuation of a dry period we've been in," said David Hoekema, a hydrologist with the Idaho Department of Water Resources. "And so I think we need to get the word out...that there's significant drought potential going forward from this point," he said.

As recently as Jan. 10, the entire state had seen above average precipitation thanks to storms coming through in late December and early January, Hoekema said. But then the big faucet in the sky turned off.

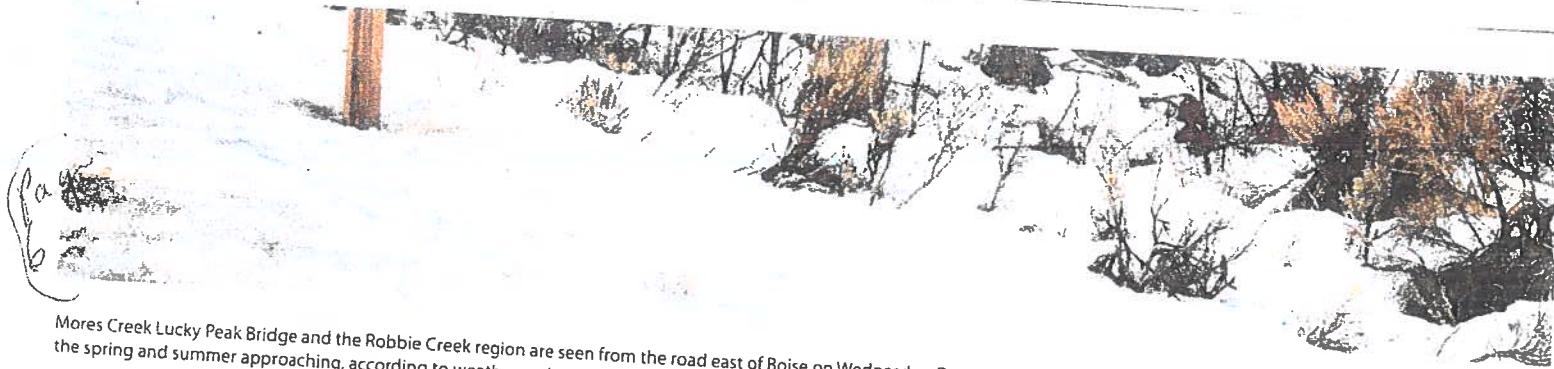
"Pretty much statewide since that point, we flatlined on precipitation," Hoekema said. "And that's a big concern from a drought perspective."

LOCAL



Mores Creek and the Robie Creek region is seen from the road above the canyon east of Boise on Wednesday. As of Feb. 1, 15% of Idaho was not in a drought according to David Hoekema, a hydrologist with the Idaho Department of Water Resources.





Mores Creek Lucky Peak Bridge and the Robbie Creek region are seen from the road east of Boise on Wednesday. Dry conditions in recent weeks has altered Idaho's outlook for snowpack with the spring and summer approaching, according to weather and water experts. JAKE KING/IDAHO PRESS

## Water/ from A1

The state was seeing improvements in drought conditions up through January and officials wanted to hold off on altering drought designations in hopes that additional storms would come through, but now, they will likely need to expand the drought designations if dry conditions continue, Hoekema said.

As of Feb. 1, only 15% of the state is not in drought, Hoekema said. The areas not in drought included a large swath of the panhandle, most of Custer County, and a small section of western Butte County, according to a map from the U.S. Drought Monitor presented at the meeting.

Dry conditions across the state have been driven by La Niña, which has been pushing storms north and east of Idaho, said Troy Lindquist, a senior service hydrologist at the National Weather Service. The state could see some precipitation early next week, but the pattern bringing dry conditions is likely to continue, he said.

Whereas snowpack was above average in most basins a month ago,

most are now seeing at or below normal snowpack, said Mark Robertson, a hydrologist with the Natural Resources Conservation Service.

The Boise River Basin's snowpack has now dropped below normal, and is also denser than normal for this time of year, Robertson said. Denser snowpack could make it "a little more ripe and mature and portending early melt," he said.

Currently, runoff from the Boise River Basin is 112% above normal, Robertson said. There are no plans at the moment to slow flows to conserve runoff for later months said Ryan Hedrick, a hydrologist with the Bureau of Reclamation.

Through May, with the continuation of La Niña, all of Idaho has equal chances of seeing normal, above normal, or below normal precipitation and above or below normal temperatures, while the panhandle region is slightly favored to have below-normal temperatures, Lindquist said.

Heading into summer, the state is predicted to have below-normal precipitation and higher than normal temperatures, Lindquist said.



Lucky Peak Lake and Lucky Peak Dam are seen from Lucky Peak Reservoir View Point east of Boise on Wednesday. Heading into summer, the state is predicted to have below-normal precipitation and higher than normal temperatures according to Troy Lindquist, a senior service hydrologist at the National Weather Service. JAKE KING/IDAHO PRESS





## Water and weather experts: Most of Idaho is in drought



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JAKE KING/IDAHO PRESS

By ERIN BANKS RUSBY

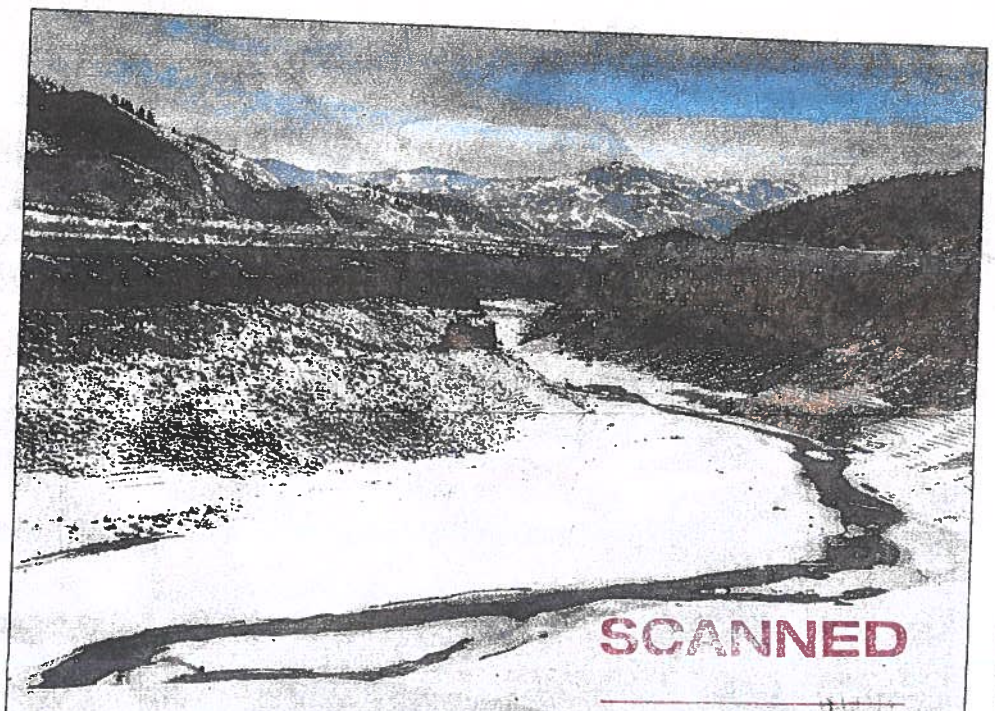
erusby@idahopress.com

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JAKE KING/IDAHO PRESS

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JAKE KING/IDAHO PRESS



Farmland in Canyon County.

CSNAFZGER/SHUTTERSTOCK

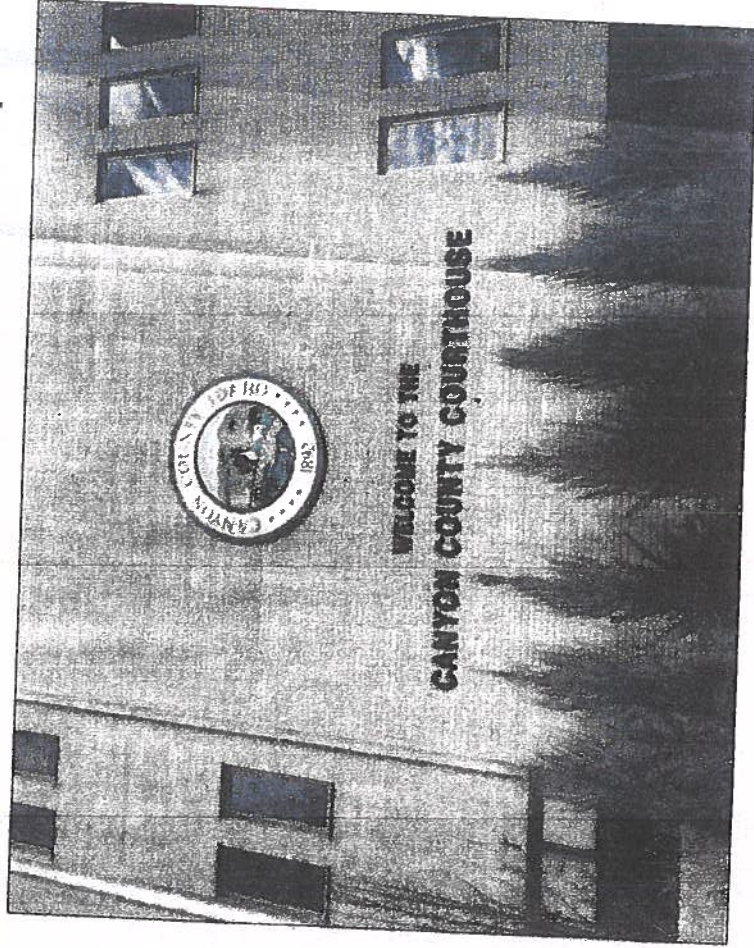
# With more growth coming, Canyon Co. looks to preserve farmland in draft plan

By MARGARET CARMEL  
BoiseDev Sr. Reporter

More than 100,000 new people could live in Canyon County by 2040, and county urban planners are working on where to put them.

Since 2019, Canyon County's Planning and Development Services Department has been putting together its next comprehensive plan to guide growth and development in Ada County's booming neighbor for the next decade. The draft plan, called Growing Together, is still in development and is open to feedback from residents, business owners, and other interest groups. It is expected to be voted on in the spring of 2022.

You can give your feedback on the website: canyonco.org. Canyon County has hosted several workshops on the proposal and will host another on Feb. 23 from 11 a.m. to 2 p.m. at the Canyon County Administrative Building in Caldwell. As Canyon County grows, planners say the



MARGARET CARMEL/BOISEDEV

## WHAT COULD CHANGE?

In the past, Canyon County didn't differentiate between different types of farms very much. Instead of generally allowing agriculture anywhere in the large county, this new draft comprehensive plan categorizes agricultural uses more

Treasure Valley, we're seeing a lot of growth," Elizabeth Allen, a planner with Canyon County, told BoiseDev. "We're seeing the cities expand and (with agricultural uses)... we're running into more incompatibilities among uses where we can't keep

Caldwell to allow special event centers, businesses, and other specific uses for agri-tourism.

Canyon County Development Services Steve Fultz said another goal is to keep development near urban areas within the impact areas for the cities. This allows agriculture to keep operating without causing confrontations with residential neighborhoods, and it keeps the cost of services, and property taxes costs, controlled.

"COMPASS is saying by 2040 we might be looking at an additional 100,000 people in Canyon County, so how do we keep that urban type of growth and development within those corridors where it makes sense where you have the utilities in place, or they are easily extendable?" He said. "We want to be able to be very smart in that growth."

## CONCERNS FROM REAL ESTATE GROUPS, HOME BUILDERS

This plan needs some changes, according to some big players in Canyon County.

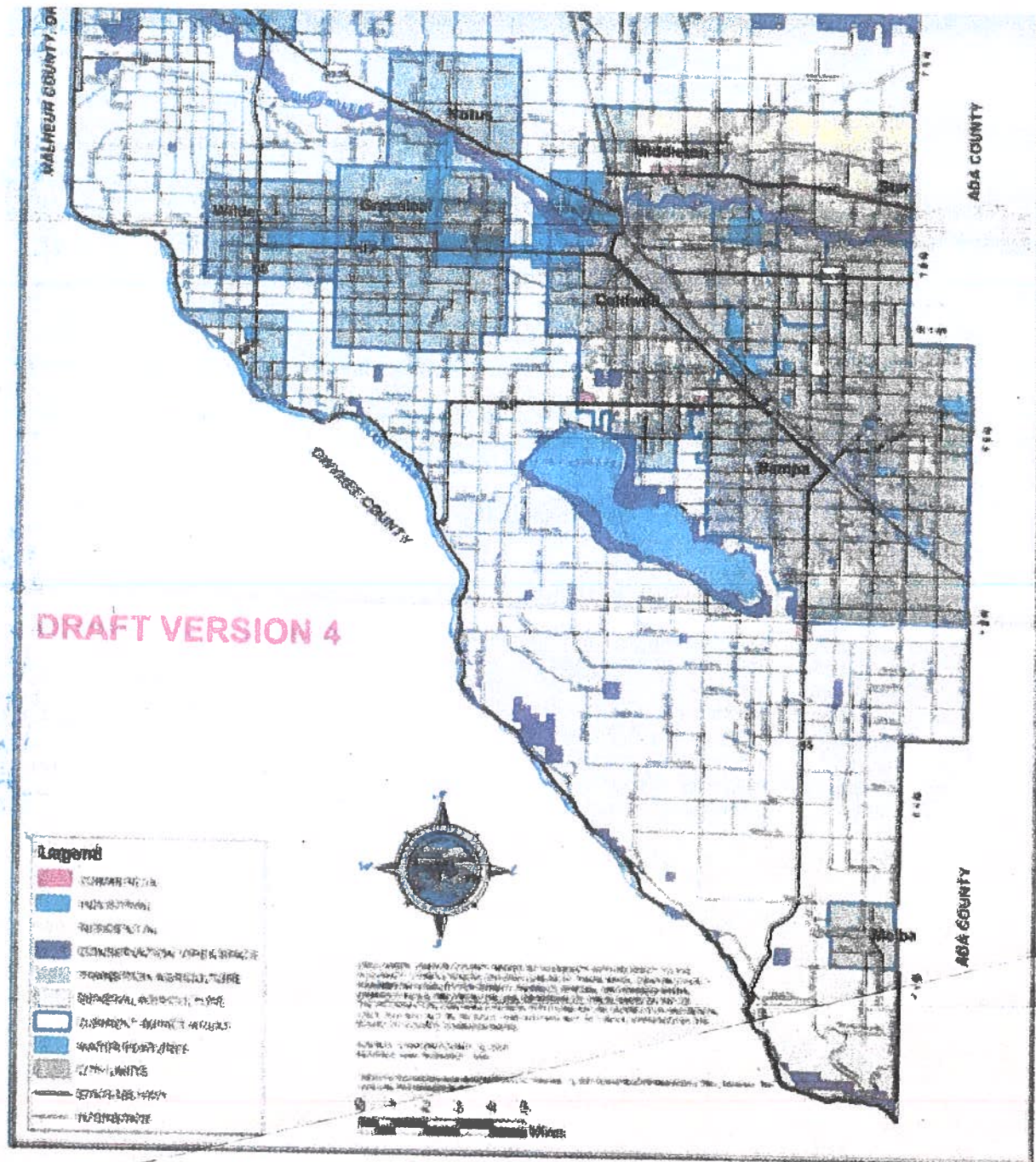
the draft comprehensive plan. The letter praised the commissioners for their service and vowed to offer input on the new plan.

It didn't offer specific critiques, but Lahey did refer to the goal of working to "maintain the correct balance of individual property rights and protection of viable farmland." He said the county's current comprehensive plan is still working well, and there's no need to pass it on the county's schedule for spring because it doesn't leave enough time for stakeholders, like his group, to give their input and make changes.

"My clients strongly support the conservative principles of protecting the rights of individual property owners to use their land and promoting the lightest touch of the hand of government in people's lives," Lahey wrote in the letter obtained by BoiseDev in a public records request. "They also understand the value in encouraging preservation of prime farmland for continued agricultural

operations. The proposed general agriculture zone is designed to "protect and stabilize" the county's agricultural economy by allowing farming-centric businesses while limiting residential development. More intensive agricultural uses, like feedlots will





COURTESY OF CANYON COUNTY

## Growth/

from C1 regulations trying to push development closer to urban areas. He said any zoning plan should allow for residential development on agricultural land on parcels that won't support farming, either due to the lack of water or bad soil.

He praised Fultz's work on the project and was optimistic changes could be made.

"We have cases out here north of Middleton and other areas that don't have any water rights, and it's really poor ground," Mills, a former Canyon County Planning Commissioner, said. "...The widely accented rule (in the past)

ground for something other than ag, so hobby farms and hobby farmers who like to do outdoor activities can use that for a better purpose than the farmer who can't even farm it. Those areas don't always lie in the right place though, i.e. impact areas."

When asked about how developments far from city centers are more expensive to provide fire, police, and parks services to, Mills said people who live in these areas accept the tradeoffs. He said landowners like himself with large lots do not need to go to a park or use recreation programs

outside on their property. And if it takes a little more time for a first responder to come to his home if he calls 911, then so it goes.

"Where is your high crime?" he said. "The crime is concentrated in high-density areas to a huge degree, and I am still paying the (Canyon County) sheriff for that type of thing. I have been 31 years in the house I am in, and I haven't called any of them yet, nor the fire department. When they're called out there, I will accept they will take three minutes more to get to me than they would downtown. That's

Lahey, nor the Snake River Building Contractors Association responded to a request for an interview to discuss their more specific concerns. The Nampa Association of Realtors told BoiseDev to reach out to the CEO of Idaho Realtors, who did not respond to an email.

## RURAL LIVING COMES WITH TRADE-OFFS

Alan Mills, a real estate broker who lives near Middleton and a member of the Caldwell Board of Realtors, said he is

CANNON





BRIAN MYRICK / IDAHO PRESS

The Boise skyline was inundated with smoke last summer because of drought, western wildfires and rising temperatures. Those trends could very well continue this summer, according to climate experts.

## Drought expected to continue in southern Idaho this spring, summer

Western wildfires will likely impact Treasure Valley air quality again

By CAROLYN KOMATSOULIS  
ckomatsoulis@idahopress.com

Idahoans, especially in the southern part of the state, should expect to remain in a drought this year, climate experts said in a media call this week.

There was optimism earlier this year the state could have normal snowpack after a series of snowstorms in December and early January. But a high pressure ridge parked off the West Coast has largely kept moisture away from the entire Pacific Northwest region.

"Reservoir levels in southern and eastern Oregon and southern Idaho are near historic lows," Britt Parker, NOAA National Integrated Drought Information System regional drought information coordinator, said.

Over 80% of the Gem State is currently experiencing drought, according to the U.S. Drought Monitor. This time last year, slightly less than 25% of Idaho was experiencing drought.

### LOCAL

## Drought/ from A1

However, last year's drought was unexpected. Snowpack should have been adequate but last spring and summer were extremely dry and hot.

Last summer was the hottest on record in Boise, the Idaho Press previously reported, with 18 days where temperatures hit or exceeded 100 degrees.

Regionally, around 74% of the entire Pacific Northwest is in drought. Over 18% is in extreme or exceptional drought conditions, the highest levels.

"This reflects long-term precipitation deficits for much of the interior northwest," Parker said.

Dry conditions across the state have been driven by La Niña, which has been pushing storms north and east of Idaho, the Idaho Press previously reported. La Niña is a cooling period of the ocean's surface that impacts rainfall and in turn affects winter weather around the world.

Other Pacific Northwest states are also experiencing dryness. Over 90% of Oregon is in drought but Washington is faring much better, with slightly more than 50% of the state experiencing drought conditions.

There isn't any indication climate change is playing a big role, said Larry O'Neill, from the Oregon Climate Office. But it is very unusual to get three years in a row that are very dry in Oregon.

What goes on in the rest of the Pacific Northwest can also affect Idaho. For example, drought can be a contributing factor to wildfires. Last year, the smoke from wildfires around the western United States impacted air quality in the Treasure Valley and Idaho as a whole.

"Not only are water supply issues going to be more acute ... but we're starting to get concerned about the general dryness of the landscape and what it means for wildfire risk," O'Neill said. "In central Oregon fire districts, they're projecting an above normal potential for wildland fire. This is really concerning."

The Significant Wildland Fire Potential Outlook shows above-normal chances for wildfire for a portion of central Oregon in May and June. In Idaho, chances appear normal.

For that area of central Oregon, the concern for May pertains to backyard burning and project fires that might get out of hand.

The projection for central Oregon is because of ongoing extreme drought conditions and the prediction for a drier than normal drier-than-normal spring.

In terms of temperature and precipitation, this spring should look pretty normal in Boise, as the area typically sees high temperatures in the 50s and 60s and roughly 3-5 inches of rain, according to the National Weather Service.

Heading into summer, the state is predicted to have below-normal precipitation and higher than normal temperatures, the Idaho

# Idaho, again, tops per capita farm revenue ranking in West

By SEAN ELLIS

Idaho Farm Bureau Federation

BER 1, 2021

Recently released federal show that Idaho, once again top Western state when it comes to farm income on a per capita basis.

Per capita farm income is derived by dividing the total number of people in a state by the total amount of farm cash receipts produced in that state. Farm cash receipts is the revenue that farmers and ranchers receive for selling their commodity.

Idaho farmers and ranchers produced \$4,421 per Idahoan in 2020, according to data released Sept. 2 by USDA's Economic Research Service and crunched by University of Idaho Agricultural Economist Ashlee Westerhold.

That placed Idaho No. 1 among the 11 Western states in that category. Again, Idaho has ranked at the top in per capita farm income in the West for many years.

"It demonstrates how big agriculture is in Idaho, again and again and again," UI Agricultural Economist Garth Taylor said about the per capita ranking. "It shows how important agriculture is to the state's economy and to the average Idahoan."

California led the nation last year in total farm cash receipts at \$49 billion, but that state had 39.5 million people in 2020, making California's per capita farm income total \$1,241.

Put simply, that means farming is way more important to the average Idahoan than it is to the average Californian.

Idaho Farm Bureau Federation President Bryan Searle, a farmer from Shelley, said the per capita number is a simple yet effective way to show how important agriculture is to the average Idahoan compared to people in other states.

"That per capita number reflects how critical the state's agricultural industry is to people in Idaho," Searle said. "I hope it encourages people to think about how important farming and ranching are to the state's overall economy and way of life."

Taylor said the per capita number could also be viewed as a reflection of how agriculture is treated in Idaho vs. other states.

## Revenue/

from B9  
The economic and political climate in Idaho is favorable toward the farming and ranching industry, something that is not true in many other Western states, he said.

"Hardy a week goes by when you don't see

an anti-ag article ... out of Oregon, California and some other states," Taylor said. "It's anti-ag statements all the time, almost weekly, in those states. You don't see that in Idaho."

According to the recently released USDA data, Idaho farmers and ranchers brought in \$8.1

billion in farm cash receipts in 2020 and Idaho's population was 1.839 million last year.

That means the state's farmers and ranchers produced \$4,421 in farm revenue per Idahoan in 2020, well above second-place Montana, which had a per capita farm income total of \$3,460 last year.

Wyoming ranked third in the per capita category at \$2,629 and was followed by New Mexico (\$1,415), Washington (\$1,284), Colorado (\$1,258), California (\$1,241), Oregon (\$1,195), Utah (\$548), Arizona (\$538) and Nevada (\$215).

SCANNED

March 25, 2022

Jennifer Almeida Planner III **Exhibit #2**

Planning and Zoning Commissioners

OR2021-0018 & RZ2021-0030

Lewis Heights Subdivision Submitted by T-O Engineers

**Exhibit 10A States a lot of information that should be read very carefully Please.**

**1 SPF WATER ENGINEERING REPORT**

Page 1 states "Groundwater levels within the local area are stable and show no indication of over appropriation

----- But this information cannot be proven as there are no records kept. We have supplied date from other hearings showing wells failed in this area. Idaho Water Center on 322 E. Front street Ste 648, Boise Ph 208-2874800 [dwrinto@idwr.idaho.gov](mailto:dwrinto@idwr.idaho.gov) Claudia Haynes personally called office on March 24, 2022 Talked to **Chad** first at 208 3342190, asked him if you have a water right or just a domestic well how much water are you allowed to use in one day. He gave me the number of **13,000 gal per day** for inside of the house use and land under 1/2 acre of land depending on where your land is. Then I asked when someone is out of water in the domestic well who do they report this information to at IDWR, He said no one that he knows of keep records of this information as it is usually a mechanical problem and not an out of water experience.

**I was then transferred to Allen he confirmed there is no log made of any out of water issues anywhere in Idaho.** But the Area South of Lake Lowell is an area of concern, and they are all looking at this very seriously but he could not name anyone what is working on a study at this time.

Page 2, IDWR has no reporting on failed wells in the area. There is nowhere to report failed wells in this area. After experiencing a failed well I (Claudia Haynes) called and wrote to IDWR to give them the information on my own well, they do not have a list, a person, a monitoring process for the information. We have supplied Board of Commissioners with this information, but **no State Agency has a way to keep records of this information only individuals reporting to Commissioners directly.**

**2 MAP FROM SPF WATER ENGINEERING, LLC PAGE 3:**

WELLS 4,5,6,7,8,9, VERY DEEP. 517, 536 542, 549, and 628 feet (stated on page 4 of SPF Water Engineering report. In Deersky Ranch Sub, Sky Ranch, Foothill Ranch and Wild Prairie subdivisions, all have had problems with wells, going dry. From bad construction, or low water, or failed or bad systems being installed by well drillers. Common wells and or community wells have had issues and we have given this information to the Board of Commissioners at other hearings in this area.

**3 Drawdown Analysis information from SPF Water Engineering page 11** Commissioner Smith, you indicated that a map Claudia Haynes showed you in another hearing that the date was too old. All Reports from Hydrograph or dated back to give a history of water 1960, 1966, 1980, 1996, history is vital when it comes to reports like this that is why the map I showed you from IDWR was a good document. One that should be considered in your decision-making process.

Read page 11 of this report: "daily average use of 300 gallons per day per household." ----- Each domestic well is approved for 13,000 gal per day by State Law. 300gal @day for 365 days = 109,500 one year / 13,000gals @ day for 365 days = 4,745,000 Gal one year. The aquifer does not have this amount of water

Page 13. Recommendation for Well Construction: "typical well depths of 230 to 300 feet for lowest elevation lots and approximately 280 to 350 feet for the highest elevation lots -- If this is the case then why are there wells in the area from 517 to 628?

Page 14. "Conclusions: The drawdown analysis suggests that the addition of 33 new domestic wells to the area will have a minimal impact on current ground water levels near the subdivision." Many (perhaps most) well failures are not caused by water-level declines in an aquifer, but rather because of either excessive sand production or loss of productivity caused by plugging of well screens or perforations, or by collapse of open boreholes. Instead, they more often fail due to loss of productivity resulting in excessive drawdown." ----- **Again, there is no reports from IDWR or well companies showing any date on where wells have failed, dried up, no one is keeping records of or reporting this information. Not even well companies.**

**4 Fire Suppression:** No report from Upper Deer Flat Fire Department for Fire Hydrants or underground tank or water supply on sight for Fire Suppression.

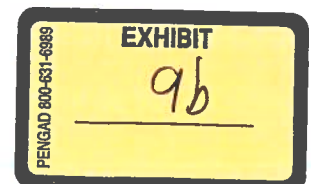
**5 This property is in the Nitrate Priority area.** SWDH has not updated the map showing this but water reports from this are from individual property owners have submitted water report in other land use cases in this area showing this information. I have been informed by the Director that SWDH is in the process of developing a new map, it is not available at this time. Arsenic is also in this area and SWDH has not shown this on the map at this time or on Line. Again people in this area have had their wells tested and proof of this info has been submitted at other hearings in this area.

**6 Geotech, inc. page 8 dated May 10, 2021. Ground Water:** According to the State of Idaho Department of Water Resources Well Drillers' logs, ground water in the vicinity is approximately 150 to 203 feet below the existing ground surface. Transient high ground water condition could develop over a clay or less permeable layer and this condition could generate down gradient seepage — **This could cause a problem with septic systems and cause leakage like what happened in the subdivision next to this property. (Swanson Heights)**

Sincerely,

Claudia Haynes,  
Canyon County Alliance for Responsible Growth  
8830 DeerSky Ranch Trail  
Nampa, Idaho 83686.

SCANNED





April 2, 2022

SENT VIA EMAIL [Jennifer.almeida@canyoncounty.id.gov](mailto:Jennifer.almeida@canyoncounty.id.gov)

Jennifer Almeida, Planner III  
Canyon County Development Services (DSD)  
111 No 11<sup>th</sup> Ave, Room 310  
Caldwell ID 83605



RE:     Developer:     LGD Ventures LLC – Goldberg     Proposed Subdivision: Lewis Heights  
          RZ2021-0030 & SD2021-0018     Parcel No:     R30117     Acreage:     78.5  
          Planning & Zoning Hearing:     April 7, 2022 – 6:30p

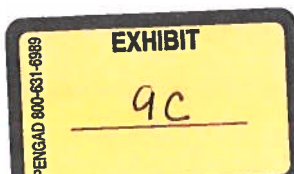
Dear Ms. Almeida:

This letter represents my opposition to the above-referenced applications and I ask that it be read into testimony in its entirety at the hearing. While I appreciate your recommendation to approve said applications, I submit the following for consideration by the Planning & Zoning Commission.

1. On August 2, 2021, the Board of County Commissioners denied a rezone and subdivision application by a vote of 3-0 in the Taylor Jene applications RZ2020-0019 and SD2020-0035. Those applications were very similar to the Goldberg Lewis Heights ("Goldberg") applications. Due to conflicting evidence and reports regarding the availability of water in this area the Commissioners could not fulfill their requirements to answer in the affirmative to the Findings of Fact question #5. **(BOCC Land Use Hearing, Aug 2, 2021, Audio)** To-date, no updates have been provided to correct the conflicting data.
2. An approval requires an affirmative to the question ***Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed conditional rezone?*** "No" is the only answer that can be accepted as it pertains to water. Just because the law allows for a domestic well per parcel, does not guarantee water will be available. The developer will have you believe that farming takes more water than residential use and perhaps it does during the irrigation season. What the developer doesn't tell you is that the farmer's use recharges the deeper aquifer while residential use does not and will demand water year-round. IDWR has yet to provide daily or even monthly results of the extent of the drawdown and/or static water levels during the irrigation season. It only reports on the "big picture" not daily use. **(Ex 10a)**
3. The developer does not provide a time frame for their data collection. Public testimony from adjoining neighbor to this parcel, Mrs. Greenfield, testified during the irrigation season (summer 2021), that the irrigation system was "sucking air". Many residents have testified (for years) as to the demand on the aquifer by both farmers and homeowners is stressing the aquifer, lowering of wells & costs associated, and dry wells (even if temporary). IDWR will not guarantee water availability when the aquifer drawdown is the greatest and the use demand is the highest. The county must, in its duty, ensure that it protects the rights of existing homeowners and also ensure that the services will sustain with the growth it continues to allow. IDWR recommends that we shut our water off for a few hours, a few days, or as it so happens, even a few weeks for the aquifer to replenish. NO ONE can be expected to survive without water and be expected to pay taxes on a home that may be worthless due to lack of water that used to be available. Not only would the investment of the homestead be worthless, but gardens & livestock that supply food and landscape would perish. This is absolutely unacceptable. IDWR & DSD must guarantee the availability of water if it is going to allow continued growth knowing the testimony and evidence provided to the contrary.
4. The subdivisions presented by DSD do not accurately depict the approved (and built) average parcel size. One cannot accurately determine minimum lot size if DSD includes the lake and doesn't also include the 10-acre parcels with new homes off Deer Flat in addition to the farmlands that include single family

13038 Skyview Street • Nampa ID 83686

SCANNED

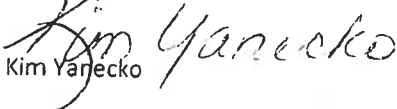




- dwelling. In fact, the subdivisions presented by DSD are from 20 & 30 years ago and yet are considered Agricultural land. DSD must include ALL AGRICULTURAL parcels including single family dwellings and Rural Residential parcels to get the correct average parcel size to ensure consistent and comparative use. Statistics are easily manipulated to "sell" anything. DSD may have made mistakes allowing the spot zoning so many years ago, but that doesn't mean it has to continue. **(Staff Report Pg 3 of 6 and EX 7j)**
5. The Nitrate Priority Area (NPA) is not accurately depicted in the graph provided by DSD and the developer. Because there is no hard line on where and how contaminants will enter the soil, DEQ includes a one-mile buffer, called Strata 2 that must be included in the contaminated area. This property falls within the NPA Strata 2. DSD doesn't share details about the high levels of arsenic found in the soils either. While left undisturbed, they should pose lower threat levels, but with the development, those contaminants are infiltrating our water, our soils, our air.
  6. The county has already approved, in perpetuity, a development of 100+ homes in very near proximity to this parcel. Because those homes have not yet been built, the county cannot continue to add more homes without having historical data as to water availability, water safety, traffic safety and other services being affected.
  7. DSD indicates it has contacted the Upper Deer Flat Fire District. DSD has maintained that "no response is an affirmative response" meaning they don't have a problem with the development. That is not acceptable and more concerning is that state law requires a water source to fight fires which is not accounted for in the development report. A state law water source requirement is not something you leave to the development AFTER approval of a rezone or subdivision application. Remember, this is a volunteer fire department with an emergency response time of 17 minutes. What number is required when the county must protect its citizens with a full-time, staffed fire department?
  8. On February 8, 2022, Commissioner Keri Smith stated the school districts need to plan for the construction of 100 new schools and that they expected 38,000+ new students in grades K-8. She also questioned **the need to stop growth as there were not enough resources. (Elected Officials Meeting Feb 8, 2022, 1:30p Audio)** A moratorium on residential developments should already be in effect until accurate answers can be obtained and state and local agencies can provide concrete evidence on services and resources. Reactive vs. proactive approaches result in foreseeable failures.
  9. Currently the canals are not filled and therefore not yet available for domestic use in the surrounding developments. While this development will be using pressurized irrigation, the surrounding homes that irrigate from the canal have already started using their domestic wells to irrigate their landscape and gardens to supplement in the interim. I don't need to provide pictures to prove the reservoirs are lacking in volume. The demand on the aquifer is real and this year will prove exceptionally bad.
  10. Safety should be greatly considered with the southern center of the proposed development as well. There is a canal left with an island ripe (lot 41) for public endangerment, child drowning and unmaintained land. **(Staff Report, EX 2, page 4 of 7)**

The county needs to provide infrastructure and resources BEFORE it allows the continued growth in our county. The Commissions have a duty to protect the existing citizens and just because a developer offers to pay impact fees, those fees are ultimately passed to the consumer AND IT DOES NOT GUARANTEE WATER WILL BE AVAILABLE for new residents or existing residents. In good conscience, these applications must be denied

Sincerely,

  
Kim Yanecko

## Jennifer Almeida

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**From:** Cindy Petrucci <skylineexcavation@yahoo.com>  
**Sent:** Monday, April 4, 2022 10:55 AM  
**To:** Jennifer Almeida  
**Subject:** [External] Case NO RZ2021-0030 and SD2021-0018

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is in response to the notice we received about the application for development by Darren Goldberg/LGD Ventures, LLC on Lewis Rd/Lewis Heights Subdivision.

We are completely **opposed** to this development. The Treasure Valley area is in a drought situation again this year and it is only April. Any water that we have should go to the Farming industry so they can grow food to feed this area and country. Adding a new subdivision with 34 new homes will need to have wells dug and new landscaping added that will take additional water. What happens if a structure catches on fire? Where will that water come from? I belong to a group of folks that have asked numerous times to have a water evaluation done in this area since we have 10 wells either go dry or need to have their well dug deeper in the summer of 2021. As far as I know nothing has been done. Until the County can work with our Legislature to amend the testing types and notifications as well as the requirements for safety standards (arsenic, nitrates, etc,) further approvals must be denied or delayed indefinitely.

Besides the water this will add additional traffic in this area. At a minimum there will be additional 68 vehicles on these rural roads. Have any of you tried to exit Lakeshore Dr, Deer Flat, Missouri and turn left on Hwy 45? You can sit there for more than 5 minutes before it's cleared to turn. Sometimes I give up and turn right just to be safe. Is there a plan to add a signal to any of these intersections?

What about internet access? Our internet is extremely slow and adding additional homes will add another burden our access. Many folks now work from home and having additional users will overtax this area.

One of the main draws to move into this area is the farm fields. The continued destruction of the farming is absolutely disheartening. We do not need any more housing in this area and frankly the Treasure Valley as a whole.

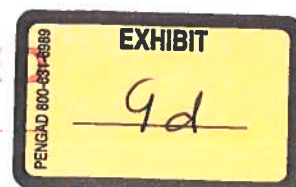
Please confirm receipt of this email.

Tim & Cindy Petrucci

12612 Anakate Lane

Nampa, ID 83686

SCANNED



## Jennifer Almeida

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**From:** Susan Huter <slhuter@hotmail.com>  
**Sent:** Monday, April 4, 2022 11:09 AM  
**To:** Jennifer Almeida  
**Cc:** BOCC  
**Subject:** [External] Re: Lewis Heights Subdivision Planning & Zoning Hearing, April 7, 2022

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Almeida, Ms. Smith, Ms. White, and Ms. Van Beek

My husband and I bought our home in Deer Sky Ranch Subdivision in 2008. Our home was built in 2004. In the summer of 2021, we had to have our pump lowered to the bottom of our well, since it was pumping air. Previously the pump was sitting at 437 feet, but it was lowered to 469 feet and sits only 2 feet off the bottom of the well now! The guy from Adamson Pump that worked on it, said our pump was now sitting in 30 feet of water. This 2-day job cost us \$1818.00. Two of our neighbors in Deer Sky Ranch also had to have their pumps lowered and the wells dug deeper because of pumping air. Their costs exceeded \$20,000 each!

In his job through the years, the driller from Adamson Pump said he has seen a 5-7 foot drop of the water table EVERY year in the last 10 years, mainly because of the continued growth and development in this area. For us, that means we have only 4-5 years (at the present water table decline) before we have to drill a new well. And that would only be possible if there was NO new development!! We might not even last through this coming summer if growth continues at the rate it has been! He also warned us there is a 12-18 month waiting list for well-drilling, and that it would cost upwards of \$65,000. Why should existing homeowners be penalized with that bill because Planning and Zoning is not listening to our concerns?

What is a current homeowner to do if they run out of water and have to wait that long to get a new well? We can't live in our home! We can't sell it! And yet we have to pay taxes on it!

Please halt the growth and development south of Lake Lowell!

Sincerely,

Larry and Susan Huter  
Deer Sky Ranch Subdivision



Jennifer Almeida, Planner III

Canyon County Development Services (DSD)

111 N. 11<sup>th</sup> Ave, Room 310

Caldwell, ID 83605

April 4, 2022



Re: Developer: LGD Ventures LLC—Goldberg Proposed Subdivision: Lewis Heights

RZ2021-0030 & SD 2021-0018 Parcel No: R30117 Acreage: 78.5

Planning & Zoning Hearing: April 7, 2022—6:30 P

Dear Ms. Almeida

This letter is submitted in opposition to the above referenced applications and I request it be entered in evidence at the hearing. Our reasons for opposition are as outlined by the letter sent to you by Kim Yanecko dated April 2, 2022. We agree with all the points delineated in her letter and for all the same reasons.

Most importantly we are concerned with the water availability to current homeowners in close proximity to the acreage of which we are some of the same. To date no answers have been provided to the questions on the Taylor Jene applications as documented in Miss Yanecko's letter which prompted the Commissioners to vote 3-0 in denying that rezone and applications.

Respectfully submitted,

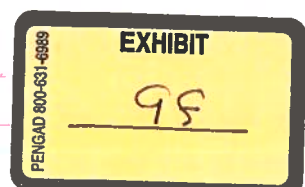
Michael Chenore & Magdalene Chenore

12750 Deer Flat Rd.

Nampa, Id. 83686

*Michael Chenore*  
*Magdalene Chenore*

SCANNED



Please add my letter of opposition to the above-named case file prior to the Planning and Zoning hearing on this case.

I am very opposed to the request for a conditional rezone of parcel R30117 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone/Rural Residential) Zone.



My opposition is based on the following:

Agricultural Considerations:

The staff report indicates this property consists of moderately suited soil types, with 8.29% as prime farmland and the remainder being classified as not prime farmland. I take serious issue with this assessment. This property has been highly productive farmland for many decades. It is served by two large pivots and hand lines providing excellent irrigation for the crops. I am attaching photos of this property taken Monday, April 4 showing the current crops growing. My family has lived in this area for over 30 years and have witnessed this property be successfully farmed continuously and know it has been farmed for even longer than the years we have lived on Duck Lane. It will continue to be viable farmland for generations to come if zoning is not changed from "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone/Rural Residential) Zone.

While the staff report lists ten subdivisions nearby (with a reference to a total of 19 subdivisions platted for a total of 272 lots), of the 10 listed, only three were platted prior to 2000 with only two platted prior to 1990. Since the early 2000's the farmland south of Lake Lowell has consistently been rezoned in favor of subdivisions. Once the agricultural infrastructure is removed to make way for subdivisions, we can never reclaim our farmland. Agriculture has historically been the staple and backbone of Canyon County and we cannot afford to continue to rezone our ag land in favor of subdivisions. This is a travesty. The new Comprehensive Plan clearly indicates the desire to protect our agricultural heritage and our agricultural lands south of Lake Lowell.

Crop dusting occurs within 3500 feet of this proposed sub-division. Many fields in this area already cannot continue crop dusting due to the sub-divisions built. The subdivisions are putting our crop-dusting industry out of business, and negatively impacts our farmers tremendously.

Traffic Concerns:

Lewis Lane from Rim Road driving west is on an incline with a posted sign indicating the view is obstructed and requiring a reduction in speed limit. Lewis Lane driving east also has inclines as well and views are limited. Either direction, traffic has obstructed views, and this will greatly impact the safety of automobiles turning into or out of the proposed subdivision. The normal speed limit is 50 miles per hour which makes sudden stops for incoming or outgoing vehicles from a new subdivision nearly impossible, particularly when views are obstructed in both directions.

Additionally, school buses stopping along Lewis at either proposed access (Mallard and/or Kingdom Lane) will be stopping in view obstructed situations, causing serious hazard to both the bus and to children needing to cross Lewis Lane back and forth from the subdivision to access the bus. Safety will be very compromised in this situation.

Kingdom Lane is a dirt road, not an intersection. It provided access to the ditch bank and canal but has been turned into a driveway for two homes recently built. Owners of one of these homes must cross the ditch bank on the flat concrete slab over the canal to access their home below. Another home is currently being constructed further down the irrigation canal and those owners will also have to access across the canal on Kingdom Lane. Mallard Lane is a cul-de-sac, not an intersection.

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Increased traffic and vehicles trying to access Lewis Lane along this stretch of Lewis Lane which has obstructed views will be extremely problematic and unsafe. It is quite surprising that the Nampa Highway District signed off on access based on their signs that visibility is obstructed in this location. (Photos attached)

Traffic along Lewis Lane and Lake Shore Drive has significantly increased due to the increased development of subdivisions primarily along the south side of Lewis since about 2005. Subdivisions have already been approved for the north side of Lewis which have yet to be built. These have and will continue to add traffic to Lewis Lane. This traffic feeds onto Lake Shore Drive and then to Hwy. 45. Accessing Hwy. 45 from Lake Shore Drive is already a serious problem and is very difficult due to the uncreased traffic on Hwy. 45. Currently there is only a two-way stop sign at Lake Shore Drive and Hwy. 45. The North/South traffic on Hwy. has no stop; the East/West traffic has stop signs.

Maintenance and improvements of the roads needs to be considered as well with the ongoing growth and increased traffic.

#### Water/Sewer Concerns

The proposed subdivision is located in an area which is continually reporting serious issues with wells going dry, pumps burning out, a need to increase the depths of existing and/or new wells, contaminated water, wells filling with sand creating cones of depression which impact the pumps being burned out and needing replacement, and the reduction of water in the aquifer. Adding 34 homes with individual wells and individual septic systems will only further exacerbate this ongoing problem. This irrigated farmland assists and contributes to the recharge necessary and will be eliminated if the land is no longer farmed. We cannot sustain unlimited development in our agricultural areas and provide enough water to all. We need to be good stewards of the water resources we have, as they are being reduced and/or will disappear. We are living in drought conditions, so this is not sustainable in the long run.

IDWR doesn't keep records on individual domestic wells so we cannot prove the water problem, but many residents in this area have been reporting on this and opposing more subdivision growth in this area. Community wells for domestic water and for irrigation of properties would be significantly more prudent than allowing individual wells. These would at least be subject to regular inspections.

Drainage for individual septic systems could be potentially problematic due to the nature of this acreage. Possible leaks and contamination seem inevitable.

#### Firefighting:

Most of the subdivisions in the surrounding area do not have firefighting resources. This area is served by a volunteer, rural fire department. The truth of our situation in this area is that it is near to impossible to save a home from fire. Developers should be required to install adequate firefighting systems with hydrants that are adequate and maintained for each subdivision.

Thank you for your consideration of my concerns and opposition to this proposed subdivision.

Cynthia Sandford  
10383 Duck Lane  
Nampa, Idaho 83686

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UNFINISHED





SCANNED







June 28, 2021

Board of County Commissioners

Jennifer Almeida Planner III

OR2021-0018 & RZ2021-0030

Goldberg/LGD Ventures, LLC Lewis Heights Subdivision submitted by T-O Engineers

I wish to write in opposition to this proposed subdivision and urge you to deny the request for rezoning and more homes and more wells in our area. When this case came before Canyon County Planning and Zoning, I submitted a letter of opposition along with photos of this farmland and am hopeful you receive all the documentations submitted at that time and will review my submission along with the multitude of other opposition submitted on this case.

Many people from our area have written opposition to multiple cases with primary concerns about water issues, which are significant for us. My own subdivision (a 50-year-old community) is on two community wells, one for domestic and one for irrigation. Our domestic well has been shut off several times during the past 12 months due to breaks and pump repairs. The most recent caused a lapse of water for about a week to our homes, mid-March 2022. The well is approximately 400 feet deep and has accumulated over 130 feet of sand, causing operational issues. While we have water now, we are still researching our options, which include trying to remove the sand, repair the well, dig a deeper well, or dig a new well. Any of these options will be expensive for the residents.

Our irrigation well has been turned off now for at least a month due to the pump motor seizing. The current best guess is that this well is also full of sand, impacting the operation of the well. We cannot get repair service to this well because of the backlog of wells needing repairs, deepening wells, or new wells being dug in our area south of Nampa, south of Lake Lowell. The cattle operations and agricultural operations take priority over our irrigation needs, understandably. The well companies cannot even give us estimated dates when they will be able to address our well issues. So, we are without irrigation water this summer.

This is all to say that the water concerns and issues facing our area along with the drought conditions, the normal irrigation water to be turned off significantly early this year are all serious concerns needing to be addressed and considered when deciding whether to re-zone excellent ag land to rural residential and place dozens or hundreds of new homes on productive agricultural land. I urge you to deny this and any other requests for development in rural Canyon County.

The specific parcel of land before you has been and continues to be outstanding irrigated farm land. Lewis Lane from Rim Road to beyond Sky Ranch Road is very hilly and access to a new subdivision will have very limited views in either direction. I submitted photos of this for the P&Z hearing. Additionally, the Highway Department has a sign posted stating that visibility is clearly reduced with a reduction of speed posted. Accessing a new subdivision will create serious safety hazards on a road being driven at 50 MPH or more. Please review the documents submitted for the P&Z hearing on this case along with the denial and reasoning behind that from the P&Z Commissioners. I urge you to deny this request.

Respectfully,

Cynthia Sandford  
10383 Duck Lane  
Nampa, ID 83686  
208.608.0504



June 30, 2022

Canyon County  
Board of County Commissioners  
Dan.Lister@CanyonCounty.id.gov

RE: rezoning parcel Rz2021-0030 & sd2021-0018

Hello, please consider my testimony against the proposed redesignation of parcel R30117 to "cr-r-r".

The current homeowners/farmers enjoy a peaceful rural life. The communities are separated by ag land which defines the entire area, a community that works with farmers. Adding this large development breaks with that standard.

1. Incompatible: The parcel in question has a significantly steep grade. It would require homes to be significantly higher than nearby homes, impeding the privacy of current owners. Any 2-story homes would look like monsters rising from the dirt. A more detailed architectural report is needed.
2. Waste Water Run-Off: Since these homes would be on septic, waste water would be prone to running down from this area into surrounding neighborhoods. Simply having a standard stormwater system is not enough when dealing with this type of run-off, this is not just rainwater. Additionally, the plan shows septic tanks butting up against the neighboring property lines. It clearly shows a total disregard for existing homes, why aren't they placed in front, again showing disregard for existing neighbors. What will the next non-neighborly gesture be? A more thorough report is required.
3. Lot Size: Existing homes average 2.6 acres, this proposed neighborhood averages 2 acres making it a densely populated rural community (more traffic, more pollution (light, noise, air) than existing neighborhoods). If you look at the map some of these lots are very odd shaped, which again shows the developer's attempt to squeeze as many dollars out of Idaho soil as they can.
4. Water: The info provided states that there is not an irrigation water/well water issue. This information is incorrect. There are current reports that show shortening of irrigation water schedule & farmers are needing work arounds. Just recently 2022 is coming up as the 3rd driest year on record, granted we received some respite with the spring rains but that is an anomaly. July of 2021 Caldwell's aquifer nearly ran dry. If farmers are being asked to work around the water shortage, there is no reason to not expect the same from developers. From a well driller's report to firsthand account of dry wells, there is evidence of water shortage. A more thorough & current report is needed. We definitely need a long-term plan, not just one hoping for a good winter.
5. Soil Report: The report simply shows "non-prime" land, when in fact it is mostly a Class 3 with some Class 4. This parcel is currently being farmed.
6. Wildlife: The most egregious omission in this report is the impact on the Deer Flat Wildlife Refuge. There is no wildlife impact report. This land currently hosts many migrating birds, from egrets, mallards, Snow geese, Canadian geese, pheasants, to many land animals, foxes and coyotes. A green belt area for existing wildlife should be required for all new developments.



Things to consider:

1. Now is the time for Canyon County to control and rectify out of control building. These homes are not reducing housing shortages, more emphasis should be concentrated on in-city developments.
2. An easy drive around Canyon County will show the many "Public Notice" signs on many farming fields. If all these were permitted, there is no way the water table can be sustained. The time to slow development is now, damage to the aquifers is not reversible. Please take one look at the California Central Valley, their aquifers are permanently damaged. Look at California as an example of what NOT to do, developer's greed & corruption has created unlivable conditions.
3. Developers are doing a lot of taking & not so much giving. Farmers are required to change what they can grow, how to fertilize and noise reduction. Cattle/Dairy ranches are being restricted from growing. Crop dusting businesses are being run out of business. Developers are not taking into consideration that this is a rural community, it's cramming in as many homes as possible & walking away with a bag full of cash, leaving the County to mitigate a mess they created.

The Commission has a difficult job, however, postponing a development has no determinantal impact. No one will suffer, however, that is not the case if the development is approved.

Thank you for your time.

Ron & Eunice Howard  
PO Box 1226  
Nampa, ID 83653

## Jennifer Almeida

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**From:** ANGELA BRATCHER <Atabrat@msn.com>  
**Sent:** Tuesday, April 5, 2022 2:17 PM  
**To:** Jennifer Almeida  
**Subject:** [External] RE: Developer LGD Ventures LLC- Goldberg RZ2021-0030 & SD2021-2018, Planning and Zoning hearing 4/7/22-6:30P and Proposed Subdivision: Lewis Heights R30117 Acreage: 78.5

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

MS. Almeida

We are OPPOSING The above referenced applications as the area of several issues STILL exist. Nothing has changed since August 2, 2021, which We had a BOCC land Hearing, where the Board of County commissioners DENIED a rezone rightfully so, just a few short months ago.

Many of us have repeatedly testified to the FACT of Wells failing multiple times, spending thousands to have to replace and repair.

The Emergency Service here are Volunteers, for fire, which is very minimal / limited.

We have had tragic loss of life and homes. Road safety and Schools do not have any plans set, and in place to accommodate any further inflection of homes at this time.

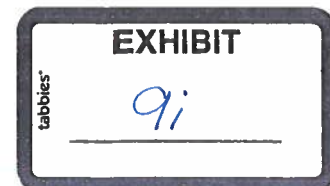
Please Place a Moratorium on residential developments until accurate answers can be obtained with the state and local agencies.

This is not a Responsible ACT, in Good conscience on the County Commissioners , to approve any further developing at this time in this area. We need more historical data and answers FIRST!!

Respectfully

Tom And Angela Bratcher  
9293 Highpointe Circle  
Nampa, Idaho. 83686

Atabrat@msn.com





March 26, 2022



To Whom It May Concern;

My family worked in the well and pump service business from 1949-2020. Based on my 35 years of experience in this business, I have witnessed everything southwest of Lake Lowell (Rim Road going west and Lake Shore going south) to be an area of concern when it comes to future growth. The issues I have observed are water levels that continue to drop especially in August. More wells are running dry and new ones are needed. With further development, this will enhance the problem. It is my belief that the aquifer will not sustain the growth being proposed. In my opinion, more wells will go dry, new wells will have to be deeper, and in the end whoever has the deepest straw wins!

Hopefully optimistic,

**Carl D. Davis**

Carl (Corky) Davis

SCANNED





**SECRET**

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**EXHIBIT**

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The first part of the paper is  
a short history of the movement for  
the abolition of slavery in the United States.

The second part of the paper is a  
short history of the movement for  
the abolition of slavery in the United States.

The third part of the paper is a  
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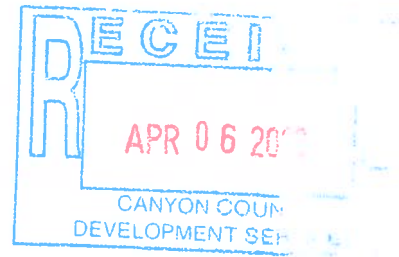


DATE; APRIL 2, 2022

TO: Canyon County Commissioners

FROM: Kerry Greenfield, resident at 12243 Lewis Lane, Nampa

RE: Proposed Goldberg/LGD Ventures RZ2021-0030 an SD2021-0018



My husband and I live in our home on Lewis Lane, the first home immediately east of the proposed development. I would like to state that I am adamantly against the proposed development because there is not enough ground water to supply even the current residents adjacent to the proposed development. This area is historically plagued with water supply issues.

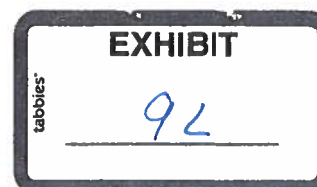
The land seller and developer stand to make an untold fortune by ignoring and changing the historical and dedicated purpose for which they own the farmland, at the expense of the people who have poured their own life and savings into the privilege of living here.

### WATER, WATER, WATER

The applicant wants you to believe from their testimony that there is "sufficient water for current uses." Ten dry wells in one subdivision in July 2021; three community wells sucking air, not providing enough water for its residents and requiring boil-orders; and the pivot on the property itself that I personally hear explosively "suck air" throughout the growing season are all evidence that there is NOT enough ground water even for the current local residents. T-D Engineers for the applicant states that "pressure irrigation from the existing well on the property" will be provided from a pump station AND "individual septic and water well services will be provided on each lot" (see page 20 of hearing packet). So...the plan is to not only use the existing agricultural well with enormous pumping capacity that "sucks air," but also for each of the 34 homesites to have their own domestic well. Further draw on the already insufficient ground water would be the increased capacity systems necessary for fire-suppression sprinklers required by the fire district. Instead of just a domestic well that pumps 18 gallons/minute, fire suppression sprinklers require 30-40 gallons/minute, and thus a bigger pump will be required for each resident. That more than doubles the draw capacity on each of the 34 proposed residential lots in addition to the existing well and pump which currently serves two large pivots.

Our home has had our own pump problems recently. The well-driller who came informed us that this hill is, and always has been, short of water, plagued with drying wells, and with no remedy. We received an estimate for a new well for the amount of \$32,498.52 (see attachment) to replace and deepen the well that we have already bought and paid for. Who is going to pay for that? And what about all our neighbor's wells that go dry? We can't all be expected to carry that financial burden so that a developer can get rich planting houses where they shouldn't be. I contacted four local drillers and most are scheduling new wells beginning May 2023—meaning more than a year without water waiting for a well-driller.

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There is also an attempt to explain away adjacent well failures as “likely due to issues with well construction.” Really? Blame the well construction? The IDWR website lists 16 licensed well-drillers in Canyon County. Are they all to blame? I think not. I called four of those drillers and they all spoke of the lack of water on this hill west of Rim Road. One of the drillers, who is a second-generation well driller from Nampa, and now just retired, has submitted a separate letter to this body of Commissioners describing the troubled history of water and his on-the-ground experience dealing with this insufficiency in the south Lake Lowell area, particularly west of Rim Road.

Another sidestep to this water issue by IDWR has been to describe a “cone of depression” which can amplify water drawdown. The solution suggested has been to have all the residents refrain from water use for an extended duration to allow the aquifer to recharge. This is not practical, do-able, or even a “solution.” Would YOU want to live in your home without water for days, hoping your neighbors are too, so there will be recharge?

And our water issues are only going to get worse. “Fallout from Idaho’s record-setting drought could last for years...precipitation levels plunged (in the spring of 2021), leading to the driest March-July in 96 years.” We are currently in a severe drought which was described by IDWR Hydrologist David Hoekema as a “growing concern among water managers that Idaho may be entering a multi-year drought period.” (KTVB7, published August 9, 2021) The local Bureau of Reclamation is expecting water delivery to be cut off as early as July or August this year because of low water.

#### TRAFFIC

Another of my great concerns is the added traffic and hazardous conditions that will come with such an increased population. With a minimum of two cars per residence, this proposed development will add at least 68 cars daily using Lewis Lane. This is a county, country “lane.” Lewis Lane is the ONLY direct route to Nampa from here. Lewis Lane traffic then pours out onto Lake Shore Drive and travels to Hwy 45. The intersection of Lake Shore Drive and Hwy 45 is congested, overused, hazardous, and major accidents are common there. The problem is that motorists approaching from Lake Shore Drive are stacked up at the stop sign, waiting for a little break or slot in the busy high-speed north-south traffic on Hwy 45 so they can accelerate from a stop to enter or cross the steady stream of traffic traveling 55 miles an hour. This is already an extremely congested and dangerous route, but the only direct route to Nampa.

Thank you for your time, consideration, and integrity in addressing these issues on behalf of your residents. The burden should not be placed on your current residents to struggle to get water to their home and likely have to spend a minimum of \$30-50,000 for a NEW well so we can stay in our homes.

Sincerely,

Kerry Greenfield  
12243 Lewis Lane  
Nampa, Idaho

Attachments: Well estimate and newspaper scan



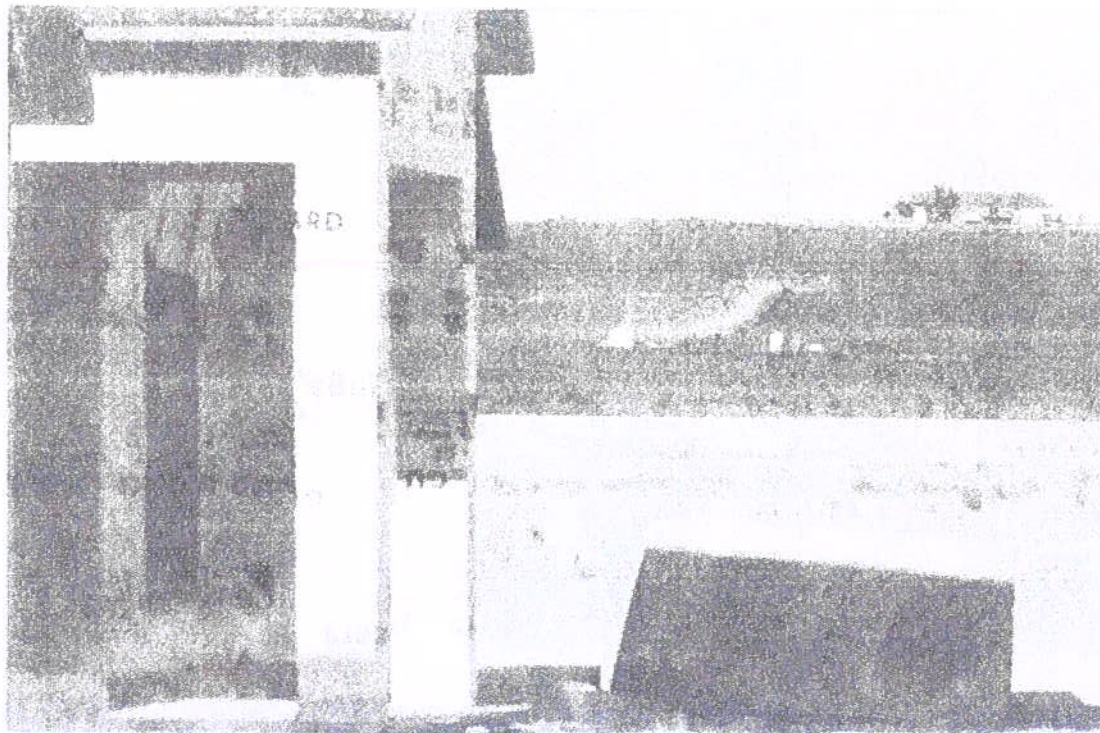
FOCUSSED  
ON SOIL

REC-11  
APR 06  
DEER  
FIRE

# IDAHO PRESS

# WEARY OF WATER WELLS

## South Lake Lowell residents question development in area where 10 home wells went dry in July



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2015年5月15日

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# Adams Pump & Drilling Inc.

Phone: 254-250-8893 Fax: 254-250-8893

12243 Lewis Lane, Nampa, ID 83651

www.adampump.com

Date 3/28/22

Name: Kerry Greenfield

Address: 12243 Lewis Lane, Nampa

Phone 208-250-8893

Email greenfieldkerry@gmail.com

Legal Description: T. 2N R. 3W S. 13 NENE

Fax:

## Water Well:

Mobilization & Demobilization: \$750 if completed depth is 60' or less  
Feet 260 @ \$ 65.00 Drill & drive 6" casing

Drive Shoe

Stainless Steel Screen 10'

Liner Blank:

Screen

Well Cap

Bentonite Surface Seal: Deep Seal if necessary will be \$750 additional

Drill Permit

Misc. Supplies

Total Water Well

## Estimated

|                   |              |
|-------------------|--------------|
| \$                | 16 900 00    |
| \$                | 100 00       |
| \$                | 1 850 00     |
| \$                |              |
| \$                | 100 00       |
| \$                | 1 800 00     |
| \$                | 100 00       |
| \$                | 300 00       |
| Total Water Well: | \$ 21 150 00 |

Pump: Franklin Electric 20SDQP-2 0HP QuickPAK

Fire Suppression None

Motor Franklin

Warranty 5 Years - Pump/Motor

Controller Variable Speed

3 Years - Controls

G.P.M. 25 to 26

HP 2

Underwater Splice

Drop Pipe 200

\$ 4.50 1-1/4" Schedule 120 PVC

Water Line\* 100

\$ 2.00 1-1/4" #160 Poly

Pump Cable 210

\$ 3.00 # 10-3 w/ground

Underground Cable 120

\$ 6.00 # 10 w/ground in conduit

Pitless Adaptor

1-1/4" Stainless Steel

Pressure Tank

H2PL22 - 22 Gallon Pressure Tank

Fittings

With Sprinkler Hook-up

Bury Hydrant

Boshart Lead Free

Casing Size 6"

Well Depth 260' est. \* Excludes trenching for water line

Static Water:

Additional labor for artesian well pump install

## Notes:

As per IDWR the old well will have to be abandoned by a licensed well driller. Please note that there will be a cost associated with abandoning the old well. This estimate does NOT include the price to abandon the old well.

Estimate good for 30 days

Parts (taxable)

Labor

Winch Truck

Mileage

Plumbing Permit

Electrical Permit

Misc. Supplies

|                    |              |
|--------------------|--------------|
| \$                 | 4 470 00     |
| \$                 | 75 00        |
| \$                 | 12 00        |
| \$                 | 900 00       |
| \$                 | 200 00       |
| \$                 | 630 00       |
| \$                 | 720 00       |
| \$                 | 120 00       |
| \$                 | 500 00       |
| \$                 | 1 000 00     |
| \$                 | 140 00       |
| \$                 | 8 767 00     |
| \$                 | 1 800 00     |
| \$                 | 65 00        |
| \$                 | 65 00        |
| \$                 | 65 00        |
| \$                 | 65 00        |
| \$                 | 521 52       |
| Total Pump System: | \$ 11 348 52 |
| Well & Pump Total: | \$ 32 498 52 |

Total Pump System:

Well & Pump Total:

Due to yearly price increase pump/motor price void after 12/31/22 - call for new quote

Please Note: Well depth and material quantities are estimated. Billing will reflect actual quantities installed.

SCANNED

April 07, 2022

SENT VIA EMAIL jennifer.almeida@cayoncounty.id.gov

Jennifer Almeida, Planner III  
Canyon County Development Services (DSD)  
111 No. 11<sup>th</sup> Ave, room 310  
Caldwell ID 83605



Re: Developer: LGD Ventures LLC – Goldburg      Proposed Subdivision: Lewis Heights  
RZ2021-0030 & SD2021-0018      Parcel No: R30117      Acreage: 78.5  
Planning & Zoning Hearing: April 7, 2022 @ 6:30pm

Dear Ms. Almeida

This letter represents my opposition to the above referenced application and ask that it be submitted into testimony/evidence.

I am in agreement with everything in the letter written by Kim Yanecko. Current comp plan in use is being revised and a new one is coming out later this year that will preserve farm land. I ask that you look to the new comp plan instead of the old outdated one.

In addition to what Kim submitted, I am asking that the land in production of agricultural commodities remain productive farm land. Farm land needs to remain farm land in our impending food shortages. The land was purchased as Agricultural land. The buyer knew this and has every right to farm the land.

In March of 2022, Mr. Joe Biden warned the United States Citizens that we can expect real food shortages in the years to come. The long term and lasting effects will be felt for many years. These shortages come from many different things happening, not just in the US, but around the globe. With the lockdowns and weather wreaking havoc on crops for the last 2 years, we are just starting to feel the deleterious effects of such disasters. Food prices are souring, animal feed prices are soaring. We NEED farmers now more than ever. We need agriculture..... not fancy neighborhoods on what was once prime farm land.

Farming commodities for both human and livestock consumption must be retained. We must preserve the farming during such a dire time in our country. We are on the path of self-destruction if we continue destroying the very land that feeds us.

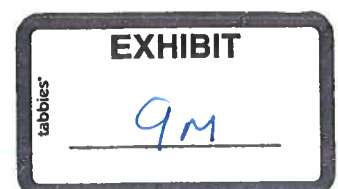
Now is NOT the time to be removing farm land from production. Now is the time to be increasing the farming to feed the people of this nation. Canyon County is a farming community and should remain so. Leave the subdivisions in the city!

Approving a rezoning of farm land to RR is irresponsible to say the least. Recommend denial of the rezoning and leave this farm land in production.

Sincerely

Amy Weidner

SCANNED



## Jennifer Almeida

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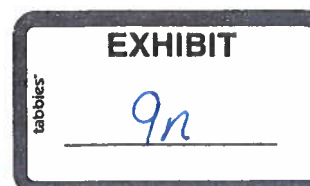
**From:** Bluehouse <corey@eroplay.com>  
**Sent:** Wednesday, April 6, 2022 4:06 PM  
**To:** Jennifer Almeida  
**Subject:** [External] public comment on Goldberg Lewis Heights Subdivision

Dear Ms. Almeida,

We are new residents and new members of the Lakeview Hills Water Users Association, and we wanted to register with Canyon County Development Services **our opposition** to the Goldberg Lewis Heights Subdivision Application. We have been following the local water issues with much interest, as everyone has, and believe that further development in an area that is already experiencing issues with water availability is simply bad planning! We would refer you to the letter below that you already received from Kim Yanecko. We agree with everything she is laying out in her letter, and would urge you to please **NOT APPROVE** this development until/unless there is ample and verifiable data that our water table can sustain this kind of development. From everything we are seeing, the support is not there. Thank you so much!

Corey Nicholl, Erika Shaver-Nelson, Alexi Malenky  
10424 Duck Lane, Nampa 83686

SCANNED





## Jennifer Almeida

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**From:** hayderrick@aol.com  
**Sent:** Wednesday, April 6, 2022 5:21 PM  
**To:** Jennifer Almeida  
**Subject:** [External] Goldberg Lewid Heights

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

April 6, 2022  
Jennifer Almeida

I am writing to oppose Goldberg Lewis Heights subdivision

Because

1. this is prime agriculture land, in the past it has produced Alfalfa seed, sugar beets, grain corn, silage corn, pinto beans and wheat. This makes this land prime farm ground
2. infrastructure: Our 1960's road, in this area, will not allow any more traffic, for safety sake. Our roads are already jammed with traffic. These roads can't accommodate another 50 or more vehicles.
3. Water: If we continue to drill wells at the rate that they are, our water table will be in serious trouble. In our sub division Lakeview View Hills, we have to all be put on a lawn watering schedule because the lack of water pressure.

Thanking you in advance for a wise and right decision

Sincerely Patrick and Carolyn Derrick  
12632 Lewis Lane  
Nampa Idaho 83686

SCANNED

EXHIBIT

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DATE: 04/06/2022

TO: CANYON COUNTY COMMISSIONERS

FROM: Richard & Keri Bucknell, resident 12133 Lewis Lane, Nampa

RE: Proposed Goldberg/LGD Ventures RZ2021-0030 and SD2021-0018



With the respect, I would like to draw your attention to the *scarcity of water in our area*.

I am a resident at this address for fifty three years now. My father, however, lived in this area for seventy five years before passing in 2013. He was very knowledgeable regarding water issues in this area, as he farmed/irrigated many acres. Even as a child I can remember him talking about water shortage issues in the proposed area. So with that being said ... it is sufficient to say "we have been facing this type of problem for a long time." *There is a severe shortage of water in our region*, and yet Canyon County Commissioners continue to approve the development of homes.

I'd like to bring to your attention that despite that the applicant's testimony that there is "sufficient water for current use ... it is not true as **WELLS IN THIS AREA ARE GOING DRY!!!** Currently *WE are having issues with our well* which has been here for 25+ years. To replace or deepen a pump in this area is approximately \$32,500.00+ which would be a financial burden for us. *We should not be expected to carry the financial burden so greedy developers can make money without consequences for their actions*. Please keep that in mind when voting to approve or deny this proposal.

It has also been brought to your attention that there has been *ten dry wells in one subdivision in July 2021; three community wells sucking air, not providing enough water for its residents and requiring boil-orders*; and the pivot on the property itself "suck air" throughout the growing season are all evidence that there is NOT enough ground water even for the current local residents. T-D Engineers for the applicant states that "pressure irrigation from the existing well on the property" will be provided from a pump station AND "individual septic and water well services will be provided on each lot" (see page 20 of hearing packet). So...the plan is to not only use the existing agricultural well with enormous pumping capacity that "sucks air," but also for each of the 34 home sites to have their own domestic well. Further draw on the already insufficient ground water would be the increased capacity systems necessary for fire-suppression sprinklers required by the fire district. Instead of just a domestic well that pumps 18 gallons/minute, fire suppression sprinklers require 30-40 gallons/minute, and thus a bigger pump will be required for each resident. That more than doubles the draw capacity on each of the 34 proposed residential lots in addition to the existing well and pump which currently serves two large pivots.

*Traffic concerns should also be considered.* The intersection of Lake Shore Drive and Hwy. 45 is extremely dangerous, I've experienced almost being hit several times. Putting another 34 proposed residential lots (approximately 68+ more vehicles) in the proposed area *will only increase the risk of fatalities* at that intersection.

**WE ARE AGAINST ANY MORE DEVELOPMENT IN THIS AREA** and we hope you will take the immediate response and effective steps to solve this problem.

Thank you for your time,

Richard & Keri Bucknell  
12133 Lewis Lane  
Nampa, ID

SCANNED

EXHIBIT

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## Jennifer Almeida

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**From:** Dee Bower <deneilbower@gmail.com>  
**Sent:** Thursday, April 7, 2022 10:14 AM  
**To:** Jennifer Almeida  
**Subject:** [External] Re: Goldberg Lewis Heights Subdivision – LGD Ventures, LLC RZ2021-0030 & SD 2021-0018

APRIL 7, 2022

TO: Canyon County Planning and Zoning Commissioners

FROM: Dee and Terry Bower, 12620 Lewis Lane, Nampa ID

RE: Proposed Goldberg/LGD Ventures RZ2021-0030 an SD2021-0018

Dear Commissioners,

We're concerned neighbors of the proposed Goldberg/LGD Ventures development for one simple and fundamental reason - WATER.

We built our home in 2019 across the street from the proposed development (north). At that time we had no idea there were water or well concerns in the South Lake Lowell area. That has all changed in the last couple of years with the failure of our neighbors' wells and persistent problems with others. We are facing a real threat about one of life's most basic needs. In our opinion, it would be irresponsible for this development to be approved and future homeowners not informed of the risk they are taking concerning water. In addition, if the grave concerns of residents who have already been approved to build and live here are ignored, and the water issues are exacerbated by 34 new wells, that would be seriously irresponsible too.

We are not anti-growth and understand that you are under increasing pressure to provide opportunities for all the people seeking to live here, but we also understand that not every acre of land is suitable for every purpose just because it's open space and a developer wants to realize financial gain from it. This particular 78.5 acres of land is clearly not conducive to more residential growth given a water situation that is not likely to change in the foreseeable future.

I haven't addressed other practical considerations like traffic, and they exist, but frankly could possibly be fixed over time. Lack of water cannot be fixed. No amount of explaining away the issues by the developer's experts can negate the fact that your Canyon County neighbors are dealing with the reality already, and greatly fear that their homes will become uninhabitable (or unaffordable to make inhabitable) if this development is allowed to move forward. Also, consider that we are facing a record drought that further threatens water supply.

Other neighbors have written much more detail in their letters to you, and I am grateful for their research to give you plenty of factual information to consider. Please do. Let good old fashioned Idaho common sense and your obvious desire to serve your community guide you as you make a recommendation on development of this farmland. It is not suitable for continued development that would result in a drastic change to the balance of water use here and threaten a most basic requirement for livability.

Thank you for your consideration of our concerns,

Terry A. Bower and Dee Sarton-Bower





Frankie's Aerial Application, LLC  
9125 Sky Ranch Road  
Nampa, Idaho 83686  
208-466-7033

Canyon County Planning and Zoning  
Jennifer Almeida,

April 5, 2022

Regarding:

APPLICANTS: Darren Goldberg/LTD Ventures, LLC  
APPLICATION NOS: RZ2021-0030 & SD2021-0018  
PROPERTY: South side of Lewis Lane between Rim Rd. and Sky Ranch Rd.  
ACREAGE: 78.55 acres HOMES PROPOSED: 34, + 6 COMMON LOTS

I am writing to state our **opposition** to this application to rezone from agriculture to rural residential and to develop the property into 34 residential pieces.

This property is located within 1 mile northeast of our aerial application business.

As always, our concern could be abbreviated as, *MORE PEOPLE; MORE PROBLEMS.*

Most applications now move off the precedent that "others have been approved, why not this one?" The character of our land has been changed to accommodate this attitude, however this is deceptive. There has been a lulling effect of not being alarmed at the 1<sup>st</sup> development application.

Our bottom line is: This is a slow boil for Agriculture

*WATER* is a major concern for us because we are already having trouble with our well and have documented a reduced water volume and flow in our domestic well. Idaho Dept. of Water Resources does not have sufficient records of the water issues in our area despite the fact that we are ALL having problems with our wells.

Large scale development will only exacerbate the problem.

I had a discussion with 2 people at IDWR last week and asked for specific calculations and information. Neither of them could supply the information.

1. I asked for the total number of wells and the total number of acres within a given area. This would calculate the average # of acres per well that we have now. --- I was directed to a map online and told to count it myself. So when I looked at a certain quarter section there was 1 well listed, however I know there are 2. Why is there a simple discrepancy as profound as this?

2. Then I asked for an estimate of the width of the cone of depression for a single domestic use well given the soil in this area and pertinent information. I was told that I would have to have a hydrologist do a study to get that information...

Why is this calculation not readily available to IDWR?

This "well-to-well interference" zone is key to the discussions about developing in this area.

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An obvious conclusion is that wells are being placed too close together and the "cone of depression," (well-to-well interference) caused by the suck-down when the water is pumped, is overlapping and causes the wells to cavitate, or suck air, until the aquifer can replenish to the operating level.

We have been told for years that the water table is dropping in our area due to the number of houses being developed and the demand for water increasing. Our well repair man said, "It's not called *Dry Lake* out there for nothing!"

Again, I stress that a 5 acre minimum lot size with 1 or 2 community wells strategically located would reduce or remedy the problem of sucking down the water level. MAYBE.

The development of any property should not harm the existence of another, so we are opposed to this many houses "adding their straws to the bucket."

The *IMPACT ON AGRICULTURAL OPERATIONS* is another major concern we have. Agriculture is Idaho's backbone with roughly 80% of Idaho's revenue.

KBOI recently showed an interview with Joe Weitz, owner of Western Farms located about 3 miles west of this property. Frankie sprayed for him for years working at Valley Air.

Joe stated that he has been advised that the normal 3.75 acre feet of water that he is used to getting will be **reduced to 1.2 acre feet** this year due to the drought conditions.

And the water will be shut off in the canals on August 1st, fully two and a half months earlier than the usual October 15 date!

This particular field is ACTIVE FARM GROUND. Why is it being proposed to take it out of active farming and rezoned to be a densely platted subdivision?

This field was flown by a crop duster a few years ago, but it is now impossible to fly because of the development around it.

Aerial application is being forced out of so many areas now that subdivisions have replaced active farm ground. The Federal Aviation Administration and the Department of Agriculture prohibit agricultural planes to fly directly over a congested area; a subdivision would be considered a congested area.

Turning and maneuvering adds time, burns fuel, and decreases our efficiency and production.

Any subdivision takes out a large chunk of airspace that could have been used for turns and entering or exiting a field. This loss of acreage and airspace makes the aerial application more complicated and time consuming, with greater liability, and makes pest control more difficult for the farmers. Even the choice of chemicals may be altered because of the proximity of housing.

\*This has already affected us in other areas and has cost us many thousands of dollars in lost revenue. (Lewis pivots east and west, about 300 acres)

The **only** reason we no longer fly those fields is because of the subdivisions around them.

Likewise, more people in the area means more car traffic, more foot traffic, and other hazards that interfere with aerial applications. Many times, we have had to abort a pass or delay an application because of cars, motorcycles, joggers, and people stopping to watch.

It's novel to them, but we're working.

Farm equipment is frequently on the roads, moving from field to field or transporting pipes and such. More civilian traffic makes it more difficult and less safe to operate. People get impatient and pass tractors and combines, causing accidents with increasing frequency.

### *DRONES, SPOTLIGHTS, and LASERS*

We have had incidents with drones being flown on our airstrip and property, even when the plane was rolling to take off. I don't know if they thought it was funny to follow the plane or if they realized that it could damage the plane if it collided.

My husband has been spotlighted and lasered in flight and had to stop the application on the field until the source was identified and the Sheriff arrived. He has also been shot at!

Any of these interferences could be catastrophic.

While the *Federal Aviation Administration* has a neat little web page that addresses some of this, there are rules about flying a drone that is rarely read by recreational drone owners.

[https://www.faa.gov/uas/recreational\\_fliers/where\\_can\\_i\\_fly/airspace\\_101/](https://www.faa.gov/uas/recreational_fliers/where_can_i_fly/airspace_101/)

I would propose that any development agreement would include specific education about interference with agricultural operations, and would prohibit the use of drones, spotlights, and lasers during a nearby aerial application, or near an airstrip.

\*Aerial fireworks should be included as well. These are already supposedly illegal and pose a fire hazard and distraction to the pilot.

### *COMPLAINTS*

The more people move into the country, especially from out-of-state, the more complaints are filed against farming. People complain about smells, noise, lights, dust, working the fields at night...

This causes needless investigations and creates a lot of friction between farmers and residential new comers. Just because they smell the cows doesn't mean that got pooped on... the same with chemicals. Just because they can smell it doesn't mean they got "exposed."

I have suggested that commercials be shown on TV and radio to inform the public of the "Right to Farm Act" and agricultural activity to educate the public.

<https://legislature.idaho.gov/statutesrules/idstat/Title22/T22CH45/>

Is this not the responsibility of the County?

### *RESIDENTIAL LIGHTING and Street lights*

We are already having problems with VERY bright lights on houses and shops in the area.

The bright lights are not being directed downward, are not shielded, and are SO bright that they are not contained on their property.

It's like having a truck parked in front of your house all night with their bright lights on!

It is annoying to have to close your shades at night to block the lights from a house a half mile away.

If they're afraid of the dark, they need to stay in the city.

\*I am particularly concerned that some of these lights will interfere with the pilot's night vision when he's flying and cause a hazard.

The eyes reflexively attempt to accommodate lights in the darkness, but it takes a few seconds. Those seconds could be the difference between making a safe pass or losing your depth perception and hitting a pole or wire, or worse. Small lights are fine for the most part, but brighter lights interfere with the pilot's vision.

SCANNED



I have talked to Elizabeth and Kate and proposed that Canyon County include a "*Dark Sky Ordinance*" in the Comprehensive Plan and Ordinances so that the lighting issues can be addressed in all existing and new developments. I also sent them a copy of Gem County's Ordinances that could be slightly modified and adopted into the CC Ordinances rather quickly.

All residential developments should be made aware and make appropriate changes to the outdoor lighting to eliminate the safety aspect and include the courtesy of not blinding their neighbors...

### *INFRASTRUCTURE*

The Dry Lake area simply doesn't have the infrastructure to support the number of houses being crammed into this area. Any need to upgrade or add to the roads, power, water, internet, phone, and emergency services will become the financial burden of the existing people.

I am particularly opposed to more cell towers and power lines as these have killed many pilots. Agricultural pilots are the most affected by these because of their flight path and altitude. Collision with towers and wires is responsible for 30-45% of pilot fatalities each year.

5G is a whole discussion in itself. Safety studies have not yet determined short-term and long-term effects on the health of people and animals in proximity to 5G towers.

Fortunately, we do not use the type of altimeters that are used on passenger planes, but I do not know if they would interfere with the GPS we use for aerial applications. The goal is to keep ag pilots far away from them...

### *TRAFFIC*

The increased traffic has already caused us to have to spray some of the fields at night because we couldn't make a pass along the road when vehicles would be close to the plane. So you fly around waiting for the right timing and you waste time and fuel or have to abandon the application till a later time.

Additionally, because of growth, there will eventually be land taken by the highway district via eminent domain, and since we have roadway on 2 sides of our 50 acres this will not be a plus for us.

This is a game changer for all of us. It increases the number of cars on the road by at least 2 per household. Obviously, this increases the wear on the road and the need for more frequent repairs and maintenance, which will be paid for by all of us.

### *COMPULSORY REZONE*

There are a lot of "hobby farmers" who thrive on small farm parcels. Why not provide an option that maintains agricultural zoning yet allows a few scattered homes to live alongside agriculture? (eg. Residential Agricultural with a 5 acre minimum lot size) This would possibly eliminate the conflicts in HOA's between residents who have chickens, but can't have a rooster; or who want to raise their own beef, but can't have a cow.

Don't pack the city right to the edge of the field and make everyone seek remedy in Court.

The County should responsively and proactively write a zoning ordinance that graduates the parcel size (and setbacks) between agricultural and residential zones.

### *NORMAL PROGRESS SHOULD HAVE CHECKS AND BALANCES*

Agriculture and subdivisions just do not blend well, and I guarantee that all the 34 households will NOT have "grown up in the country" and are used to agricultural activities all day and all night.

I could go on, but the more houses that are allowed to be built in our area, the less able we are to do our job. While I realize that development is inevitable, it is extremely frustrating to have to constantly modify our flight paths, notify more and more houses, and evaluate whether or not we will be able to continue to fly a field because of a new development.

I cannot see a positive for any large development in this area. In reality, this ultimately threatens our livelihood. It may not have been the first subdivision that was approved that "grounds our plane," but it wasn't the first chop that felled the tree. The more houses that get approved the less area we have to work, and the fewer fields we can fly.

We provide an essential service to the farmers in the area. Aerial application is the fastest way to treat a field. If that service is impaired or removed, the cascading effect is crop loss and decreased production, loss of revenue and jobs for both us and the farmers.

Agricultural land is being converted to rural residential, in spite of the negative impact it has on agriculture. Spot zoning was prohibited at one point, then allowed at another.

Now we have a mess.

With the drought, the conflicting reports vs. evidence of water shortages, and the outcry from the established homes and agricultural activity in the area this committee must conscientiously deny this request.

There must be a time when we pause to re-think what we have done, and what we are about to do.

*Some think the fences are to keep the cows in; but I think the fences are to keep the city out.*

Sincerely,

Jeanie Amen & Frankie Amen

Residential owners

Owners and Manager of Frankie's Aerial Application, LLC

Member of Idaho Agricultural Aviation Association

June 29, 2022

Board of County Commissioners

Jennifer Almeida Planner III

OR2021-0018 & RZ2021-0030

Goldberg/LGD Ventures, LLC Lewis Heights Subdivision submitted by T-O Engineers

You have received Exhibits addressing issues about property in this area requesting changes from Agricultural to Residential. **We are a unique area.** We have provided you with facts, details, and documentation on water by giving you proof on many files we have been before you on land use. We now want you to remember all of those exhibits and apply them to this Land Use Application you must make a decision on.

1. Add to that, **farmers** have been told will be cut for irrigation water 3 months early this year.
2. **Zamzos**, City of Nampa all saying no water.
3. Best Hydrologist why individual wells are not community wells?
4. Wells are filling with sand because of the inadequate permeability of the soil out in this area.
5. Do not compromise our PROPERTY RIGHTS of the existing wells.
6. IDWR not supplying info we need to make better decisions on wells in our location.
7. IDWR will not give us simple facts about cone of depression for us to compute water availability by law sure supply us with what we need to know, will this area support 5 acre lots with septic systems or 10 ac lots.
8. **David Hoekema**, a hydrologist with IDWR. In April 17, 2022 news article, states "most areas still face drought. But we'll probably end up at the end of the year with an empty reservoir system again."
9. **Erin Whorton** a hydrologist with National Resources Conservation Service, states this is the fifth-lowest water year out of 31 years."
10. **Troy Lindquist** senior hydrologist with National Weather Service, low water.
11. **Mathew Weaver**, Deputy Director of IDWR. Curtailing Snake River ground water use.
12. April 30, 2022, article **Emergency Drought declaration**, article attached.
13. **Army Corps of Engineers** Confirmed. Low water, article attached.
14. **Natural Resources Conservation Service**, also confirm low water.
15. **Northwest River Forecast Center**, also confirm low water.
16. **Bureau of Reclamations**, also confirm low water 20 ft below normal, also confirmed in news article attached.
17. We have already submitted to you well reports, bills showing people in the area having to extend their wells at a very large cost to them. My well along cost over \$20,000 to lower 20 ft and this month cost an additional \$8,280.00. Why because of low water. Copy of my new bill attached.

We have supplied Planning and Zoning and you with the facts to consider. When considering all the Ordinances, Comprehensive Plan, State Law, Idaho Constitution, and Land Use issues in the area as you add more development to the equation, you are creating a "TAKING" of the **present property owners that are already facing more well issues**. This is why land use decisions are so critical, more homes and this rezone will impede the farmers and crop dusters business in the area. Please read all the testimony from the P&Z hearing, and the deliberation of the P&Z Commissioners as they point out more issues with this application: firefighting water, more car traffic, taking more productive land out of Ag. Boots on the ground information and experience should be taken into consideration, availability of water. As Comm. Williamson said overwhelming neighborhood evidence, **he is not convinced that the applicant can provide adequate water required to comply with the laws in place**. P&Z vote was 6-0 to deny this application.

Canyon County Alliance for Responsible Growth, who has a membership of more than 58 families, would respectfully request that you **deny this application** for rezone and the building of more homes in the proposed area for the **protection of the present homeowners: Property rights and businesses in the immediate area**.



The statements I have made above are not just our opinion they are facts I have attached documents to prove these facts also news articles backing up this information. We have also attached more bills that have been paid by the local residencias on wells that have had to be re-drilled and repaired because of low water levels.

Yes, there has been a recent news article that the spring rain has helped Treasure Valley wells are improvement throughout the entire state. BUT OUR AREA HAS NOT IMPROVED. See the dates on the well for Mr. Graham May 2<sup>nd</sup>, 2022, \$38,180.00 and May 19<sup>th</sup>, 2022, \$19,317.50. And my residential well was Oct. 19, 2021, \$20,333.00 and second bill \$8,280.00 dated April 7, 2022. We are not hydrologist, but we are being affected by the development moving into our area and we are the ones paying the price. Please protect our property rights. There are 450 homes that have already been approved plated and planed but are not built yet between Lake Lowell and Missouri. What will happen to the well levels of present homeowners when those houses are built?

Even though we have not attached all the documentation to this file that we did for the Taylor Jene Homes file, the Martinez/ Collias file, and the Monaghan file, you are aware of the issues. After talking to the A. G. one of the laws in the State of Idaho is anyone who buys a parcel is provided with essential services and water is an essential service. Do not take our essential service away, as our homes will be worthless. PLEASE DENY THIS APPLICATION AND PROTECT OUR RIGHTS.

Thank you,

Claudia Haynes  
Director of the Canyon County Alliance for Responsible Growth  
8830 Deersky Ranch Trail  
Nampa, Idaho 83686  
[Claudiale3@aol.com](mailto:Claudiale3@aol.com)

ATTACHMENTS:

April 17, 2022, news article attached. David Hoekema IDWR Hydrologist, Erin Whorton Hydrologist National Resources Conservation Service.

KTVB. Com Staff Article, April 27, 2022, Corps of Engineers, and Natural Resources Conservation Service, and Northwest River Forecast Center, and Bureau of Reclamation.

April 30, 2022, Emergency Drought declaration, Idaho Department of Water Resources director issued an emergency Drought declaration for 34 counties, including Canyon County.

May 7, 2022, Mathew Weaver, Deputy director of IDWR, KTVB.com Staff article. Idaho Department of Water Resources curtailing Snake River ground water use.

May 28, 2022. Better but not great article.

June 21, 2022 Huge Boost Storms move Canyon on to Abnormal dry category for water. There are still areas experiencing severe and extreme drought.

Brodie Graham well bill \$38,180.00

Brodie Graham 2<sup>nd</sup> bill \$19,317.50

Claudia Haynes 2<sup>nd</sup> well bill \$8,280.00

Map showing wells in need of lowering or putting in new wells all bill submitted to

Board of Commissioners on Taylor Jene Homes file, Martinez/ Collias file, and Monaghan file.

Oct. 1<sup>st</sup>, 2022 Idaho again tops per capita farm revenue ranking in West. Idaho Farm Bureau Federation.



[Next Doc](#) >

# Last week's weather improved local snowpack, but not drought conditions

By ERIN BANKS RUSBY  
erusbby@idahopress.com

BOISE — The recent wintry weather was not enough to remedy the drought facing Idaho, according to state water and weather experts.

The Idaho Drought Committee discussed updates to the state's drought conditions during a meeting Friday morning. Though storms last week did bring a much-needed infusion of precipitation that bolstered snowpack in much of the state, most areas still face drought. However, it is possible that water supply in certain areas, including in the Boise River Basin, will improve somewhat due to predicted wet weather in the coming weeks.

"So there is a chance we'll have enough water to pull through on adequate supply for the year," said David Hoekema, a hydrologist with the Idaho Department of Water Resources, discussing conditions in the Boise River System. "But we'll probably end up at the end of the year with an empty reservoir system again."

More WATER | A5

LOCAL



BRIAN MYRICK/IDAHO PRESS

A dark sky hangs in the distance over a field along Highway 20/26 in Nampa on Monday. Cold and wet weather was a theme throughout the Treasure Valley this week.

## Water/ from A1

Boise experienced its third-driest January-through-March period on record, prompting farmers and municipal water users and providers to plan for the second summer in a row with a below-normal water supply.

Prior to last week's weather, snowpack in the Boise Basin was at 63% of normal, said Erin Whorton, hydrologist with the National Resources Conservation Service. During the past week, snowpack increased to 72% of normal in the basin, she said.

Even so, as the snowpack melts, the water supply it generates is forecasted to be just 65% of normal, Whorton said.

"If that comes to

fruition, (it would be) the fifth-lowest water year out of 31 years of tracking that in the Boise Basin," she said.

Drought conditions in the early 1990s and 2001 resulted in an even worse water supply forecast than what is currently expected in the Treasure Valley, Whorton said.

The forecast for the next two weeks favors above-average precipitation and below-normal temperatures for most of Idaho, said Troy Lindquist, senior hydrologist with the National Weather Service. A storm forecasted to move through the region Saturday was estimated 1 to 1.5 feet of snow to the Boise Basin, and is predicted to be followed by a cold front, he said.

Vol. 44, No. 551, 44 pages





Macks Creek Campground along Lucky Peak Reservoir near Boise.

NOE GONZALEZ/U.S. ARMY CORPS OF ENGINEERS

## Some Lucky Peak boat ramps won't open this summer due to low water

By KTVB.COM STAFF

Low water will affect recreation on Lucky Peak Reservoir this year, the Army Corps of Engineers confirmed Wednesday.

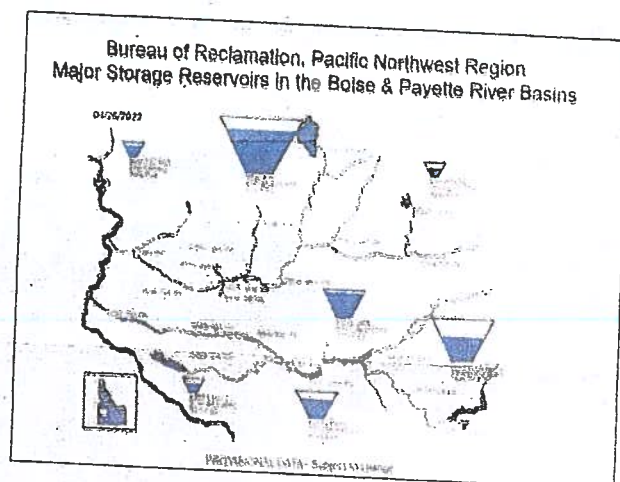
Boat ramps at Robie Creek Park, Macks Creek Park, and half of Barclay Bay will be closed. Beach and paddlecraft areas at Robie Creek Park and Barclay Bay will be far from water.

Ramps at Turner Gulch and Spring Shores Marina will remain open; on-the-water fueling and marine sanitation service at Spring Shores also will remain available.

Dock strings provided by Ada County Parks and Waterways will not be accessible.

The Corps of Engineers said earlier this spring that low water would likely cut the recreation season short. Boise River flows from Lucky Peak Reservoir were kept at a minimum in early April in an effort to conserve water for farm irrigation.

As of April 27, the Corps of Engineers said Lucky Peak was discharging 2,800 cubic feet per second to support irrigation releases. Seasonal snowpack in the Boise River basin was at 85 percent of median, according to the Natural Resources Conservation Service. Precipitation totals for the water year — Oct. 1 through April 26 — were 72 percent of normal, according to the Northwest



SCREENSHOT/U.S. BUREAU OF RECLAMATION

Boise and Payette basin reservoir levels on April 27, 2022.

River Forecast Center.

Water supply from 2021 also was lower than normal, making 2022 the second straight low-water year. Because of low water in 2021, carryover in the reservoir system has been lower than average. The dry year and "numerous constraints on the system will make Lucky Peak difficult to fill," the Corps of Engineers said in a news release.

As of April 27, Lucky Peak Reservoir was 60 percent full, according to data from the Bureau of Reclamation. The two other reservoirs in the Boise River system, Arrowrock and Anderson Ranch, are at 87 percent and 45 percent, respectively. Both reservoirs are above Lucky Peak, with Anderson Ranch feeding Arrowrock, and Arrowrock feeding Lucky Peak. The system as a whole is at 61 percent of capacity.

To maximize the use of water in the system to meet irrigation, environmental and recreation missions, the Corps of

Engineers said, Lucky Peak will target "lake full" conditions of 20 feet below normal. Natural runoff continues to send water into the Boise River system, and Lucky Peak will gradually fill through the month of May. The Corps anticipates the reservoir will be held constant at "lake full" conditions through the month of June, then begin to fall in July as more water is delivered to serve irrigation demands.

Lower lake levels can pose new hazards for boaters, the Corps of Engineers advised. The hazards include unfamiliar shoals and shallow rocky outcroppings.

Day-use and camping activities at Lucky Peak will be permitted this year, but cooking fires and campfires must be contained in agency-provided grills. Also, camping is being limited to designated sites only. Dispersed camping and fires along exposed shoreline areas are prohibited at Corps of Engineers parks.

Idaho Press

2

4-27-22

## Ada, Canyon counties included in Emergency Drought declaration

By IDAHO PRESS STAFF  
newsroom@idahopress.com

The Idaho Department of Water Resources director issued an Emergency Drought declaration for 34

counties, including Ada and Canyon counties.

Gov. Brad Little approved the declaration Friday, according to a news release. The declaration took effect immediately.

"The U.S. Drought Monitor Map ... classified all Idaho counties located south of the Salmon River

as being in moderate to severe drought," according to the news release.

"All Idaho counties south of the Salmon River are experiencing below-normal snowpack conditions and low water supply," officials said.

Ada County and most of Canyon County are in a moderate drought, but the western part of Canyon County is in a severe drought, according to the U.S. Drought Monitor Map.

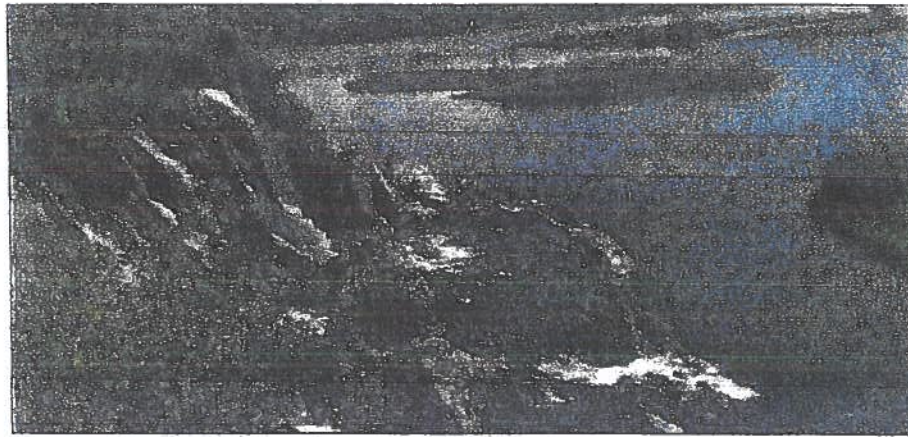
Most reservoirs in the southern half of Idaho were between 20% and 65% of capacity, the release said.

This makes it more likely many reservoirs will not fill.

The Department of Water Resources can now consider applications for temporary changes to existing water rights and temporary exchanges of water rights, the release said.

"If water users are interested in filing an application for a temporary change in water right, they should follow IDWR guidelines," the release said. "For more information they can contact IDWR by phone at 208-287-4800, or visit IDWR's Drought Declarations webpage."

LOCAL



JOHN O'CONNELL/IDAHO STATE JOURNAL

People splash on the terraces of Fall Creek Falls along the South Fork of the Snake River in July 2021.

## Idaho Department of Water Resources curtailing Snake River ground water use

By KTVB.COM STAFF

The director for the Idaho Department of Water Resources has issued a methodology order for Snake River ground water users.

The order comes after initial data predicts a 162,600 acre-foot water shortfall for senior priority surface water users in the Eastern Snake River Plain region in the 2022 irrigation season.

The shortfall prediction led to the decision to curtail more than 328 groundwater rights in the coming weeks for junior water rights holders with priority dates after Dec. 25, 1979, if the holders of those water rights do not comply with the approved mitigation plan.

The curtailment process will begin on May 20, according to the order, unless ground water users agree to join an approved mitigation plan prior to that time.

There are currently seven approved mitigation plans for the Eastern Snake River Plain surface water delivery call. The plans came from the Idaho Ground Water Appropriators Inc., South-

west Irrigation District, Goose Creek Irrigation District, Coalition of Cities and Water Mitigation Coalition.

According to the order, these organizations will not need to show how they can mitigate projected water shortfalls.

In July, the department's injury determination will be updated. Junior water users who may be affected by the order have been sent a copy of the order this week.

"By law, we have to keep people with senior water rights whole, and we want to make the junior ground water pumpers aware that despite the settlement agreements between the Surface Water Coalition, IGWA, and the Participating Cities, if junior ground water pumpers are not participating in an approved mitigation plan, they could be subject to curtailment this year," said Mathew Weaver, Deputy Director of IDWR.

A lot of the recent water litigation has resulted from conflict between Snake River surface water users with senior water rights, under the basic "first in time, first in right" principle of Idaho

water law, and ground water users with junior water rights in the ESPA.

As a result, the director of IDWR is required to issue an order at the beginning of each irrigation season, and then again in early July, to determine if there is any shortfall in the water supply to the senior surface water right holders, or to determine if junior ground water pumpers need to curtail their water use to mitigate the depletion of senior priority water rights.

Ground water users who decided to join an approved mitigation plan can avoid curtailment this year and in the future, and will be able to avoid future large-scale litigation issues related to water use in the ESPA area that could affect cities, commerce, industry, agriculture and the Southern Idaho economy, officials said.

For junior ground water users that choose to not join an approved mitigation plan or demonstrate to the Director how their water use will not cause injury to senior surface water users in the next 14 days, according to the order, their water rights will be curtailed.



# 'Better,' but not 'great': Cold spring likely to extend water for recreation, irrigation



JAKE KING/IDAHO PRESS  
Mores Creek Lucky Peak Bridge and the Robble Creek region are seen from the road east of Boise on Feb. 9. Dry conditions in recent weeks has altered Idaho's outlook for snowpack with the spring and summer approaching, according to weather and water experts.

## Weather/From A1

2 Last summer, one visitor left their boat on the bank of the reservoir to go camping, but when they returned, it had become beached as water levels fell, Meyers said.

Water levels just rose high enough in the past few weeks for that person to retrieve their boat, Hedrick said.

At Lucky Peak, drawdown is predicted to need to begin in mid-July to continue to meet the needs of water users downstream, Meyers said. Visitors should keep a close eye on water levels when drawdown begins to ensure their boats are not stranded on dry land, he said.

Overall, though the picture has improved some, Lucky Peak boaters will still see a shortened recreation season overall, Meyers said.

"It's going to be better than what we thought, but it's still not a great year for recreation either," Meyers said.

Similarly, Cascade Reservoir is a relatively shallow water body and contains a number of sandbars that can entrap boats, Hedrick said. Paying attention to flows and drawdowns there will help boaters avoid trouble, he said.

Erin Banks Rusby is a reporter with the Idaho Press. She covers Canyon County, including agriculture, education, and government.

SATURDAY, MAY 28, 2022 | IDAHOPRESS.COM

Lucky Peak Lake and Lucky Peak Dam are seen from Lucky Peak Reservoir View Point east of Boise on Feb. 9. Heading into summer, the state is predicted to have below-normal precipitation and higher than normal temperatures according to Troy Lindquist, a senior service hydrologist at the National Weather Service.

By ERIN BANKS RUSBY  
erisby@idahopress.com

BOISE — Recreation enthusiasts are predicted to get more time than originally forecasted to enjoy Lucky Peak, Cascade, and Deadwood reservoirs this year before they are drawn down to meet irrigation demand.

Thanks to a cold, wet spring, Lucky Peak is forecast to reach 70% to 75% capacity this summer.

said Mike Meyers, watermaster for Water District 63, which takes direction from the Idaho Department of Water Resources. This translates to two extra weeks to enjoy boating and other water sports before additional water from the reservoir will need to start being released for irrigation purposes, pushing the drawdown date to

LOCAL

In a normal water year, releasing water for irrigation purposes, also referred to as draw down, would typically occur at Lucky Peak in mid-August. Meyers said, though

The additional spring precipitation also means irrigation customers are forecast to have water for a bit longer than originally forecasted, Meyers said. On April 1, as irrigation season approached, conditions were looking "very, very dire," with irrigation water allocations predicted to be low and shutoffs predicted for July, Meyers said. In a normal water year, irrigation shutoffs would happen in October.

But recent precipitation has added to the snowpack, with irrigation water forecast to last into August or September, he said.

"It still doesn't look great, but at least we're getting through that August, September range," he said.

Cascade and Deadwood reservoirs, which are part of the Payette River System, have benefitted from the wetter spring, too, said Ryan Hedrick, Middle Snake water operations lead with the Bureau of Reclamation. Cascade is forecast to fill this year, and

Deadwood is forecast to nearly fill, he said. "We were worried we were coming into a back-to-back dry year" given how little water was leftover in both Cascade and Deadwood last fall, Hedrick said.

Despite the added precipitation, Meyers and Hedrick agreed that whether or not the reservoirs fill to their forecast levels still depends on the weather in the next few months.

"We don't want 90-plus degrees for temperatures in June," Meyers said. "We don't want those big hot spikes because that'll make the melt happen faster. We'll lose a lot to evaporation... and we'll lose a lot to seepage in the ground because the ground will dry out faster," he said. Average temperatures would be preferred, he said.

Last year, Southwest Idaho saw record numbers of 90-plus degree days, as previously reported.

Heading into the summer, recreational visitors should still expect to see some beached boat ramps, Meyers and Hedrick said. Visitors should also be aware of draw down schedules at each reservoir, which could make boats vulnerable to beaching or getting stuck.

"One piece of advice I give to boaters is don't leave your boat on the side of the bank, especially in about a month when



# 'Huge boost': Storms move Ada, most of Canyon off 'moderate drought' list

By SYDNEY KIDD

skidd@idahopress.com

The most recent drought monitor maps show some good signs for the Treasure Valley as well as improvement throughout the entire state.

According to the maps published by U.S. drought monitor, Ada County and most of Canyon County have moved from the "moderate drought" category to "abnormally dry."

David Hoekema, a hydrologist for the Idaho Department of Water Resources says last weekend's atmospheric river is to thank for the "huge boost."

"Things are getting better and I would expect if we have a nice wet weekend we may see further improvements either this week or in the coming weeks," Hoekema said.

Drought affects myriad categories besides farming. But for those in the agricultural industry, these implications are significant.

More **DROUGHT** | A15

LOCAL



SEAN ELLIS/IDAHO FARM BUREAU FEDERATION

A corn field near Nampa is irrigated in August 2021.

## Drought/ from A1

"The probability of water shortages has diminished quite a bit. Hopefully we'll get through this irrigation season with no shortages," Hoekema said. "We needed this delayed spring so that we could have storage in the system longer and hopefully it'll be enough to carry the agricultural system through to the end of the year."

Hoekema said that, in general, the department is still expecting below normal amounts of runoff but it's shifted to more of a normal time of year or even a late runoff. Agricultural workers are then able to rely on streamflow, rather than storage, to meet their water rights.

Last year, Hoekema said, those in agriculture had to start using water storage on April 1. He said this year, they won't have to rely on storage until around the end of June.

But the state isn't fully out of the woods. There are still areas experiencing severe and extreme drought, particularly south of Twin Falls and in the southeast corner of the state.

As far as the Treasure Valley goes, the future drought classification will depend on what kind of weather comes through the area this summer. Hoekema said if it gets really hot and really dry, Ada and Canyon counties could slip back into "moderate drought" by the end of the summer.

"I don't think we'll move beyond moderate drought," he said.



BRIAN MYRICK / IDAHO PRESS

Water droplets hang from recently watered onion plants on display at Zamzows Lawn and Garden in Nampa on April 8.



DENNIS PHILLIPS DRILLING INC.

12464 Karcher Road • Nampa, ID 83651

(208) 465-4444 | Email: dpwdinc7@gmail.com

## Invoice

| Date     | Invoice # |
|----------|-----------|
| 5/2/2022 | W4138     |

| Bill To                                                 |
|---------------------------------------------------------|
| Brodie Graham<br>12823 Deer Flat Rd.<br>Nampa, ID 83686 |

| Ship To                                                 |
|---------------------------------------------------------|
| Brodie Graham<br>12823 Deer Flat Rd.<br>Nampa, ID 83686 |

|          | Job ID         | Service ...              | Ship       | Via       | Customer Phone | Project |
|----------|----------------|--------------------------|------------|-----------|----------------|---------|
|          | D0095926       | CM                       | 5/2/2022   |           | 253-303-2737   |         |
| Quantity | Item Code      | Description              | Price Each | Amount    |                |         |
| 435      | 6-Drill Casing | 6" Drilling & Casing     | 78.00      | 33,930.00 |                |         |
| 1        | Bentonite Seal | 10"x 180' Bentonite Seal | 4,000.00   | 4,000.00  |                |         |
| 1        | Well Permit    | Well Permit              | 75.00      | 75.00     |                |         |
| 1        | 6-Drive Shoe   | 6" Drive Shoe            | 100.00     | 100.00    |                |         |
| 1        | 6-Turtle Cap   | 6" Turtle Cap            | 75.00      | 75.00     |                |         |

### Protect your water! Ask us about our water treatment options.

Payment for project is due upon completion and any unpaid balance over 15 days from the due date will be subject to a 3% finance charge. Any unpaid balance after 30 days will receive additional 3% finance charge and will be subject to lien on property. Payment should be mailed to address on your invoice. Credit card transactions will be assessed a 3% convenience fee, bank EFT transactions are offered free of charge. A \$20 fee is also assessed on all returned checks. Refundable deposits and receipts may take up to 10 business days to process.

We want your feedback! Please use this link: <https://hibu.us/eps5> or visit our website and leave us a review.

### Payments/Credits

-\$38,180.00

Web Site

[www.dpwdid.com](http://www.dpwdid.com)

### Balance Due

\$0.00





**DENNIS PHILLIPS DRILLING INC.**

**12464 Karcher Road • Nampa, ID 83651**

**(208) 465-4444 | Email: dpwdinc7@gmail.com**

## Invoice

| Date      | Invoice # |
|-----------|-----------|
| 5/19/2022 | P4209     |

|                                                         |
|---------------------------------------------------------|
| <b>Bill To</b>                                          |
| Brodie Graham<br>12823 Deer Flat Rd.<br>Nampa, ID 83686 |

|                                                         |
|---------------------------------------------------------|
| <b>Ship To</b>                                          |
| Brodie Graham<br>12823 Deer Flat Rd.<br>Nampa, ID 83686 |

| Quantity | Job ID               | Service ...                                                                                          | Ship       | Via      | Customer Phone | Project |
|----------|----------------------|------------------------------------------------------------------------------------------------------|------------|----------|----------------|---------|
|          | Pump System          | MRP                                                                                                  | 5 19 2022  |          | 253-303-2737   |         |
| Quantity | Item Code            | Description                                                                                          | Price Each | Amount   |                |         |
| 1        | 5HP Variable Pump    | 5HP Grundfos 3PH 3W Mtr., 5HP Grundfos 25s50-26 25GPM PE, PID50 Controller (26GPM @ 60PSI from 360') | 9,375.00   | 9,375.00 |                |         |
| 1        | 32Gal. Pressure T... | 32 Gal. Wel-Xtrol Pressure Tank                                                                      | 650.00     | 650.00   |                |         |
| 1        | 2" Pitless Adapter   | 2" SS Pitless Adapter                                                                                | 390.00     | 390.00   |                |         |
| 210      | 2" Galv. Drop Pipe   | 2" Galv. Drop Pipe                                                                                   | 12.00      | 2,520.00 |                |         |
| 200      | 2" SCH120 Drop ...   | 2" PVC SHD120 Drop Pipe                                                                              | 6.50       | 1,300.00 |                |         |
| 415      | 8/3 Wire             | 8/3 Pump Cable                                                                                       | 4.50       | 1,867.50 |                |         |
| 3        | 2" Check Valve       | 2" SS Check Valve                                                                                    | 200.00     | 600.00   |                |         |
| 1        | Bury Hydrant         | 4' Bury Yard Hydrant                                                                                 | 160.00     | 160.00   |                |         |
| 1        | Sprinkler Manifold   | 1 1/4" Sprinkler Manifold                                                                            | 250.00     | 250.00   |                |         |
| 50       | 1 1/4" Poly Pipe     | Black 1 1/4" #200 Poly Pipe                                                                          | 2.25       | 112.50   |                |         |
| 65       | 8/3 UF Wire          | 8/3 UF Wire                                                                                          | 4.50       | 292.50   |                |         |
| 1        | Misc Electrical      | Electrical fittings                                                                                  | 250.00     | 250.00   |                |         |
| 1        | Misc Plumbing        | Misc Plumbing                                                                                        | 550.00     | 550.00   |                |         |
| 8        | Labor                | Labor<br>emailed 5/31                                                                                | 125.00     | 1,000.00 |                |         |

### Protect your water! Ask us about our water treatment options.

Payment for project is due upon completion and any unpaid balance over 15 days from the due date will be subject to a 3% finance charge. Any unpaid balance after 30 days will receive additional 3% finance charge and will be subject to lien on property. Payment should be mailed to address on your invoice. Credit card transactions will be assessed a 3% convenience fee, bank EFT transactions are offered free of charge. A \$20 fee is also assessed on all returned checks. Refundable deposits and receipts may take up to 10 business days to process.

We want your feedback! Please use this link: <https://hibu.us/eps5> or visit our website and leave us a review.

**Payments/Credits**

-\$19,317.50

**Web Site**

[www.dpwdid.com](http://www.dpwdid.com)

**Balance Due**

\$0.00



**DENNIS PHIPPS WELL DRILLING INC.**

12464 Karcher Road • Nampa, ID 83651

(208) 465-4444 | Email: dpwdinc7@gmail.com

## Invoice

| Date     | Invoice # |
|----------|-----------|
| 4/7/2022 | P4038     |

|                                                               |
|---------------------------------------------------------------|
| Bill To                                                       |
| Claudia Haynes<br>8830 Deersky Ranch Trail<br>Nampa, ID 83686 |

|                                                               |
|---------------------------------------------------------------|
| Ship To                                                       |
| Claudia Haynes<br>8830 Deersky Ranch Trail<br>Nampa, ID 83686 |

|          | Job ID         | Service ...                      | Ship     | Via | Customer Phone | Project  |
|----------|----------------|----------------------------------|----------|-----|----------------|----------|
|          | Control Box    | MBP                              | 4/7/2022 |     | 208-901-4241   |          |
| Quantity | Item Code      | Description                      |          |     | Price Each     | Amount   |
| 1        | PID50          | Pentair PID50 Variable Drive Box |          |     | 4,885.00       | 4,885.00 |
| 420      | 6/3 Pump Cable | 6/3 Coated Pump Cable            |          |     | 6.00           | 2,520.00 |
| 7        | Labor          | Labor                            |          |     | 125.00         | 875.00   |

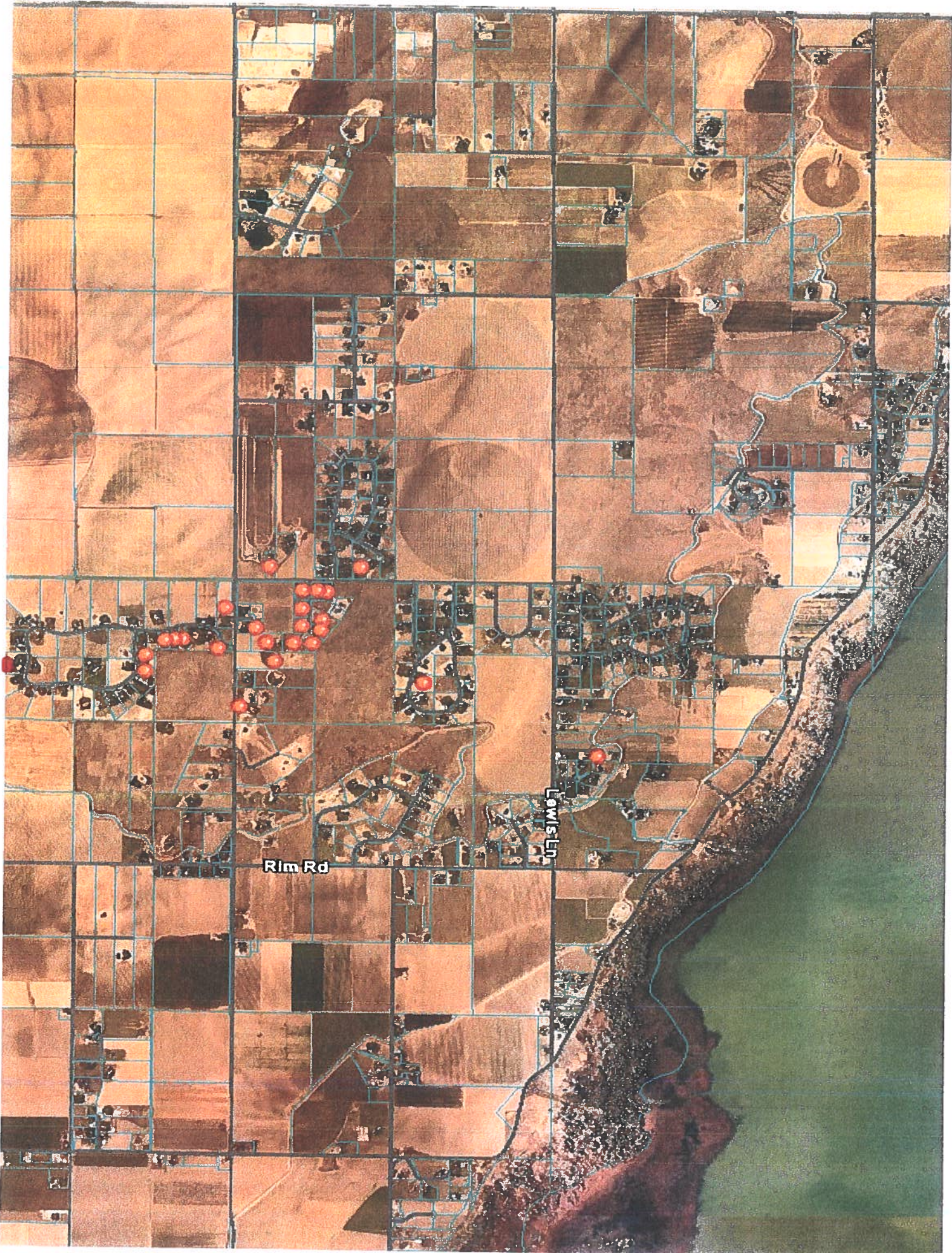
*Handwritten:*  
Paid  
\$8,280  
4-7-22

### Protect your water! Ask us about our water treatment options.

Payment for project is due upon completion and any unpaid balance over 15 days from the due date will be subject to a 3% finance charge. Any unpaid balance after 30 days will receive additional 3% finance charge and will be subject to lien on property. Payment should be mailed to address on your invoice. Credit card transactions will be assessed a 3% convenience fee, bank EFT transactions are offered free of charge. A 20 fee is also assessed on all returned checks. Refundable deposits and receipts may take up to 10 business days to process.

|                                                                                                                                                 |                |  |                  |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--|------------------|------------|
| We want your feedback Please use this link: <a href="https://hibu.us/eps5">https://hibu.us/eps5</a> or visit our website and leave us a review. |                |  | Payments/Credits | \$0.00     |
| Web Site                                                                                                                                        | www.dpwdid.com |  | Balance Due      | \$8,280.00 |







Oct 1, 2021 Article

# Idaho, again, ① tops per capita farm revenue ranking in West

By SEAN ELLIS

Idaho Farm Bureau Federation

BER 1, 2021

10/1, 2021

Recently released federal show that Idaho, once again top Western state when it comes to farm income on a per capita basis.

Per capita farm income is derived by dividing the total number of people in a state by the total amount of farm cash receipts produced in that state. Farm cash receipts is the revenue that farmers and ranchers receive for selling their commodity.

Idaho farmers and ranchers produced \$4,421 per Idahoan in 2020, according to data released Sept. 2 by USDA's Economic Research Service and crunched by University of Idaho Agricultural Economist Ashlee Westerhold.

That placed Idaho No. 1 among the 11 Western states in that category. Again, Idaho has ranked at the top in per capita farm income in the West for many years.

"It demonstrates how big agriculture is in Idaho, again and again," UI Agricultural Economist Garth Taylor said about the per capita ranking. "It shows how important agriculture is to the state's economy and to the average Idahoan."

California led the nation last year in total farm cash receipts at \$49 billion, but that state had 39.5 million people in 2020, making California's per capita farm income total \$1,241.

Put simply, that means farming is way more important to the average Idahoan than it is to the average Californian.

Idaho Farm Bureau Federation President Bryan Searle, a farmer from Shelley, said the per capita number is a simple yet effective way to show how important agriculture is to the average Idahoan compared to people in other states.

2

"That per capita number reflects how critical the state's agricultural industry is to people in Idaho," Searle said. "I hope it encourages people to think about how important farming and ranching are to the state's overall economy and way of life."

Taylor said the per capita number could also be viewed as a reflection of how agriculture is treated in Idaho vs. other states.

## Revenue/ from B9

The economic and political climate in Idaho is favorable toward the farming and ranching industry, something that is not true in many other Western states, he said.

"Hardy a week goes by when you don't see

an anti-ag article ... out of Oregon, California and some other states," Taylor said. "It's anti-ag statements all the time, almost weekly, in those states. You don't see that in Idaho."

According to the recently released USDA data, Idaho farmers and ranchers brought in \$8.1

billion in farm cash receipts in 2020 and Idaho's population was 1.839 million last year.

That means the state's farmers and ranchers produced \$4,421 in farm revenue per Idahoan in 2020, well above second-place Montana, which had a per capita farm income total of \$3,460 last year.

Wyoming ranked third in the per capita category at \$2,629 and was followed by New Mexico (\$1,415), Washington (\$1,284), Colorado (\$1,258), California (\$1,241), Oregon (\$1,195), Utah (\$548), Arizona (\$538) and Nevada (\$215).

| Parcel#    | Address                 | Homeowner's Name               | Year of Issue        | L/R/NW/Arsenic               | Notes                                          | Costs          |
|------------|-------------------------|--------------------------------|----------------------|------------------------------|------------------------------------------------|----------------|
| 30113010A4 | 9293 Highpointe Cir     | Thomas Bratcher                | 2013                 | No Arsenic                   | Ran out of water                               |                |
| 30113010A5 | 12952 Lakecrest Dr      | Dean Littlefield               | 2013                 | L                            | Pump lowered                                   | \$571          |
| 30109012A0 | 12963 Lakecrest Dr      | Walter Kane                    | 2009                 | L/R                          | Pump replaced and lowered                      | \$7,705        |
| 30109012A0 | 12895 Lakecrest Dr      | Walter Kane                    | 2021                 | R                            | Pump replaced and lowered                      | \$4,500        |
| 30112012A0 | 12839 Lakecrest Dr      | Mark Woodworth                 | 2012                 | L/R                          | Pump replaced and lowered                      | \$2,552.00     |
| 30112011A0 | 12868 Lakecrest Dr      | Michael Nitzel                 | 2010                 | L                            | Pump lowered                                   | \$10,816.00    |
| 3011300000 | 12840 Lakecrest Dr      | Martin Finch                   | 2013                 | L/R                          | Pump replaced and lowered                      | \$1,300        |
| 30113010B1 | 12810 Lakecrest Dr      | Ross Lougheed                  | 2007                 | L                            | Pump lowered                                   |                |
| 30110010A0 | 12754 Deer Flat Rd      | Josh Lentz now Scott Rhinehart | 3 times              | L/R/NW                       | Replaced pump 3 times and drilled new well     | \$27,000       |
| 3011000000 | 12750 Deer Flat Rd      | Susan and Don Saylor           |                      |                              |                                                |                |
| 3011100000 | 12744 Deer Flat Rd      | Michael Chenore                |                      |                              |                                                |                |
| 3010501000 | 9125 Sky Ranch Rd       | Brad Pintler                   | No problem this year | not tested yet               | No problem this year                           | \$3,717.00     |
| 3012101300 | 9125 Sky Ranch Rd       | Frankie Amen                   | 2011                 | L                            | Pump lowered                                   | working on it  |
| 3019413000 | 8830 Deersky Ranch Trl  | Frankie Amen                   | 2021                 |                              | Sucking air, still evaluating issue            | \$22,000       |
| 3019412900 | 8810 Deersky Ranch Trl  | James Haynes                   | 2021                 |                              | Lost water 7 -20 -21                           | working on it  |
| 3019412300 | 12678 Deer Ridge Trl    | David Vigstol                  | 2021                 |                              | Lost water 7 -14 -21                           | \$1,318        |
| 3019412500 | 12734 Deer Ridge Trl    | McCully Family Trust           | 2021                 |                              | Lowered pump 31ft July 2021                    | \$11,000 Quote |
| 3011512900 | 12676 Rockledge Ln      | Larry Huter                    | 2021                 |                              | Water presser low, Iron Rust prob. Fishy odor  |                |
| 3008701100 | 10140 Vista Del Lago Ln | Lisa Ryden                     | 2021                 |                              | Sucking sand, still evaluating issue           |                |
| 3010800000 | 9079 Bravo Ln           | Manuel Cavazos                 | 2021                 |                              | Pump lowered 21ft                              |                |
| 3019412800 | 8782 Deersky Ranch Trl  | Mike Cowan                     | 2008                 |                              |                                                |                |
| 3019400000 | 12823 Deer Flat Rd      | Ryan & Heather Davy            | 2021                 |                              |                                                |                |
| 3011201600 | 9042 Ridgepointe Ln     | Brodie Graham                  | 2022                 | Not Tested yet               | Added pipe pump sitting on bottom of well now. |                |
|            |                         | Dana & Autumn Stringam         | 2021                 | L/R                          | Pump replaced and lowered                      |                |
|            |                         |                                |                      | L                            | Pump lowered                                   |                |
|            |                         |                                | 2007-2021            | not tested yet               | 2 community well failures                      | \$80,58:       |
|            |                         |                                | 2015                 | problem with lower well now. | community wells put in tank.                   | \$69,750       |
|            |                         |                                | 2013                 |                              |                                                | \$4,026.40     |

July 5, 2022

Board of County Commissioners

Dan Lister Planner-Sent by email.

OR2021-0018 & RZ2021-0030

Goldberg/LGD Ventures, LLC Lewis Heights Subdivision submitted by T-O Engineers

Our family owns a joint farm consisting of approximately 65 acres and family homesites directly across the proposed subdivision. It's small in terms of a farm, but we bought it in AG zoning, in an AG community fully understanding this was an agricultural region dedicated to that purpose. We did not move into this beautiful and critical agricultural region with the intent to invade it with residential developments. Neither, in our wildest dreams, did we anticipate a monthly battle with developers to protect the surrounding farmlands from rezoning Nampa's farm region into residential developments.

As natives to Idaho with grandpa homesteading property that still had wagon wheel ruts going across it, we plead with the Board of County commissioners to consider the preservation of our priceless farmlands in Treasure Valley from rural development and diminishing water supplies for the following reasons.

1. Treasure valley's farmlands are truly part of our national treasure with unique growing conditions that produce up to 80% of the nations seed crops of specific varieties.
2. We struggle for water every year and must navigate crops to best steward these precious water resources. Rural wells are intended to serve only ½ acre. NO ONE follows those rules as evidence by the existing neighborhoods, and as a result the water table often struggles to keep up with the already strained, current demand.
3. The traffic increase of several hundred cars per day as proposed by the total of all these recent developments not only greatly increases the noise and traffic pollution of a sensitive wildlife preserve it promotes hazardous road conditions for all involved. We already wait up to 5 minutes to gain access to hwy 12 from Lakeshore. Many fender benders there with much more serious accidents waiting without a light to navigate the ever-increasing traffic.

In conclusion:

We truly understand the right of a property owner to develop their land in accordance with their zoning. We even understand exemptions and rezoning to better suit the owner's needs and the best use of unproductive lands when it is consistent within an AG community. We understand community services that enrich the rural regions and provide services such as a school or church, a camp, or activities that are best suited in a rural/AG environment. We even understand homeowners who divide a portion of their land for additional housing for their children or community when done in such a way they preserve their farms while providing the needed housing. These are rights we need to protect for the AG communities... but rezoning for the purpose of permanently changing the ecosystems of the AG communities by restructuring them into residential developments is the willful dismantling of our nation's greatest resources and the denial of current AG resident's their rights. We chose to live an AG lifestyle. We relocated, or were raised, in AG regions and are stewards of that responsibility, partakers of the extremely hard work it requires, and count it as a privilege to be part of the farming ecosystem. Those who want to live in the middle of AG and enjoy its benefits should by farms and become farmers and those who want to live in residential developments should choose to live in residential areas, creating higher density housing options.





I believe a simple way to solve this ongoing issue of encroaching developments and water distress, in this region anyway, is to simply adopt a policy for Canyon County for acreage to remain AG except for the conditions mentioned above. If land purchases (such as developers) knew that current farm land must remain farmland, they'd stop outbidding the farmers for it. We propose that Canyon County not only deny this rezoning request, but also adopt policies that prevent developers from swooping into the AG regions for the purpose of residential development from here on out.

PLEASE DENY THIS APPLICATION AND PROTECT OUR RIGHTS.

Thank you,

Deanna Rhinehart  
10467 Kingdom Lane  
Nampa, Idaho 83686

## Dan Lister

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**From:** melodyweyer@aol.com  
**Sent:** Thursday, July 7, 2022 12:33 PM  
**To:** Dan Lister  
**Subject:** [External] RZ2021-0030 & SD2021-0018. Goldberg/LGD Ventures Lewis Heights

I am strongly opposed to this development because we have already had to dig our well deeper because of the insufficient ground water in our area. I think it is foolish to build more homes with more wells to further drain the existing water. Please do not allow this. Also the traffic on Lewis Lane is already burdened by too much traffic and people traveling above the speed limit. Please do not allow more traffic on our narrow country road.

Melody Weyerman  
10029 Mallard Drive

Nampa, ID 83686

[Sent from the all new AOL app for iOS](#)



## Dan Lister

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**From:** Karen Retheford <rethefkl@outlook.com>  
**Sent:** Thursday, July 7, 2022 9:36 AM  
**To:** Dan Lister  
**Subject:** [External] RZ2021-0030 & SD2021-0018; Goldberg/LGD Ventures Lewis Heights

I am strongly opposed to this development because I live in Lakeview Hills Estates and the aquifer is already insufficient for the 43 homes in our subdivision as it stands today. To add another 34 new wells/homes just puts more strain on the existing water situation.

In addition, the traffic on Lewis Lane will increase as this is the only way these 34 residences can come and go from their homes. And, because there is not a traffic light or stop on Highway 45, trying to get off of Lakeshore Drive onto 45, I have had to wait 5-10 min to get onto Highway 45 because traffic is backed up onto Lakeshore trying to get out. As it is, cars are cutting through the Legacy Feed and Fuel Chevron parking lot to bypass the backup at Lakeshore and Hwy 45.

Karen Retheford  
10172 Duck Lane  
Nampa ID 83686

Sent from [Mail](#) for Windows





July 6, 2022

Canyon County Commissioners  
1115 Albany Street  
Caldwell, Idaho 83605

Re: Hearing for subdivision Lewis Heights (Goldberg & LGD Ventures), Application #'s RZ 2021-0030 & SD 2021-0018

Dear Commissioners.

I am writing to respectfully request that you consider a NO vote on the rezoning request for the proposed Lewis Heights Subdivision, Goldberg & LGD Ventures. The reasons for my request are listed below:

1. The commission should preserve productive agricultural lands. The Lewis Heights plot is already in continuous agricultural use. The irrigation system is in place, and is working. This year, the field is planted fully with wheat. In other years, the land grew crops of corn, and sugar beets. We should not trade this profitable for a deficit producing, resource sucking residential subdivision. The soil on the Lewis property, according to a 1972 USDA survey, belongs to the Minidoka-Marsing-Vickery Association, an alluvium underlain by gravel and hardpan. The survey suggested that best uses of the soil, include pasture, row crops, alfalfa and sugar beets, all of which are currently under cultivation in that area. The soil type is congruent with the current agricultural uses. Any shift from agricultural use to residential subdivision contradict the recommendations of the 2022 planning guide which encourages the preservation of productive agricultural parcels.
2. Development through infill and densification in the city limits of Nampa is preferable to the conversion of farmland into residences. In the 2020 Comprehensive Plan, under the section of Policies. Planners noted that The intent of the land use zoning is to "...encourage the use of these lands for agriculture and agricultural related uses, recognizing that the intent is to protect the best agricultural lands from inappropriate and incompatible development....." Why convert this productive agricultural land into housing when other areas of the county in Nampa city limits are available for development. Shouldn't we try to densify the city and utilize its existing infrastructure for further development? The 2022 Comprehensive Plan states that "...new development should be located in close proximity to existing infrastructure and where



agricultural areas are not diminished.” Where, in the Lewis Heights parcel are the existing development infrastructure?

3. Farming is an unwelcome intrusion to residential developments. Expect conflicts between farmers and residents of the development if this project is permitted. In the 2022 Comprehensive Plan, the authors noted that any agricultural enterprise entails application of chemicals and physical irritants that would certainly annoy adjacent residents. Irritants, which include drifting fungicidal and insecticidal spray, low flying air craft, machinery noise, dust, animal sounds and organic odors from manure and ensiled forages would be expected to cause complaints and would reduce the quality of life for these proximate neighbors. Increased traffic along Lewis and Lakeshore roads will certainly interfere with transport agricultural equipment. Development of the Lewis Heights plot is likely to interfere with adjacent agricultural enterprises, notably grass pastured beef cattle and hay production to the north west side of the development and the corn, alfalfa, mint and sugar beet fields lower and to the south east of the proposed development. There are numerous cases where, pressures in the form of, complaints for noise, odors and dust combined with trespassing, littering, collisions and even litigation by homeowners have shuttered agricultural enterprises. I fear that the adjacent fields along lakeshore to the southwest of this development will share that fate if the Lewis Heights/Goldberg subdivision is permitted. Note that, according to the 2017 USDA agricultural census, the number of Canyon County farms and acreage decreased by 10% and 8% respectively from 2012. Should our county risk further shrinkage in our valued agricultural base because of a flawed zoning decision?
4. High density developments reduce the quality of life for existing residents. Projects of this nature bring city life to a rural environment without bringing the amenities of a city. A Commissioner once stated that residents of non-incorporated areas should expect hardships and reductions of services compared to city dwellers. We agree with this. The residents of properties along Lewis, Duck, and Skyview sacrificed the reductions of service in order to be freed from city ordinances and to remain in proximity to the natural order, and to agriculture. Developers, including those of the Lewis Heights project are intent upon bringing the city to us. We do not welcome this intrusion. With this project, expect to see a displacement of wildlife, a reduced quality air and water, increased in calls for county emergency services, traffic congestion, and reduced quality of life for all residents. In the recreational section of the 2022 county Comprehensive plan, there was a section that “encouraged the creation of new parks and recreational facilities” and encouraged the connection between greenbelts and walking paths. Where are the greenbelts and walking paths in this project? And how do they connect to other paths in the county? Where are the parks and greenbelts?
5. There are numerous alternative areas within the city limits of Nampa that, if developed, could balance the needs for housing an expanding population while preserving valuable agricultural land. Densification and infill is vastly preferable to non-urban sprawl. The desirability of densification over sprawl was noted in the 2022 Comprehensive Plan,

which stated that "The county's policy is to encourage the use of these lands for agriculture and agriculture related uses...".

6. The continued pressure to develop farmlands outside of Nampa city limits is reminiscent of the situation that occurred in Southern California between 1950 and 1990, small farms in Pomona, Riverside, Los Angeles, and Orange Counties were developed- one or two at a time. The patchwork of residential areas eventually collapsed the agricultural paradigm of the region. The non-developed areas became fallow and then succumbed to developers. The societal ills of suburban Southern California are now well established. Please, heed this history and don't Californicate Canyon County.

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Thank you for your careful consideration of these issues.

Lisle George  
10092 Duck Lane  
Nampa, Idaho 83686



## Dan Lister

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**From:** hayderrick@aol.com  
**Sent:** Thursday, July 7, 2022 2:57 PM  
**To:** Dan Lister  
**Subject:** [External] Goldber/LGD Ventures Lewis Heights

Attention;;; Dan Lister  
Canyon County Commissioners  
re; Goldberg/ LGD Ventures Lewis Heights subdivision case # RZ2021-0030  
& SD2021-0018

July 7, 2022

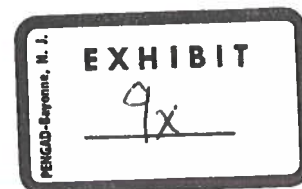
I am writing to strongly oppose Goldberg/ LGD Ventures Lewis Heights subdivision case # RZ2021-0030 & SD2021-0018

1. This is prime agricultural land, in the past has produced Alfalfa seed, sugar beets, grain corn, silage corn, pinto beans and wheat. This makes this land prime farm ground. We need to be more protective of our states farm ground, too much of it is being used for subdivisions instead of the purpose that it was intended . There could come a time that we need to depend on all this farm ground for the survival of our state.
2. Infrastructure: Our 1960's road, in this area, will not allow any more traffic, for safety sake. Our roads are already jammed with traffic. These roads can't accommodate another 50 or more vehicles.
3. Water: If we continue to drill wells at the rate that they are, our water table will be in serious trouble. In our subdivision Lakeview View Hills, we have to all be put on a lawn watering schedule because of the lack of water pressure.
4. If the county is going to continue to give the okay for all these new subdivisions, we need some kind of protection in the form of a legal written agreement from the county stating that we can be reimbursed by the county for the value of our homes, when we are no longer able to get water to our homes (because of so many wells dug).

Thanking you in advance for a wise and right decision.

Sincerely,

Patrick and Carolyn Derrick  
12632 Lewis Lane



## Dan Lister

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**From:** sheila mc cully <mccullygrace@yahoo.com>  
**Sent:** Sunday, November 6, 2022 2:57 PM  
**To:** Dan Lister  
**Subject:** [External] Case #RZ2021-0030 & SD2021-0018 Darren Goldberg/LGD Ventures Lewis Heights Subdivision, etc.

November 6, 2022

Canyon County Board of Commissioners  
1115 Albany Street  
Caldwell, Idaho 83605

Conditional Rezone Rural Residential, Parche R30117, and Development agreement.

Attention: Commissioners:

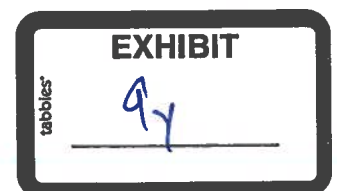
Many of us in the Lake Lowell area have invested time attending meetings, testifying, spending money, and writing to you plus a good amount of inconvenience. As we continue to have new developer applicants, we continue to do the above and fight for what is rightfully ours. The investment and time it takes to put a home here and try to have that for our retirement is a right we would like to rely on. We are relieved the applicants so far have been denied but feel we can't stop emphasizing how important the ongoing push to develop will hurt us, our homes, and our valley. Many of our neighbors have been and are at risk as we run out of water. Our home is the 2nd home built in our subdivision. We shudder to think we may have to drill a new well.

We ask you to carefully consider the correspondence and testimony thus far so those who would capitalize on our area would be denied to develop here. They methodically ignore our values so they can leave us virtually penniless as we find our homes to be worthless. The water is a concern for everyone within miles from here along with the roads, fire suppression, schools, and emergency services.

Even if attorneys were involved due to the fact that surely it is illegal to take the value of our homes away, litigation would take a long time and any remaining funds we have would be gone -- and we still would have no water; we could only hope to find something somewhere else in the valley we could afford. I assure you many cannot.

Please do the right thing and turn down the probability of what is to happen if these developers are not refused.

s/b  
Frank and Sheila McCully  
12678 Deer Ridge Trail  
Nampa, ID 83686





11-1-22

Canyon County Board of Commissioners  
1115 Albany Street  
Caldwell, Idaho 83605

Case # RZ2021-0030 & SD2021-0018 **Darren Goldberg**/LGD Ventures –**Lewis Heights Subdivision**  
Conditional Rezone Rural Residential, Parcel R30117, and Development agreement.

Attention: Commissioners,

Canyon County Alliance for Responsible Growth has submitted to you a lot of exhibits having to do with water at our location, South of Lake Lowell. (See Taylor Jene Homes file for copies of bills) We have submitted proof showing that the aquifer is drying up wells in our area and we have had to pay almost one half a million dollars (\$500,000) to lower or replace our wells. A new list has just added more wells and more bills are attached. (7.5 FT lower water level in just this year alone document attached as proof.) Additional wells will affect even more of our **unstable water source in this area.**

Hydrologists are stating that the water level in the area are stable or slightly increasing, but they have not told you that the documents and studies and data are taken in the **wintertime** when there is no draw down on the aquifer. The reports that they have sent to you shows off-season (winter) static water levels being stable and slightly increasing. The reports they are showing do not give you the entire picture. They are not showing you water levels during the irrigation season. That is why there is conflicting information on water levels from Hydrologist's and what we have submitting to you. Attached is the water level report after irrigation has been turned on. Below is the URL to IDWR's website where we got this information.

<https://idwr-groundwater-data.idaho.gov/applications/public.html?publicuser=public#waterdata/stationoverview>

This area does **not** have a **stable water source** that meets the criterial to support the requirements for water listed in State Law, IDAPA 67-6508 (h) lists water supply, (f) water sheds.

Why would homeowners have to bear the cost of a developer wanting to build more houses when the aquifer will not support this use? Why would we want to spend this kind of money if there was no problem with the aquifer? There is a problem and we have turned in the proof you need to decline this application.

We have attached a ground water discharge drainage areas map, and an irrigation distribution map. Both showing no irrigation water south of the Moral Canal because water does not run up hill. Then we have attached a map showing land south of Deersky Ranch Subdivision that cannot get building permits because there is no stable water source.





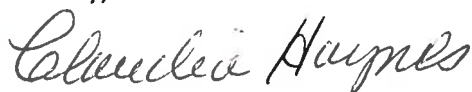
Next is a picture of a burned-out house, that was in Foothill Ranch Subdivision. There was a fire hydrant in front of this house, and it had no water source as the well went dry so the fire department had to go across the street and use the fire hydrant at Sky Ranch Subdivision drying up their well and Sky Ranch did not get reimbursed for this damage. Why did this happen because subdivision are having problems with their wells.

When you allow a subdivision to move forward with a Conditional Rezone and the applicant agrees to follow all the rules sometimes things fall through the cracks. **Roads are an issue, schools cannot accommodate the volume at this time, fire protection is questionable.** We believe this area has reached its maximum number of straws in the ground; the area has more than it can accommodate as the infrastructure is not here.

We are all trying to tell you there is a problem with the water in our area and there has been for more than 4 decades as reported to you earlier with reports submitted as proof, but current Hydrologist keep telling you there is no problem. There is and we want to save what we have, which is the value of our land and homes. Please respect our property rights, save our wells, and our homes.

Thank you for consideration of these items I have listed as concerns.

Sincerely,



Claudia Haynes

Canyon County Alliance for Responsible Growth

8830 Deersky Ranch Trail

Nampa, Idaho 83686

### Questions you should be asking:

1. If this is such a good In fill project, who ends up paying for the lack of water to the others subdivision in the surrounding area of this land?
  - a. If the county moves forward and does a development agreement on this property, even if it is non revocable you will still be putting present wells in jeopardy. There are no tools in the ordinances to enforce Development Agreements. If people have to lower their wells again and can't afford to pay another \$30,000 they will lose their homes. Those homes would become abandon. As one of the commissioners stated at a previous hearing if you lose your water people move out and abandon the land and the home.
2. Right now HOA's are having a problem fixing their fire suppression and irrigation wells for present homeowners. How will this comply with Conditional Rezone restrictions 07-06-07 (detriment to persons or property in the vicinity)
3. How do you enforce rules and laws written for the Conditional Rezone: IDAPA 67-6508 (F and H list water supply) Do the other subdivision in the vicinity have fire suppression? Is State Law being covered? State Law requires water supply for fire suppression on site. Did you just recently remove the condition on an agreement homeowners do not have to put sprinkler systems in their home for Valley View Subdivision, when it was required by the Fire Department?
4. IDWR reported data on water is stable but they are using information from Winter monitoring when no irrigation is taking place in the large farm fields, and no one is watering their lawns and it is not 100 deg. and landscape is not burning up. Not just in our location but also in Ada County see Op-Ed: Not Enough Water written by Suzanne Knorr Aug 20, 2022. Article is attached.
5. Development Agreements are not enforceable: Even if you put in a community wells that would be monitored by Southwest District Health it means that they require 2 wells for security, as they cannot have a development without water at any time. When more wells go dry what will the County do? Who is responsible? When we have given you evidence who is then responsible?

- a. Dennis Owsley: stated in his reports those clay units do not yield water at a rate high enough to keep up with even a single well used frequently. If everyone shut their wells off for a small duration of time, the water levels would recover in all the wells. There are a lot of wells really close together trying to withdraw water from the same clay dominant aquifer, all at the same time. This is ultimately the problem. (If this is so then why was developments allowed smaller than 2-acre parcels. Because developers were allowed to use the words average minimum lot size. Not individual lot size no smaller than 2 acre lots.)
  - b. IDWR can't guarantee water availability for fire suppression, or for homes. Even if the house fire suppression is required by the County under a Conditional Rezone to build homes, there is no guarantee that water is there, there is no guarantee that a grass fire will protect land or people and in house fire suppression will not save a house from a grass fire. (As we have shown you in the burned-out house in Foothill Subdivision with a fire hydrant in the front yard.)
6. What about the **Aviation business** that is very very close to the property. The County has known about these two air strips for over 20 years but yet continued to allow subdivision to move into the area. And now his business is being jeopardized. Are you not taking away his livelihood? Is this not against State Law?
7. **PLEASE CONSIDER:** Diminishing our existing freshwater recharge, depleting our aquifer, which is already stressed. As we have already submitted to you proof of this by the neighbors spending over \$500,000 on lowering their home wells and having to drill new wells. How will residence around the development protect their wells from going lower and losing their water? Who will pay for more decline and more damage to our depleting aquifer?
8. **PLEASE ALSO CONSIDER NEWS ARTICLES FROM FORMER EXHIBIT OF OURS Dated June 29, 2022:**  
**Army Corps of Engineers, Natural Resources Conservation Service, Northwest River Forecast Center, and Bureau of Reclamations.**

**PLEASE CONSIDER:** Diminishing our existing freshwater recharge, depleting our aquifer, which is already stressed. As we have already submitted to you proof of this by the neighbors spending over \$500,000 on lowering their home wells and having to drill new wells.

**FROM COMPREHENSIVE PLAN: Quoting just a few:**

Page 14: do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of property....

Page 16 Policies #11....do not impacts upon the surrounding neighbors or neighborhoods.

Page 16 #12 Canyon County will preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land use.

Page 44 Goals: C. Water: Water is an essential and limited natural resource. Ground water and surface water should be preserved and protected.

Page 39 Policies 1. Review all residential.... proposals to determine the land use compatibility and impact to surrounding areas.

Page 39 Policies: 4 Analysis of property rights to be included in land use decision.

Page 39 Policies: 6. ....in areas that are critical to ground water recharge and sources to determine impact, if any, to surface and groundwater quantity and quality.

Ordinances list (6) Conditional Rezone Approval: #2 surrounding land uses, #3 compatibility with surrounding land, #4 negatively affect the character of the area., #5 will adequate facilities and services including sewer, water..... #6. Future traffic pattern, mitigate traffic impact. #8. Schools, police, fire and emergency medical services.  
**Such conditional stipulations, restrictions or limitations must be met before the "order of Intent is rezone" is issued.**

New Comp Plan page 38 (Water) Page 36 A5.01.05a safeguard aquifer recharge.

Old Comp Plan page 39 Policies impact to surrounding area. Also, groundwater quantity.

Also, Water C. Page 44 Goals: 1. Water is an essential and limited natural resource. Groundwater and surface water should be preserved and protected.

Also Policies Page 45 Protect groundwater and surface water. 2. Recognize the importance of surface water and groundwater resources of the county, in accordance with the Article XV, Section 3, of the Idaho Constitution.

## Items attached to my exhibit:

1. Newest list of wells that have gone bad and people have spent \$ on lowering or drilling new wells  
copies of bills have been sent to you on earlier exhibits for Taylor Jene Homes LLC file and new ones  
are now being attached to this exhibit.
2. Map with red dots showing the names, dates, and amounts spent by local people in this area for the  
work that has been done so far.
- 2.a New Reading on Wells shows it is 7.5 ft lower this year 2022, this is what Hydrologist from last hearing  
Was not showing. One year's activity from IDWR website showing what are wells are reading. Yes there was an  
increase in water level when the aquifer was not being used (Winter time) Then in beginning of April the decline  
of water level in wells.
3. Ground water discharge drainage areas. Land marked in colors from Shane Bendixsen's report showing land  
can't get building permits because there is no stable water source. This is less than 1/2 mile from DeerSky  
Ranch Subdivision.
4. Next is a picture of a burned house, where the fire department had to get water from across the street  
Sky Ranch Subdivision to put out the fire.
5. Copy of a Geologic Faulting in the Dry Lake Area showing fault lines where water is going under ground  
between Lake Lowell and the Snake River. This is from R. D. Schmidt's report which we have turned into  
on other exhibits.
6. Copy of Well Drillers Locator showing wells over 500 feet near this property. (If land is platted these  
new homeowners will be facing at least \$62,000 to drill a domestic well.)
7. Idaho Water Resources showing well information of the wells in Deersky Ranch and how deep they are now  
and they have had to be lowered or new wells drilled to get any kind of steady water flow.
8. IDAPA 67-6508. Planning Duties: Under a) **Property Rights**—An analysis of provisions which may be  
necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property  
rights, adversely impact property values or create unnecessary technical limitations on the use of property and  
analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code. (f) Natural  
Resources....uses of rivers and **other waters**, forest, range, soils, harbors, fisheries, wildlife, minerals, thermal  
water, beaches, **watersheds**, and shorelines. Also under (h) Public Services, Facilities, and Utilities...water  
supply...
9. Op-Ed: Not Enough Water news article August 20, 2022 short article on water just like ours but in Ada County.
10. Idaho Department of Water Resources: Around 50% of the Treasure Valley land area is flood or sprinkler  
irrigated. The seepage from irrigation accounts for approximately 95% of recharge to shallow aquifers. A  
small portion of irrigation water returns to deeper aquifers. Surface water, groundwater, aquifer protection  
and recharge are vital to sustaining the county's life.
11. Please also remember articles submitted earlier: Army Corps of Engineers, Natural Resources Conservation  
Service, Northwest River Forecast Center, and Bureau of Reclamations.



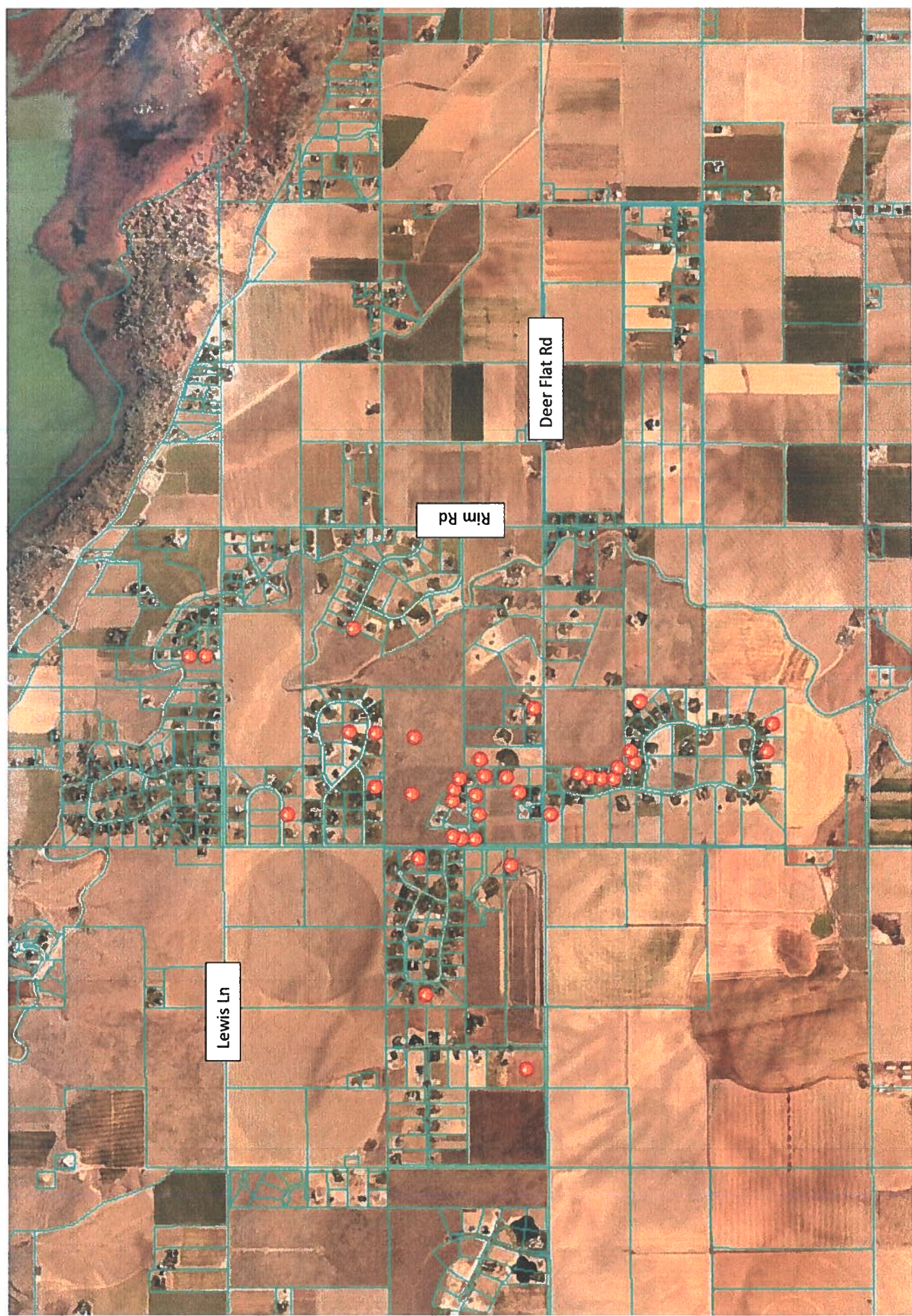
| Parcel#                 | Address                    | Homeowner's Name               | Year of Issue | L/R/NW/Arsenic                                                | Notes                                                       | Costs                |
|-------------------------|----------------------------|--------------------------------|---------------|---------------------------------------------------------------|-------------------------------------------------------------|----------------------|
| 30113010A4              | 9293 Highpointe Cir        | Thomas Bratcher                | 2013          | Lowered                                                       | Ran out of water                                            |                      |
| 30113010A5              | 12952 Lakecrest Dr         | Dean Littlefield               | 2013          | Lowered                                                       | Pump lowered ran out of water                               | \$571                |
| 30109012A0              | 12963 Lakecrest Dr         | Walter Kane                    | 2009          | L/R                                                           | Pump replaced and lowered                                   |                      |
| 30109012A0              | 12963 Lakecrest Dr         | Walter Kane                    | 2021          | R                                                             | Pump replaced and lowered                                   | \$7,705              |
| 30112012A0              | 12895 Lakecrest Dr         | Mark Woodworth                 | 2012          | L/R                                                           | Pump replaced and lowered                                   | \$4,500              |
| 30112011A0              | 12839 Lakecrest Dr         | Michael Nitzel                 | 2010          | Lowered                                                       | Pump lowered                                                | \$2,552              |
| 3011300000              | 12868 Lakecrest Dr         | Martin Finch                   | 2013          | L/R                                                           | Pump replaced and lowered                                   | \$10,816             |
| 30113010B1              | 12840 Lakecrest Dr         | Ross Loughheed                 | 2007          | Lowered                                                       | Pump lowered                                                | \$1,300              |
| 30110010A0              | 12810 Lakecrest Dr         | Josh Lentz now Scott Rhinehart |               |                                                               | Replaced pump 3 times and drilled new well                  | \$27,000             |
| 3011000000              | 12754 Deer Flat Rd         | Susan and Don Saylor           | 3 times       | L/R/NW                                                        |                                                             |                      |
| 3011100000              | 12750 Deer Flat Rd         | Michael Chenore                |               |                                                               | No problems this year                                       | not sure of cost yet |
| 3010501000              | 12744 Deer Flat Rd         | Brad Pintler                   |               |                                                               | Sucking air, still evaluating issue                         | \$3,717              |
| 3012101300              | 9125 Sky Ranch Rd          | Frankie Amen                   | 2011          | Lowered                                                       | Lost water 7-20-21                                          | 20,333+8,280         |
| 3012101300              | 9125 Sky Ranch Rd          | James Haynes                   | 2021          | Arsenic                                                       | Lost water 7-14-21                                          | 22000+\$9,000        |
| 3019413000              | 8830 Deersky Ranch Trl     | Frankie Amen                   | 2021          | Pulling pump                                                  | Electrical, still evaluating issue                          |                      |
| 3019412900              | 8810 Deersky Ranch Trl     | David Vigstol                  | 2021          |                                                               | Lowered pump 31ft July 2021                                 | \$1,314              |
| 3019412300              | 12678 Deer Ridge Trl       | McCully Family Trust           | 2021          | Lowered                                                       | Water pressure low. Iron Rust and fishy odor                | \$11,000             |
| 3019412500              | 12734 Deer Ridge Trl       | Larry Huter                    | 2021          | Arsenic                                                       | Sucking sand, still evaluating issue                        |                      |
| 3011512900              | 12676 Rockledge Ln         | Lisa Ryden                     | 2021          |                                                               | Pump lowered 21ft                                           |                      |
| 3008701100              | 10140 Vista Del Lago Ln    | Manuel Cavazos                 | 2021          | Lowered                                                       | Added pipe. Pump sitting on bottom of well                  |                      |
| 3010800000              | 9079 Bravo Ln              | Mike Cowan                     | 2008          |                                                               | Pump replaced and lowered                                   | \$56,497             |
| 3019412800              | 8782 Deersky Ranch Trl     | Ryan & Heather Davy            | 2021          | L/R                                                           | 2 community well failures                                   | \$80,581             |
| 3019400000              | 12823 Deer Flat Rd         | Brodie Graham                  | 2021          | Lowered                                                       | put in underground water tank                               | \$69,750             |
| 3011201600              | 9042 Ridgepointe Ln        | Dana & Autumn Stringam         | 2021          |                                                               |                                                             | \$4,026              |
| Sky Ranch Sub           | Common Well                |                                | 2007-2021     |                                                               |                                                             | \$81,116             |
| Sky Ranch Sub           | Common Well                |                                | 2015          |                                                               |                                                             | \$6,846              |
| 3012101000              | 9405 Sky Ranch Rd          | Mike Sparrell                  | 2013          |                                                               | will add new common well                                    | ?                    |
| Deer Sky Ranch Sub      | Common well for irrigation | HOA                            | 7/30/22       | Have to add new well to water common ground                   | fixed upper well with new motor 8-22-22                     | ?                    |
| Deer Sky Ranch Sub      | Well for fire suppression  | HOA                            | 7/30/22       | repair done 8-22-22                                           | McKnie well driller: Will have to go 1,000 ft to get water. | ?                    |
| 301130100 & 30101011C0  | Taylor Jene Homes          | New app. Ftera View            | 7/30/22       | No water rights on property                                   | well sucking sand and air have to replace                   | ?                    |
| 3019411700              | 12602 Deer Ridge Tr        | Out of water                   | 6/30/22       | out of water                                                  | do not have the cost yet.                                   | ?                    |
| 2365900000              | 10400 Duck Lane, Na.       | Arthur & Diane Talsma          | 6/30/22       | out of water                                                  | out of water for irrigation & Fire                          | ?                    |
| Chaparral Subdivision   | Deer Flat Rd.              | HOA                            | 2021          | Irrigation well                                               | failed well for firesuppression and irrigation              | ?                    |
| Wild Prairie Estes      | no water                   | HOA                            | Oct. 2021     | failed well                                                   | no water could not move forward.                            | ?                    |
| Rolling Meadows         | no water                   | HOA                            | Oct-21        | No water                                                      | failed well for irrigation & fire                           | ?                    |
| Foot Hill Ranch         | no water                   | HOA                            | Oct. 2021     | no water                                                      |                                                             |                      |
| Valley View Subdivision | no water                   | HOA                            | 21-Oct        | Commissioners removed fire suppression from the dev agreement | well could not supply enough water for subdiv.              | ?                    |

Total cost to date Over \$425,945.00

Listed 11-1-22











DENNIS PHIPPS WELL DRILLING INC.

12464 Karcher Road • Nampa, ID 83651  
(208) 465-4444 | Email: dpwdinc7@gmail.com

## Invoice

| Date     | Invoice # |
|----------|-----------|
| 9/1/2022 | P4692     |

|                                                              |
|--------------------------------------------------------------|
| <b>Bill To</b>                                               |
| Dave Vigstol<br>8810 Deer Sky Ranch Trail<br>Nampa, ID 83686 |

|                                                              |
|--------------------------------------------------------------|
| <b>Ship To</b>                                               |
| Dave Vigstol<br>8810 Deer Sky Ranch Trail<br>Nampa, ID 83686 |

|          | Job ID         | Service ...                                                                                                                                                | Ship     | Via | Customer Phone | Project  |
|----------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----|----------------|----------|
|          | Service Call   | MBP                                                                                                                                                        | 9/1/2022 |     | 651-706-2148   |          |
| Quantity | Item Code      | Description                                                                                                                                                |          |     | Price Each     | Amount   |
| 1        | PID50          | Pentair PID50 3HP Variable Drive Box                                                                                                                       |          |     | 5,422.00       | 5,422.00 |
| 450      | 6/3 Pump Cable | 6/3 Coated Pump Cable                                                                                                                                      |          |     | 6.00           | 2,700.00 |
| 7        | Labor          | Pump set: 440                                                                                                                                              |          |     | 125.00         | 875.00   |
|          |                | Warrantied motor. Replaced pump cable and control box. Recommended that he replaced 30amp breaker with two pull 50amp breaker. System is running good now. |          |     |                |          |

**Protect your water! Ask us about our water treatment options.**

Payment for project is due upon completion and any unpaid balance over 15 days from the due date will be subject to a 3% finance charge. Any unpaid balance after 30 days will receive additional 3% finance charge and will be subject to lien on property. Payment should be mailed to address on your invoice. Credit card transactions will be assessed a 3% convenience fee, bank EFT transactions are offered free of charge. A \$20 fee is also assessed on all returned checks. Refundable deposits and receipts may take up to 10 business days to process.

We want your feedback! Please use this link: <https://hibu.us/eps5> or visit our website and leave us a review.

**Payments/Credits** \$0.00

**Web Site** [www.dpwdid.com](http://www.dpwdid.com)

**Balance Due** \$8,997.00

2nd Bill 9/1/22





**DENNIS PHILLIPS DRILLING INC.**

12464 Karcher Road • Nampa, ID 83651

(208) 465-4444 | Email: dpwdinc7@gmail.com



## Invoice

| Date     | Invoice # |
|----------|-----------|
| 5/2/2022 | W4138     |

|                                                         |
|---------------------------------------------------------|
| Bill To                                                 |
| Brodie Graham<br>12823 Deer Flat Rd.<br>Nampa, ID 83686 |

|                                                         |
|---------------------------------------------------------|
| Ship To                                                 |
| Brodie Graham<br>12823 Deer Flat Rd.<br>Nampa, ID 83686 |

|          | Job ID         | Service ...              | Ship     | Via | Customer Phone | Project   |
|----------|----------------|--------------------------|----------|-----|----------------|-----------|
|          | D0095926       | CM                       | 5/2/2022 |     | 253-303-2737   |           |
| Quantity | Item Code      | Description              |          |     | Price Each     | Amount    |
| 435      | 6-Drill Casing | 6" Drilling & Casing     |          |     |                |           |
| 1        | Bentonite Seal | 10"x 180' Bentonite Seal |          |     | 78.00          | 33,930.00 |
| 1        | Well Permit    | Well Permit              |          |     | 4,000.00       | 4,000.00  |
| 1        | 6-Drive Shoe   | 6" Drive Shoe            |          |     | 75.00          | 75.00     |
| 1        | 6-Turtle Cap   | 6" Turtle Cap            |          |     | 100.00         | 100.00    |
|          |                |                          |          |     | 75.00          | 75.00     |

### Protect your water! Ask us about our water treatment options.

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We want your feedback! Please use this link: <https://hibu.us/eps5> or visit our website and leave us a review.

|          |                                                    |                  |              |
|----------|----------------------------------------------------|------------------|--------------|
| Web Site | <a href="http://www.dpwdid.com">www.dpwdid.com</a> | Payments/Credits | -\$38,180.00 |
|          |                                                    | Balance Due      | \$0.00       |



**DENNIS PHILLIPS LLC DRILLING INC.**

**12464 Karcher Road • Nampa, ID 83651**

**(208) 465-4444 | Email: dpwdinc7@gmail.com**

## Invoice

| Date      | Invoice # |
|-----------|-----------|
| 5/19/2022 | P4209     |

| Bill To                                                 |
|---------------------------------------------------------|
| Brodie Graham<br>12823 Deer Flat Rd.<br>Nampa, ID 83686 |

| Ship To                                                 |
|---------------------------------------------------------|
| Brodie Graham<br>12823 Deer Flat Rd.<br>Nampa, ID 83686 |

|          | Job ID               | Service ...                                                                                          | Ship       | Via      | Customer Phone | Project |
|----------|----------------------|------------------------------------------------------------------------------------------------------|------------|----------|----------------|---------|
|          | Pump System          | MRP                                                                                                  | 5/19/2022  |          | 253-303-2737   |         |
| Quantity | Item Code            | Description                                                                                          | Price Each | Amount   |                |         |
| 1        | 5HP Variable Pump    | 5HP Grundfos 3PH 3W Mtr., 5HP Grundfos 25s50-26 25GPM PE, PID50 Controller (26GPM @ 60PSI from 360') | 9,375.00   | 9,375.00 |                |         |
| 1        | 32Gal. Pressure T... | 32 Gal. Wel-Xtrol Pressure Tank                                                                      | 650.00     | 650.00   |                |         |
| 1        | 2" Pitless Adapter   | 2" SS Pitless Adapter                                                                                | 390.00     | 390.00   |                |         |
| 210      | 2" Galv. Drop Pipe   | 2" Galv. Drop Pipe                                                                                   | 12.00      | 2,520.00 |                |         |
| 200      | 2" SCH120 Drop ...   | 2" PVC SHD120 Drop Pipe                                                                              | 6.50       | 1,300.00 |                |         |
| 415      | 8/3 Wire             | 8/3 Pump Cable                                                                                       | 4.50       | 1,867.50 |                |         |
| 3        | 2" Check Valve       | 2" SS Check Valve                                                                                    | 200.00     | 600.00   |                |         |
| 1        | Bury Hydrant         | 4" Bury Yard Hydrant                                                                                 | 160.00     | 160.00   |                |         |
| 1        | Sprinkler Manifold   | 1 1/4" Sprinkler Manifold                                                                            | 250.00     | 250.00   |                |         |
| 50       | 1 1/4" Poly Pipe     | Black 1 1/4" #200 Poly Pipe                                                                          | 2.25       | 112.50   |                |         |
| 65       | 8/3 UF Wire          | 8/3 UF Wire                                                                                          | 4.50       | 292.50   |                |         |
| 1        | Misc Electrical      | Electrical fittings                                                                                  | 250.00     | 250.00   |                |         |
| 1        | Misc Plumbing        | Misc Plumbing                                                                                        | 550.00     | 550.00   |                |         |
| 8        | Labor                | Labor<br>emailed 5/31                                                                                | 125.00     | 1,000.00 |                |         |

### Protect your water! Ask us about our water treatment options.

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|                                                                                                                                               |                |                  |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------|--------------|
| Want your feedback! Please use this link: <a href="https://hibu.us/eps5">https://hibu.us/eps5</a> or visit our website and leave us a review. |                | Payments/Credits | -\$19,317.50 |
| Web Site                                                                                                                                      | www.dpwdid.com | Balance Due      | \$0.00       |

# COONSE WELL DRILLING & PUMP CO.,

P O Box 366  
Middleton, ID 83644

Phone # (208) 454-0190

## INVOICE

**BILL TO:**

DEERSKY RANCH HOA  
8679 DEERSKY RANCH TRAIL  
NAMPA, ID 83686

**DATE**

8/22/2022

**INVOICE #**

209803

*Bill & Service to replace pump to common ground & keep tank full*

| PROJECT                                          |                                                     | TERMS          | DUE DATE  |
|--------------------------------------------------|-----------------------------------------------------|----------------|-----------|
| NEW PUMP                                         |                                                     | Due on receipt | 8/22/2022 |
| QTY                                              | DESCRIPTION                                         | UNIT PRICE     | AMOUNT    |
| 1                                                | 7.5 HP GRUNDFOS SUB PUMP, MODEL 35S75-28 -CODE 2230 | 4,230.00       | 4,230.00  |
| 63                                               | 2-IN GALV DROP PIPE                                 | 13.65          | 859.95    |
| 65                                               | #10/3 WG SUB PUMP CABLE                             | 3.10           | 201.50    |
| 1                                                | 100 PSI LIQUID PRESSURE GAUGE                       | 16.00          | 16.00     |
| 2                                                | SPLICE KIT #10                                      | 12.00          | 24.00     |
| 1                                                | 6" TO 4" ADAPTER                                    | 315.00         | 315.00    |
| 1                                                | LABOR- INSTALL PUMP/WATER SYSTEM                    | 1,200.00       | 1,200.00  |
| THIS PUMP IS ON A 10 HP 6" MOTOR. IT IS DE-RATED |                                                     | 0.00%          | 0.00      |

*Repair - To Jerry Well 8/22/22*

**THANK YOU FOR YOUR BUSINESS!**  
**PLEASE PAY BY THIS INVOICE.**

Make all checks payable to: Coonse Well Drilling & Pump Co., Inc.  
All past due accounts are subject to service charge of 1 1/2% per month or maximum permitted by law.  
NOTE: THERE IS A 3.5% PROCESSING FEE ON CREDIT CARD PAYMENTS.

**Total** \$6,846.45

**Payments Applied** \$0.00

**Balance Due** \$6,846.45

E-mail

office@coonsedrillingpump.com



# COONSE WELL DRILLING & PUMP CO., INC.

P O Box 366  
Middleton, ID 83644

Phone # (208) 454-0190

Fax #

## ESTIMATE

### ESTIMATE FOR:

DEERSKY RANCH HOA  
8679 DEERSKY RANCH TRAIL  
NAMPA, ID 83686

DATE

8/11/2022

ESTIMATE NO.

1617-4285

### PROJECT

DEERSKY RANCH COMMON AREA

| QTY                                                                                            | DESCRIPTION                                                                                                                                                       | UNIT PRICE   | TOTAL              |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------|
| 500                                                                                            | 8" WELL INSTALLATION                                                                                                                                              |              |                    |
| 1                                                                                              | 12-IN OVERBORE DRILLING & SEAL                                                                                                                                    | 100.00       | 50,000.00          |
| 1                                                                                              | 8-IN DRIVE SHOE                                                                                                                                                   | 3,500.00     | 3,500.00           |
| 1                                                                                              | 6-IN X 10-FT STAINLESS SCREEN INSTALLATION                                                                                                                        | 500.00       | 500.00             |
| 1                                                                                              | 8" BOSHART 8W PREMIUM WELL CAP                                                                                                                                    | 3,800.00     | 3,800.00           |
| 1                                                                                              | IRRIGATION DRILLING PERMIT                                                                                                                                        | 650.00       | 650.00             |
|                                                                                                |                                                                                                                                                                   | 200.00       | 200.00             |
| 1                                                                                              | 5 HP 20 GPM PENTAIR BERKELEY INTELLIKIT, PUMP, 5HP MOTOR & PID50 CONTROLLER, 5 YR MANUFACTURER WARRANTY ON PUMP & MOTOR, 3 YR MANUFACTURER WARRANTY ON CONTROLLER | 9,654.00     | 9,654.00           |
| 420                                                                                            | 1 1/2-IN GALV DROP PIPE                                                                                                                                           | 10.00        | 4,200.00           |
| 427                                                                                            | #4 3-WIRE W/ GROUND SUB PUMP CABLE                                                                                                                                | 8.15         | 3,480.05           |
| 100                                                                                            | 1 1/4" POLY PIPE 200# (IF NEEDED)                                                                                                                                 | 2.25         | 225.00             |
| 300                                                                                            | #4 THHN WIRE                                                                                                                                                      | 2.60         | 780.00             |
| 100                                                                                            | #10 THHN WIRE                                                                                                                                                     | 0.85         | 85.00              |
| 100                                                                                            | 1 1/4 SCH 40 PVC CONDUIT                                                                                                                                          | 3.85         | 385.00             |
| 5                                                                                              | 1 1/4" SCH 80 PVC CONDUIT                                                                                                                                         | 5.15         | 25.75              |
| 1                                                                                              | 1 1/2 BII PITLESS ADAPTER SS                                                                                                                                      | 275.00       | 275.00             |
| 3                                                                                              | 1 1/2 FLOMATIC CHECK VALVE 100EVFD                                                                                                                                | 95.50        | 286.50             |
| 1                                                                                              | 1 1/2-IN SPRINKLER SETUP                                                                                                                                          | 525.00       | 525.00             |
| 1                                                                                              | 5 HP PUMP START RELAY                                                                                                                                             | 145.00       | 145.00             |
| 1                                                                                              | SPLICE KIT #4                                                                                                                                                     | 17.00        | 17.00              |
| 1                                                                                              | SPLICE KIT #10                                                                                                                                                    | 11.50        | 11.50              |
| 1                                                                                              | STATE OF IDAHO PLUMBING PERMIT                                                                                                                                    | 68.00        | 68.00              |
| 1                                                                                              | STATE OF IDAHO ELECTRICAL PERMIT                                                                                                                                  | 68.00        | 68.00              |
| 1                                                                                              | MISC PLUMBING                                                                                                                                                     | 450.00       | 450.00             |
| 1                                                                                              | MISC ELECTRICAL                                                                                                                                                   | 285.00       | 285.00             |
| 1                                                                                              | LABOR- INSTALL PUMP/WATER SYSTEM                                                                                                                                  | 1,500.00     | 1,500.00           |
|                                                                                                | **TRENCHING TO BE DONE BY OTHERS**                                                                                                                                | 0.00%        | 0.00               |
| ESTIMATE IS BASED ON 500 FT WELL. FINAL BILLING WILL BE DETERMINED WHEN ACTUAL DEPTH IS KNOWN. |                                                                                                                                                                   | <b>TOTAL</b> | <b>\$81,115.80</b> |

UNIT PRICING REFLECTS CURRENT MARKET VALUE AND IS  
SUBJECT TO CHANGE PRIOR TO ACTUAL WORK.







2

# 02N 03W 11ACA1

**Site Name:** CANYON  
**Station Type:** Water Levels  
**Depth:** 160 (ft BGS)

Time Series

Water Quality

Multiple Timeseries

Discrete Depth to Water

700.Publish\_Water\_Level\_Disc\_DTV

Documents



700.Publish\_Water\_Level\_Disc\_DTV

3 d

10 d

1 m

3 m

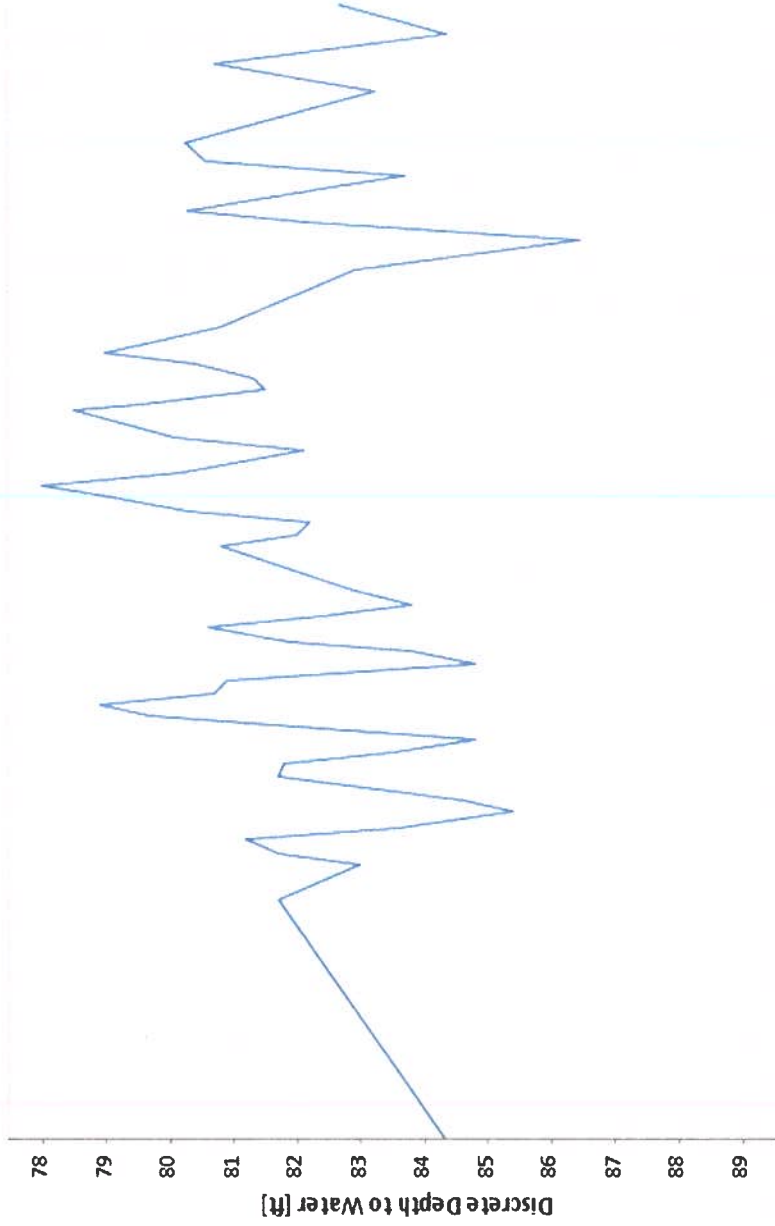
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10/18/2022

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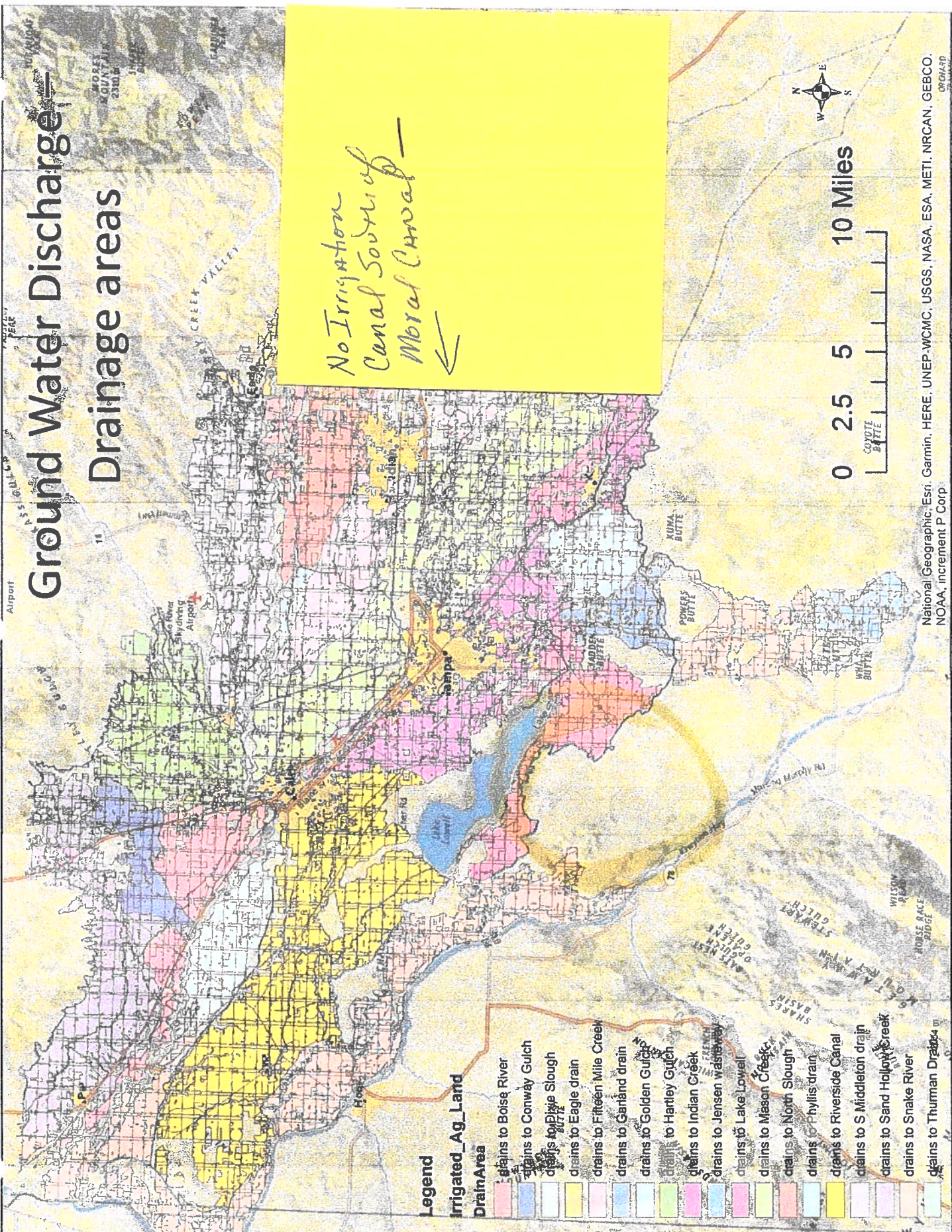


2a



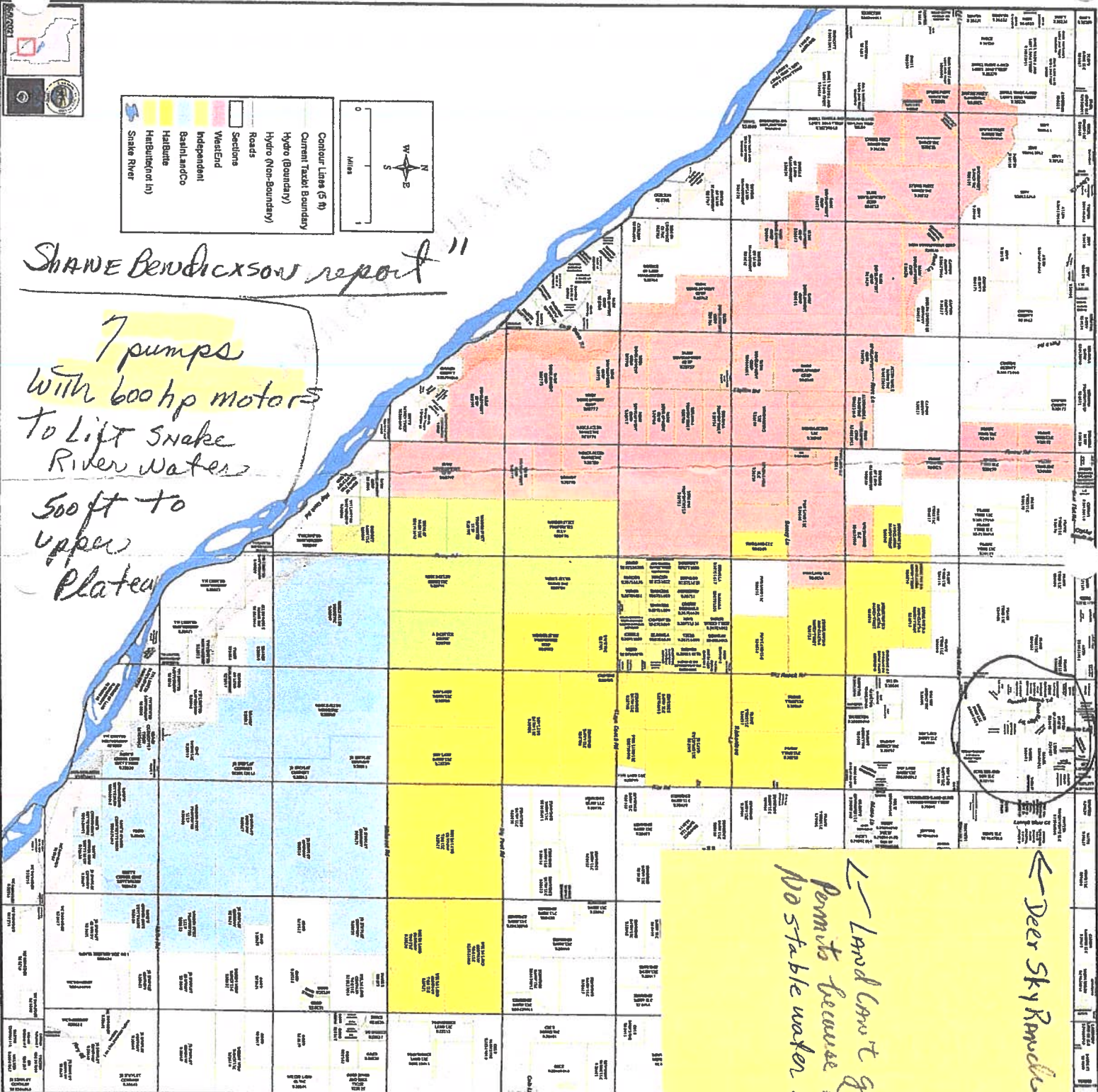
# Ground Water Discharge— Drainage areas

No Irrigation  
Canal South of  
Moral Canal—  
←



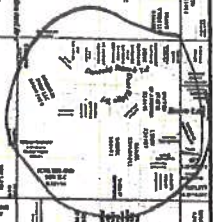


3



SHANE BENDIXSON report "

7 pumps  
with 600 hp motors  
to lift Snake  
River water  
500 ft to  
upper  
Plateau



← Deer Sky Ranch  
Land Can't get Building  
Permits because there is  
no stable water source

No Building Permits Because of





first house on Sky Ranch in  
Subdivision Called Foothill Ranch Sub.  
Featherstone Road. This lot touches  
this new development ~~to featherstone~~  
you are hearing.

flow in the Dry Lake area, and are probably the reason there are almost no springs along the canyon wall on the north side of the river. A structural trough, also associated with faulting, is believed to be partly responsible for the groundwater divide just south of Lake Lowell.

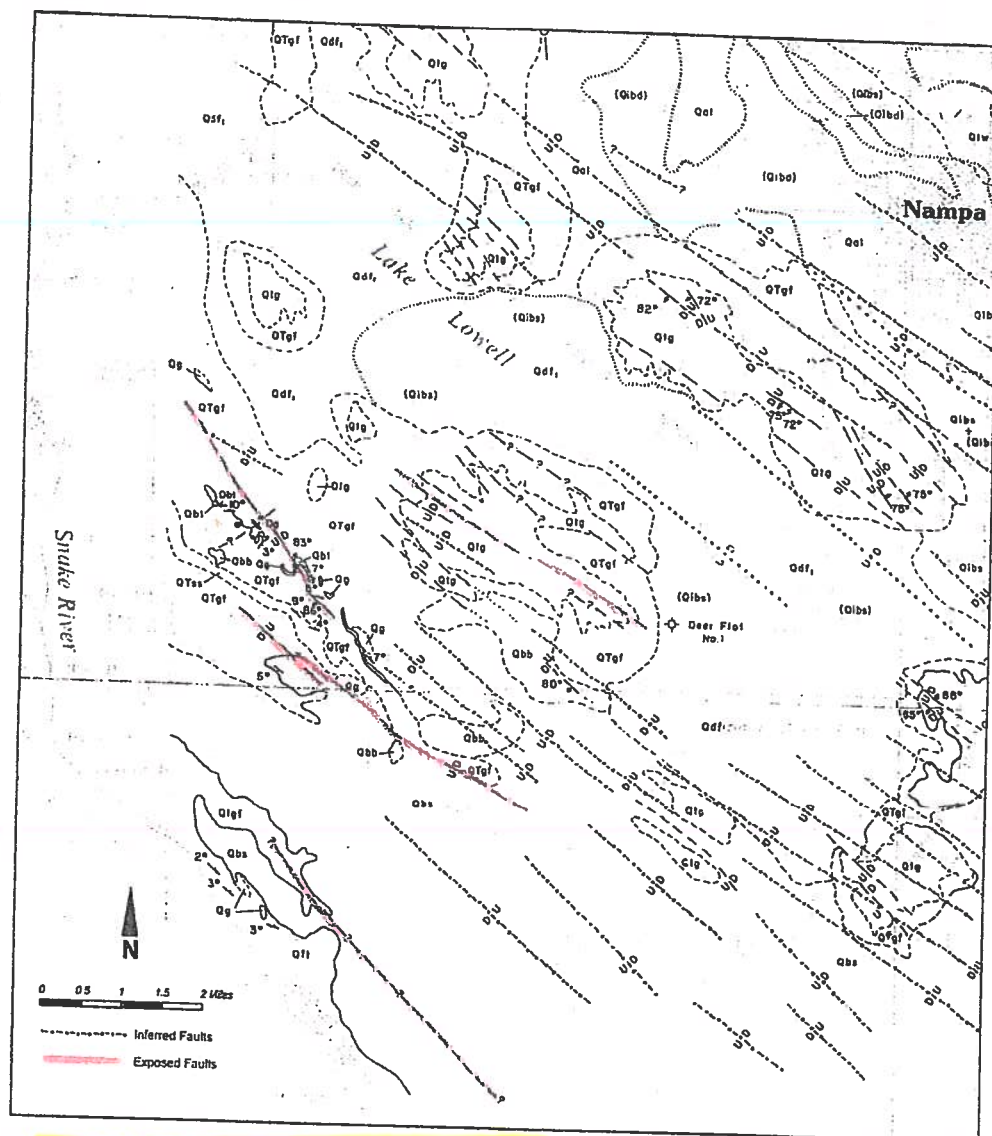
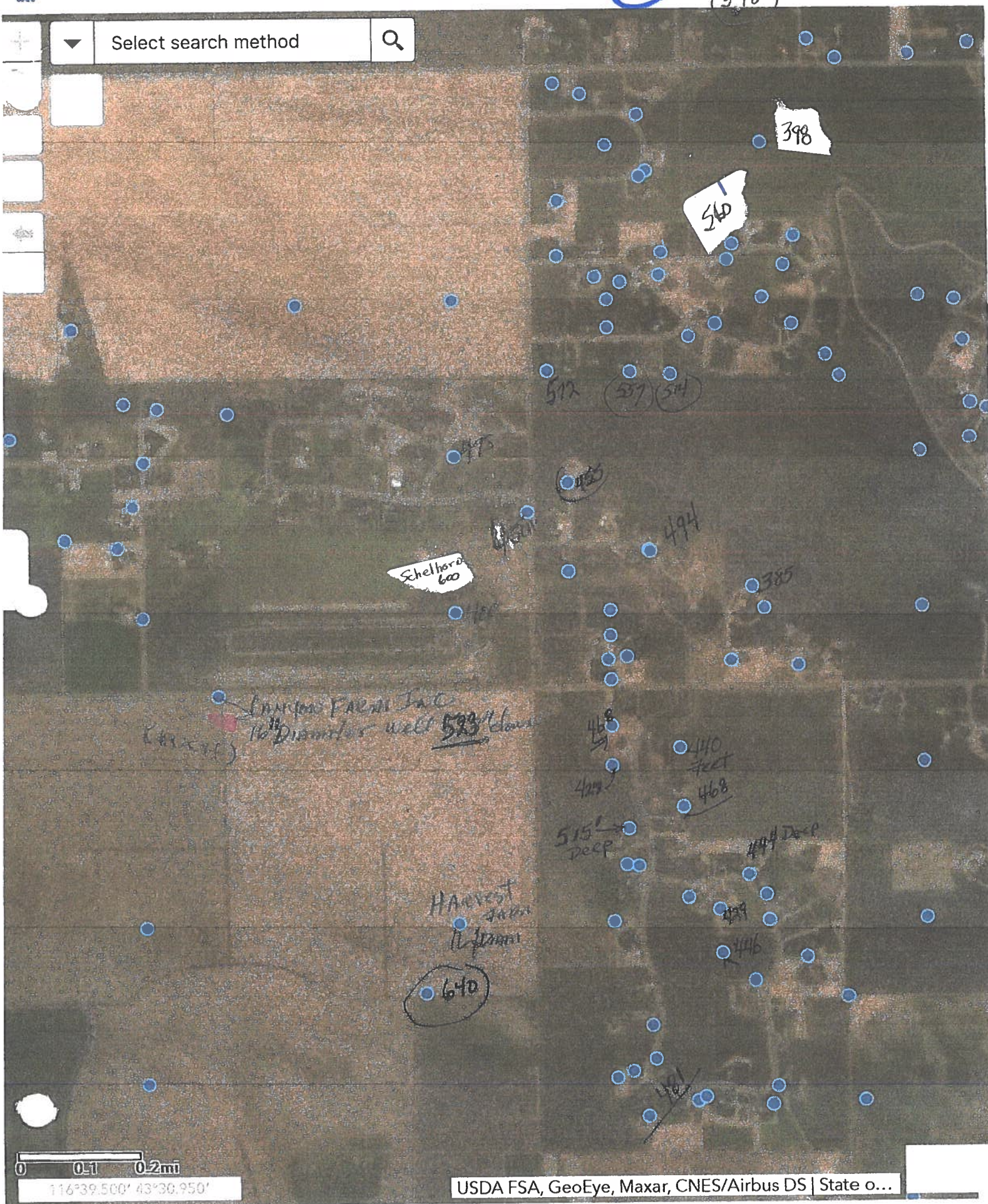


Figure 4. Geologic Faulting in the Dry Lake Area, (adapted from Wood and Anderson, 1981)

From RDSchmidt's report  
Geologic Faults  
water goes  
Down



▼ Select search method







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Click on column headers to sort displayed data...

### Well Information Summary...66 well(s)

| Doc                      | Contact                              | D-Tag    | Const. Date | Total Depth | Address                   | Drilling Co.                       | Twp Rng    | Sec Tract | Sub                | Lot | Blk | Use                       | Csg. Dia. | GP |
|--------------------------|--------------------------------------|----------|-------------|-------------|---------------------------|------------------------------------|------------|-----------|--------------------|-----|-----|---------------------------|-----------|----|
| <a href="#">Well Log</a> | BIG VIEW BUILDERS(Applicant)         | D0038324 | 11/19/2004  | 424         | DEER RIDGE TRAIL          | ADAMSON PUMP & DRILLING            | 02N 03W 24 | NWSW      | DEER SKY RANCH     | 16  | 1   | Domestic-Single Residence | 6         | 55 |
| <a href="#">Well Log</a> | BIG VIEW BUILDERS(Applicant)         | D0042152 | 12/20/2005  | 350         | 12697 DESERT LODGE TRAIL  | KNIE PUMP & DRILLING               | 02N 03W 24 | NWNE      | DESERT RANCH SUB   | 12  | 1   | Domestic-Single Residence | 6         | 40 |
| <a href="#">Well Log</a> | BIG VIEW BUILDERS(Applicant)         | D0042417 | 12/30/2005  | 357         | DESERT LODGE TRAIL        | PRECISION WELL DRILLING & PUMP INC | 02N 03W 24 | NWNE      | DESERT RANCH SUB   | 8   | 1   | Domestic-Single Residence | 6         | 40 |
| <a href="#">Well Log</a> | BIG VIEW BUILDERS(Applicant)         | D0042593 | 3/1/2006    | 395         | 8679 DEER SKY RANCH TRAIL | ED L HOLDER DRILLING               | 02N 03W 24 | SWNW      | DEER SKY RANCH SUB | 5   | 1   | Domestic-Single Residence | 6         | 15 |
| <a href="#">Well Log</a> | BIG VIEW BUILDERS(Applicant)         | D0047199 | 7/30/2006   | 470         | 8507 DEER SKY RANCH TRAIL | KNIE PUMP & DRILLING               | 02N 03W 24 | SWNW      | DEER SKY RANCH SUB | 7   | 1   | Domestic-Single Residence | 6         | 35 |
| <a href="#">Well Log</a> | BIG VIEW BUILDERS(Applicant)         | D0047443 | 10/19/2006  | 405         | 8386 DEERSKY RANCH TRAIL  | ADAMSON PUMP & DRILLING            | 02N 03W 24 | NWSW      | DEERSKY RANCH      | 4   | 2   | Domestic-Single Residence | 6         | 30 |
| <a href="#">Well Log</a> | BIG VIEW BUILDERS(Applicant)         | D0047427 | 11/17/2006  | 350         | 12577 DEER RIDGE TRAIL    | ADAMSON PUMP & DRILLING            | 02N 03W 24 | NWSW      | DEERSKY RANCH      | 15  | 2   | Domestic-Single Residence | 6         | 35 |
| <a href="#">Well Log</a> | BIG VIEW BUILDERS(Applicant)         | D0047699 | 12/22/2006  | 384         | 12574 DEER RANCH TRAIL    | ADAMSON PUMP & DRILLING            | 02N 03W 24 | NESW      | DEER SKY RANCH     | 15  | 1   | Domestic-Single Residence | 6         | 50 |
| <a href="#">Well Log</a> | BIG VIEW BUILDERS(Applicant)         | D0047702 | 2/13/2007   | 383         | 12771 DESERT LODGE TRAIL  | ADAMSON PUMP & DRILLING            | 02N 03W 24 | NESW      | DEER SKY RANCH     | 11  | 1   | Domestic-Single Residence | 6         | 50 |
| <a href="#">Well Log</a> | BIG VIEW BUILDERS(Applicant)         | D0052341 | 11/21/2007  | 479         | 8601 DEERSKY RANCH TRAIL  | ADAMSON PUMP & DRILLING            | 02N 03W 24 | SWNW      | DEERSKY RANCH SUB  | 6   | 1   | Domestic-Single Residence | 6         | 40 |
| <a href="#">Well Log</a> | GALEAZZI HOMES LLC(Applicant)        | D0047453 | 1/5/2007    | 460         | 8782 DEERSKY RANCH TRAIL  | DOWN RIGHT DRILLING & PUMP         | 02N 03W 24 | NWSE      | DEERSKY RANCH      | 30  | 1   | Domestic-Single Residence | 6         | 30 |
| <a href="#">Well Log</a> | HIBBARD BROS CONSTRUCTION(Applicant) | D0038760 | 2/28/2005   | 405         | 12592 DEER RIDGE          | DOMESTIC PUMP & DRILLING           | 02N 03W 24 | NESW      | DEERSKY RANCH SUB  | 17  | 1   | Domestic-Single Residence | 6         | 50 |
| <a href="#">Well Log</a> | JIM WELCH CUSTOM HOMES(Applicant)    | D0042710 | 4/24/2006   | 423         | 8734 DEERSKY RANCH TRAIL  | DAVIS WELL DRILLING & PUMP LLC     | 02N 03W 24 | NWNW      | DEERSKY RANCH      | 28  | 1   | Domestic-Single Residence | 6         | 50 |
| <a href="#">Well Log</a> | LEGACY HOMES(Owner/Operator)         |          | 10/14/2014  | 454         | 12587 DEER RIDGE          | PRECISION WELL DRILLING & PUMP INC | 02N 03W 24 | SENE      | DEER SKY RANCH     | 6   | 2   | Domestic-Single Residence | 6         | 30 |
| <a href="#">Well Log</a> | LEGACY HOMES(Owner/Operator)         | D0067558 | 10/14/2014  | 454         | 12587 DEER RIDGE          | PRECISION WELL DRILLING & PUMP INC | 02N 03W 24 | SENE      | DEER SKY RANCH     | 6   | 2   | Domestic-Single Residence | 6         | 30 |
| <a href="#">Well Log</a> | MYERS CONSTRUCTION(Applicant)        | D0019254 | 11/15/2001  | 416         | 8830 Deer Sky Ranch Trail | DAVIS WELL DRILLING & PUMP LLC     | 02N 03W 24 | NWSW      | Deer Sky Ranch     | 32  | 1   |                           | 6         | 30 |
| <a href="#">Well Log</a> | PALLESEN BUILDERS(Applicant)         | D0019253 | 11/9/2001   | 445         | 12678 Deer Trail Ridge    | DAVIS WELL DRILLING & PUMP LLC     | 02N 03W 24 | NWNW      |                    |     |     |                           | 6         | 30 |

| Well Log | Owner/Operator                                              | D0071787 | 5/31/2016  | 515 | 8679 DEERSKY RANCH TRAIL     | ADAMSON PUMP & DRILLING         | 02N 03W 24 SWNW | DEERSKY RANCH SUB  | 5   | 1 | Domestic-Single Residence | 8 | 70 |
|----------|-------------------------------------------------------------|----------|------------|-----|------------------------------|---------------------------------|-----------------|--------------------|-----|---|---------------------------|---|----|
| Well Log | RANDALL HUTCHINGS(Owner/Operator)                           |          |            | 0   | DEER FLAT                    | DAVIS WELL DRILLING & PUMP LLC  | 02N 03W 24 NWNE |                    |     |   |                           |   | 0  |
| Well Log | STEVE J JONES(Owner/Operator)                               | D0009405 | 4/22/1999  | 218 |                              | DAVIS WELL DRILLING & PUMP LLC  | 02N 03W 24 NENE |                    |     |   |                           | 6 | 0  |
| Well Log | MIKE KENLEY(Applicant)                                      | D0029563 | 6/29/2003  | 490 | 12706 DEER RIDGE TRAIL       | COONSE WELL DRILLING            | 02N 03W 24 NWSW |                    |     |   | Domestic-Single Residence | 6 | 40 |
| Well Log | HOWARD KUNZ(Owner/Operator)                                 |          |            | 0   |                              | DAVIS WELL DRILLING & PUMP LLC  | 02N 03W 24 NENE |                    | 001 |   |                           |   | 0  |
| Well Log | APRIL LONG(Applicant)                                       | D0063955 | 8/9/2012   | 444 | 12630 DEER RIDGE TRAIL       | NU ACRE DRILLING                | 02N 03W 24 SENE |                    |     |   | Domestic-Single Residence | 6 | 40 |
| Well Log | G W MALDERHAUR(Owner/Operator)                              |          | 1/22/1990  | 255 |                              | DAVIS WELL DRILLING & PUMP LLC  | 02N 03W 24 NENE | unknown            | 0   | 0 | Domestic-Single Residence | 8 |    |
| Well Log | LEONARD MARTEN(Owner/Operator)                              |          | 6/12/1977  | 78  |                              | ANONYMOUS DRILLER               | 02N 03W 24 NENE |                    |     |   |                           |   | 0  |
| Well Log | BRANDEN NEFF(Applicant)                                     | D0038725 | 1/30/2005  | 440 | 8870 DEER SKY RANCH TRAIL    | TANNER PUMP & DRILLING          | 02N 03W 24 NWSW | DEER SKY RANCH SUB | 31  | 1 | Domestic-Single Residence | 6 | 45 |
| Well Log | BERTHA NEWMAN(Owner/Operator)                               |          | 11/5/1992  | 320 | 12509 DEER FLAT              | ADAMSON PUMP & DRILLING         | 02N 03W 24 NWNE |                    |     |   |                           | 6 | 40 |
| Well Log | HERB OBERG(Owner/Operator)                                  | D0077249 | 12/7/2017  | 427 | 8753 DEERSKY RANCH TRAIL     | COONSE WELL DRILLING            | 02N 03W 24 NWNW | DEER SKY RANCH     | 4   | 1 | Domestic-Single Residence | 8 | 40 |
| Well Log | MAX POULTON(Owner/Operator)                                 |          |            | 0   |                              | DAVIS WELL DRILLING & PUMP LLC  | 02N 03W 24 NENE |                    |     |   |                           |   |    |
| Well Log | ROBERT ROSE(Owner/Operator)                                 | D0077251 | 12/22/2017 | 413 | 12745 Deer Ridge Trail       | COONSE WELL DRILLING            | 02N 03W 24 SWNW |                    |     |   | Domestic-Single Residence |   |    |
| Well Log | WESLEY R SCHOBBER(Owner/Operator)                           |          | 4/23/1963  | 400 |                              | ANONYMOUS DRILLER               | 02N 03W 24 SENW |                    |     |   |                           |   |    |
| Well Log | CARL K STAPP(Owner/Operator), DEBRA L STAPP(Owner/Operator) |          |            | 0   | CORNER OF DEER FLAT & RIM RD | SOS WELL DRILLING & PUMP CO INC | 02N 03W 24 NWNE |                    |     |   |                           |   | 0  |
| Well Log | RANDY STEWART(Owner/Operator)                               | D0083514 | 2/3/2020   | 446 | 12597 Deer Ridge Trl         | COONSE WELL DRILLING            | 02N 03W 24 SENW |                    |     |   | Domestic-Single Residence | 6 | 45 |
| Well Log | JOHN C TAGGART(Owner/Operator)                              |          | 5/30/1973  | 330 |                              | ANONYMOUS DRILLER               | 02N 03W 24 SWSE |                    |     |   |                           |   | 0  |
| Well Log | TERRY L TAGGART(Owner/Operator)                             |          |            | 0   |                              | BILL DOTY DRILLING CO INC       | 02N 03W 24 SESE |                    |     |   |                           |   | 0  |
| Well Log | TERRY L TAGGART(Owner/Operator)                             |          |            | 0   | 8457 RIM RD                  | BILL DOTY DRILLING CO INC       | 02N 03W 24 SESE |                    |     |   |                           |   | 0  |
| Well Log | CORY TAGLIAPIETRA(Owner/Operator)                           | D0078502 | 6/28/2018  | 429 | 12635 DEER RIDGE TRAIL       | DENNIS PHIPPS WELL DRILLING INC | 02N 03W 24 SENW | DEERSKY RANCH      | 8   | 2 | Domestic-Single Residence | 8 | 36 |
| Well Log | REINIE TAGLIAPIETRA(Owner/Operator)                         | D0077480 | 4/24/2018  | 468 | 8905 DEER SKY RANCH TRAIL    | DENNIS PHIPPS WELL DRILLING INC | 02N 03W 24 NWNW | DEER SKY RANCH     | 2   | 1 | Domestic-Single Residence | 8 | 36 |
| Well Log | CHAD URWIN(Applicant)                                       | D0047386 | 12/26/2006 | 360 | 12625 DESERT LODGE TRAIL     | DAVIS WELL DRILLING & PUMP LLC  | 02N 03W 24 NESW | DEERSKY RANCH      | 13  | 1 | Domestic-Single Residence | 6 | 30 |
| Well Log | JERRY WADELL(Owner/Operator)                                |          | 1/2/1996   | 278 | 12033 DEER FLAT RD           | ADAMSON PUMP & DRILLING         | 02N 03W 24 NENE |                    |     |   |                           | 6 | 75 |

|                          |                                                                 |          |            |     |                                    |                                              |            |      |                   |                                                                                    |                                  |   |    |
|--------------------------|-----------------------------------------------------------------|----------|------------|-----|------------------------------------|----------------------------------------------|------------|------|-------------------|------------------------------------------------------------------------------------|----------------------------------|---|----|
| <a href="#">Well Log</a> | SALISBURY BORAH<br>CONSTRUCTION(Applicant)                      | D0030848 | 1/16/2004  | 440 | 12706<br>DEER<br>RIDGE<br>TRAIL    | ADAMSON<br>PUMP &<br>DRILLING                | 02N 03W 24 | NWSW | DEER SKY<br>RANCH |  | Domestic-<br>Single<br>Residence | 6 | 25 |
| <a href="#">Well Log</a> | TAPESTRY HOMES(Applicant)                                       | D0038233 | 10/11/2004 | 414 | 12564<br>DEER<br>RIDGE<br>TRAIL    | ADAMSON<br>PUMP &<br>DRILLING                | 02N 03W 24 | NWSW | DEER SKY<br>RANCH | 14 1                                                                               | Domestic-<br>Single<br>Residence | 6 | 50 |
| <a href="#">Well Log</a> | TRADEWINDS<br>CONSTRUCTION(Applicant)                           | D0025673 | 10/24/2002 | 445 | 12640<br>DEER<br>RIDGE<br>TRAIL    | ADAMSON<br>PUMP &<br>DRILLING                | 02N 03W 24 | NWSW | DEER SKY<br>RANCH |                                                                                    | Domestic-<br>Single<br>Residence | 6 | 55 |
| <a href="#">Well Log</a> | WOLF BUILDING<br>CO(Owner/Operator)                             | D0070351 | 12/8/2015  | 425 | 12651<br>DEER<br>RIDGE<br>TRAIL    | DENNIS<br>PHIPPS<br>WELL<br>DRILLING<br>INC  | 02N 03W 24 | SENW |                   |                                                                                    | Domestic-<br>Single<br>Residence | 6 | 40 |
| <a href="#">Well Log</a> | Z MAC<br>CONSTRUCTION(Applicant)                                | D0042662 | 5/1/2006   | 451 | 8716<br>DEER SKY<br>RANCH<br>TRAIL | TREASURE<br>VALLEY<br>DRILLING &<br>PUMP INC | 02N 03W 24 | SWNW | DEER SKY<br>RANCH | 27 1                                                                               | Domestic-<br>Single<br>Residence | 6 | 35 |
| <a href="#">Well Log</a> | JON ALLEN(Owner/Operator)                                       |          |            | 0   | DEER<br>FLAT                       | DAVIS WELL<br>DRILLING &<br>PUMP LLC         | 02N 03W 24 | NE   |                   |                                                                                    |                                  |   | 0  |
| <a href="#">Well Log</a> | JEANNE<br>BARR(Owner/Operator), JEFF H<br>BARR(Owner/Operator)  | D0077460 | 3/23/2018  | 481 | 8301<br>DEERSKY<br>RANCH<br>TRAIL  | COONSE<br>WELL<br>DRILLING                   | 02N 03W 24 | NWSW |                   |                                                                                    | Irrigation                       | 8 | 10 |
| <a href="#">Well Log</a> | GARY<br>BARTLOW(Owner/Operator)                                 | D0067395 | 10/29/2014 | 468 | 8886<br>DEER SKY<br>RANCH<br>TRL   | ADAMSON<br>PUMP &<br>DRILLING                | 02N 03W 24 | NWNW |                   |                                                                                    | Domestic-<br>Single<br>Residence | 8 | 40 |
| <a href="#">Well Log</a> | CARL BRAY(Owner/Operator)                                       | D0001077 | 8/13/1997  | 73  | 8853 RIM<br>RD                     | DAVIS WELL<br>DRILLING &<br>PUMP LLC         | 02N 03W 24 | NENE |                   | 005 001                                                                            |                                  | 6 | 0  |
| <a href="#">Well Log</a> | CARL BRAY(Owner/Operator)                                       | D0001076 | 8/13/1997  | 215 | 8853 RIM<br>RD                     | DAVIS WELL<br>DRILLING &<br>PUMP LLC         | 02N 03W 24 | NENE |                   | 005 001                                                                            |                                  | 6 | 0  |
| <a href="#">Well Log</a> | HAROLD D<br>BREACH(Owner/Operator)                              |          | 9/7/1967   | 460 | RT 4                               | ANONYMOUS<br>DRILLER                         | 02N 03W 24 | NWNW |                   |                                                                                    |                                  |   | 0  |
| <a href="#">Well Log</a> | HAROLD D<br>BREACH(Owner/Operator)                              |          | 12/7/1967  | 675 |                                    | DAVIS WELL<br>DRILLING &<br>PUMP LLC         | 02N 03W 24 | NWNW |                   |                                                                                    |                                  |   | 19 |
| <a href="#">Well Log</a> | HAROLD D<br>BREACH(Owner/Operator)                              |          | 4/1/1970   | 383 |                                    | DAVIS WELL<br>DRILLING &<br>PUMP LLC         | 02N 03W 24 | NESW |                   |                                                                                    |                                  |   |    |
| <a href="#">Well Log</a> | HAROLD D<br>BREACH(Owner/Operator)                              |          | 7/16/1979  | 562 |                                    | PETE COPE<br>DRILLING<br>CO INC              | 02N 03W 24 | NESW |                   |                                                                                    |                                  |   | 0  |
| <a href="#">Well Log</a> | DAVID A<br>DANIEL(Owner/Operator)                               |          | 9/20/1991  | 260 |                                    | BILL DOTY<br>DRILLING<br>CO INC              | 02N 03W 24 | SWNE |                   |                                                                                    |                                  | 6 | 30 |
| <a href="#">Well Log</a> | BRETT ERWIN(Applicant)                                          | D0030649 | 11/19/2003 | 420 | 12612<br>DEER<br>RIDGE<br>TRAIL    | ADAMSON<br>PUMP &<br>DRILLING                | 02N 03W 24 | NWSW | DEER SKY<br>RANCH |                                                                                    | Domestic-<br>Single<br>Residence | 6 | 30 |
| <a href="#">Well Log</a> | MELVIN L<br>FARMER(Owner/Operator)                              |          | 3/7/1981   | 438 |                                    | PETE COPE<br>DRILLING<br>CO INC              | 02N 03W 24 | SESE |                   |                                                                                    |                                  |   | 12 |
| <a href="#">Well Log</a> | JIM FIELDS(Applicant)                                           | D0025971 | 12/13/2002 | 440 | 12622<br>DEER<br>RIDE              | DAVIS WELL<br>DRILLING &<br>PUMP LLC         | 02N 03W 24 | NWNW | DEER SKY          |                                                                                    | Domestic-<br>Single<br>Residence | 6 | 50 |
| <a href="#">Well Log</a> | DON FOX(Applicant), BRENDA<br>FOX(Applicant)                    |          | 11/17/2006 | 293 | 12303<br>DEER<br>FLAT RD           | ADAMSON<br>PUMP &<br>DRILLING                | 02N 03W 24 | NESW |                   |                                                                                    | Domestic                         | 6 |    |
| <a href="#">Well Log</a> | DON FOX(Applicant)                                              | D0047431 | 11/1/2006  | 420 | 12303<br>DEER<br>FLAT              | ADAMSON<br>PUMP &<br>DRILLING                | 02N 03W 24 | NENE |                   |                                                                                    | Domestic-<br>Single<br>Residence | 6 | 55 |
| <a href="#">Well Log</a> | CINDY GOLDSMITH(Applicant),<br>GORDON T<br>GOLDSMITH(Applicant) | D0025414 | 8/19/2002  | 463 | 12360<br>DEER<br>RIDGE<br>TRAIL    | TREASURE<br>VALLEY<br>DRILLING &<br>PUMP INC | 02N 03W 24 | NENE | DEER SKY<br>RANCH | 21                                                                                 | Domestic-<br>Single<br>Residence | 6 | 50 |
| <a href="#">Well Log</a> | NATHAN GUY(Owner/Operator)                                      | D0074583 | 5/4/2017   | 401 | 8375<br>DEER SKY<br>RANCH<br>TRAIL | COONSE<br>WELL<br>DRILLING                   | 02N 03W 24 | NWSW |                   |                                                                                    | Domestic-<br>Single<br>Residence | 8 |    |
| <a href="#">Well Log</a> | JEFFERY<br>HANSEN(Owner/Operator)                               |          |            | 0   |                                    | DAVIS WELL<br>DRILLING &<br>PUMP LLC         | 02N 03W 24 | NENE |                   |                                                                                    |                                  |   | 0  |





Idaho Statutes are updated to the web July 1 following the legislative session.

## TITLE 67

### STATE GOVERNMENT AND STATE AFFAIRS

#### CHAPTER 65

##### LOCAL LAND USE PLANNING

**67-6508. PLANNING DUTIES.** It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

(a) **Property Rights** – An analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code.

(b) **Population** – A population analysis of past, present, and future trends in population including such characteristics as total population, age, sex, and income.

(c) **School Facilities and Transportation** – An analysis of public school capacity and transportation considerations associated with future development.

(d) **Economic Development** – An analysis of the economic base of the area including employment, industries, economies, jobs, and income levels.

(e) **Land Use** – An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

(f) **Natural Resources** – An analysis of the uses of rivers and other waters, forests, range, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds, and shorelines.

(g) **Hazardous Areas** – An analysis of known hazards as may result from susceptibility to surface ruptures from faulting,

ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snowslides and avalanches, and floodplain hazards.

(h) Public Services, Facilities, and Utilities - An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire fighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings.

(i) Transportation - An analysis, prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets, showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering, and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor and other related transportation facilities.

(j) Recreation - An analysis showing a system of recreation areas, including parks, parkways, trailways, river bank greenbelts, beaches, playgrounds, and other recreation areas and programs.

(k) Special Areas or Sites - An analysis of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.

(l) Housing - An analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary, and adequate housing, including the provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community.

(m) Community Design - An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

(n) Agriculture - An analysis of the agricultural base of the area including agricultural lands, farming activities, farming-related businesses and the role of agriculture and agricultural uses in the community.

(o) Implementation - An analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

(p) National Interest Electric Transmission Corridors - After notification by the public utilities commission concerning the

From: Claudia Haynes claudiale3@aol.com  
Subject: Op Ed Not enough Water.  
Date: August 23, 2022 at 9:14 AM  
To: Claudia Haynes claudiale3@aol.com

9



## Op-Ed: Not Enough Water

By Suzanne Knorr • August 20, 2022

Imagine a day without water. Now imagine four or five months without water, and counting. Many residents in the Treasure Valley find themselves in the unenviable position of being waterless on a well system that had worked just fine, until the water ran out. High-demand pumping doesn't just affect residents on a well. Think of an aquifer as nature's great big underground storage tank, a convoluted maze of a container made of rock and sediment. Like any tank, it can be emptied, especially if it isn't getting refilled. Groundwater is a precious resource, and once an aquifer is pumped dry, it is often lost as a water source for good. Imagine water and wastewater bills getting more and more expensive. Imagine if all water in Idaho became scarce and rationed. This prospect is not so far-fetched.

Wells at depths ranging from 75 feet to 120 feet have been running dry at an accelerating rate over the past four years, according to the residents experiencing running out of water firsthand. The latest crash of dry wells in southwest Boise coincidentally turned up around the same time Suez pumped water from the Treasure Valley aquifer up to the new Avimor development north of the city of Eagle earlier this year. Becky Goehring at the Department of Environmental Quality now recommends residential well depths of at least 170 feet. According to a recent water supply study, "some [municipal supply] wells have seen declines corresponding to recent production increases in those [municipal supply] wells." A decline in water level, known as drawdown, commonly occurs when there is a change in pressure because water is being removed through pumping at deeper levels which pulls water down from upper aquifer levels. If the municipal supply wells see such declines, wouldn't the shallower residential wells also? An expert with Ada County Development Services estimates the Treasure Valley aquifer is receding at a rate of six inches per year. Seventy percent of the water provided by Veolia, formerly Suez, comes from groundwater, and the percentage is higher for other water purveyors in the Treasure Valley.

Rural residents on 100% groundwater found themselves engulfed by urbanization with very little say in the explosion of growth. As open land disappears, less and less water trickles down to the aquifers. In fact, 14,093 building permits were issued since January 1, 2020, just in Ada County alone. The Community Planning Association of Southwest Idaho speculates Ada County's population — already at 511,973 according to the latest census — could explode to one million people by 2040. Where will the water come from? More building means more asphalt and more concrete, channeling rainwater and runoff to the rivers where water flows too fast to percolate through the soil to the water table. There are ways to build permeability into the construction plans, such as permeable asphalt or pavers, and plan for recharging the aquifer as part of the project to minimize impact, but as of now such actions are strictly voluntary.



## 5 – Natural Resources and Hazardous Areas

Fahrenheit at night. Average winter temperatures range from 21 degrees to 34 degrees Fahrenheit in the daytime and 21 to 31 degrees Fahrenheit at night. Extreme temperatures range from 110 degrees in the summer and -2 degrees Fahrenheit in the winter. Changes in average temperatures and severe weather will occur as the climate changes.<sup>1</sup>

### Water

Water is a central element in healthy and sustainable communities. The County is rich in waterways, including lakes, rivers, creeks, ponds, sloughs, canals, drainage ways, and laterals. These waterways are vital to community livelihood; they provide freshwater, support fish and wildlife, produce power, and are an economic driver for agriculture and tourism.

Groundwater in the County and greater Treasure Valley consists of shallow, intermediate, and deep aquifers. Below the shallow aquifers is a deeper, regional aquifer system that flows westerly. Shallow aquifers are less than 250 feet below the ground surface; the water is generated from precipitation, irrigation infiltration, river and stream channels, or canals. Water is often supplied to rural domestic and irrigation wells from shallow aquifers, while municipal, industrial, and irrigation wells get water from deeper aquifers. Around 50% of the Treasure Valley land area is flood or sprinkler irrigated. The seepage from irrigation accounts for approximately 95% of recharge to shallow aquifers. A small portion of irrigation water returns to deeper aquifers. Surface water, groundwater, aquifer protection, and recharge are vital to sustaining the county's life.<sup>2</sup>

### Vegetation

The majority of vegetation in the County is agricultural. In addition to agriculture, native vegetation is critical in supporting rich ecosystems, preserving biodiversity, and preventing soil erosion by adding nutrients and stability to the soil. Throughout the County are sagebrush uplands, grasslands, and riparian forests. In areas of transition along watersheds are smartweed and other moist-soil plants. Riparian forests are composed primarily of Cottonwood, Peachleaf Willow, and Coyote Willow. Upland Sage Steppe habitats consist of native Big Sagebrush, Rabbitbrush, Blue Bunch Wheatgrass, Sandburg Bluegrass, Giant Wildrye, and Great Basin Wild Rye.

### Soil

As shown on Map 5 at the end of this chapter, the County has a wide range of suitable soils for different land uses. The Soil Survey Geographic Database (SSURGO) contains soil data collected by the National Cooperative Soil Survey and is used for regional planning. SSURGO data is used for the Important Prime Farmland Map, which identifies soil suitability from best-suited to least-suited soils. Soils are rated using an eight-range capability class.

#### Soil Capability Classes

**Class I/Best Suited:** Best suited for intensive production and have few limitations that restrict their use.

**Class II/Best Suited:** Suited for production. It may have some limitations that reduce the choice of plants or require moderate conservation practices.

<sup>1</sup> National Oceanic and Atmospheric Administration Weather Data

<sup>2</sup> Idaho Department of Water Resources

Date: 11/03/2022

Benjamin Scott Wood/ 208-880-6411

9126 Green River Lane Nampa, ID 83686

### **Canyon County Board of Commissioners**

111 North 11<sup>th</sup> St Caldwell, ID 83605

Case # RZ2021-0030 & SD2021-0018 **Darren Goldberg/LGD Ventures –Lewis Heights Subdivision**

Conditional Rezone Rural Residential, Parcel R30117, and Development agreement.

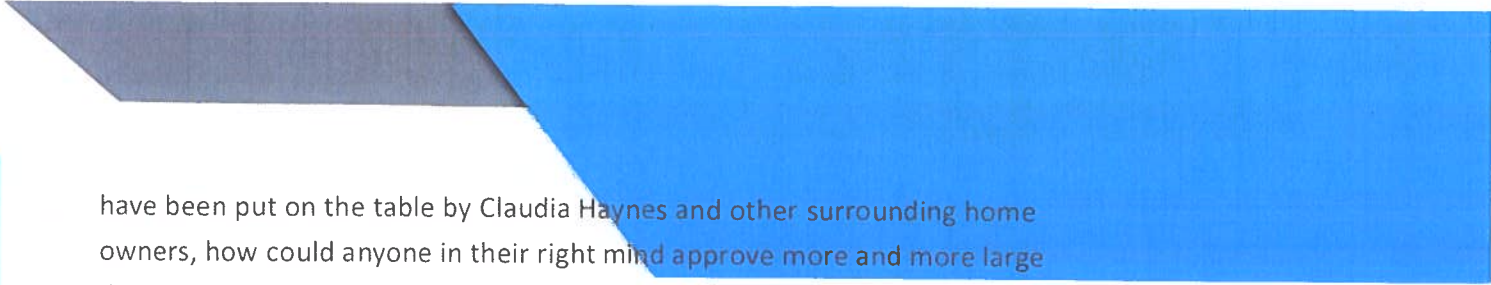
Attention: Commissioners,

Wood Brothers Holdings applied for a conditional rezone on 30 acres in 2019 at Deer Flat and Rim Road. We found out about the unstable water source from the surrounding neighbors at our public neighborhood meeting. It opened our eyes on how larger developments that are non-conforming to the existing area will constrict if not eliminate availability of fresh water to current homeowners. We were originally going to submit a proposal for 6-8 parcels on the existing 30 acres, but after finding out there is a limited fresh water supply we did not want to promote any further issues to the existing home owners and ourselves. We agreed on three 10 acre parcels which conformed to the area and signed a Development Agreement.

The 30 acres had been in our family more than 50 years and it had always been a goal to move out and build on it one day. Knowing the facts on aquifer levels was the sole reason we scaled our request back from 6-8 parcels to 3 parcels. The larger developers only want to develop, make their money, and walk away. They have no long term skin in the game. The current home owners count on you, the commissioners, to protect the land and our property owner rights by denying these development applications and saving our properties and home values.

The more straws that are put into the aquifer will only create more issues that many existing home owners are currently experiencing. If the proposal is approved it would violate Idaho Statutes land use planning 67-6508; **do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property.** With all the facts that





have been put on the table by Claudia Haynes and other surrounding home owners, how could anyone in their right mind approve more and more large developments? Water is essential to life. The ongoing unstable water source would be impacted and cause even more detrimental effects to the surrounding home owners. This will greatly effect quality of life and property values in a negative way if approved.

We appreciate your informed decision to deny the Taylor Jene Homes Inc. conditional rezone application back in July 2021. Aquifer levels are only going to become more unstable in the years to come, so we need to make responsible and informed decisions to help monitor and protect the families who are already invested in the area. This is why we look to our county officials to make the right decisions to protect the community's well-being.

Sincerely,

Benjamin Scott Wood

(A concerned home owner in the area)

v

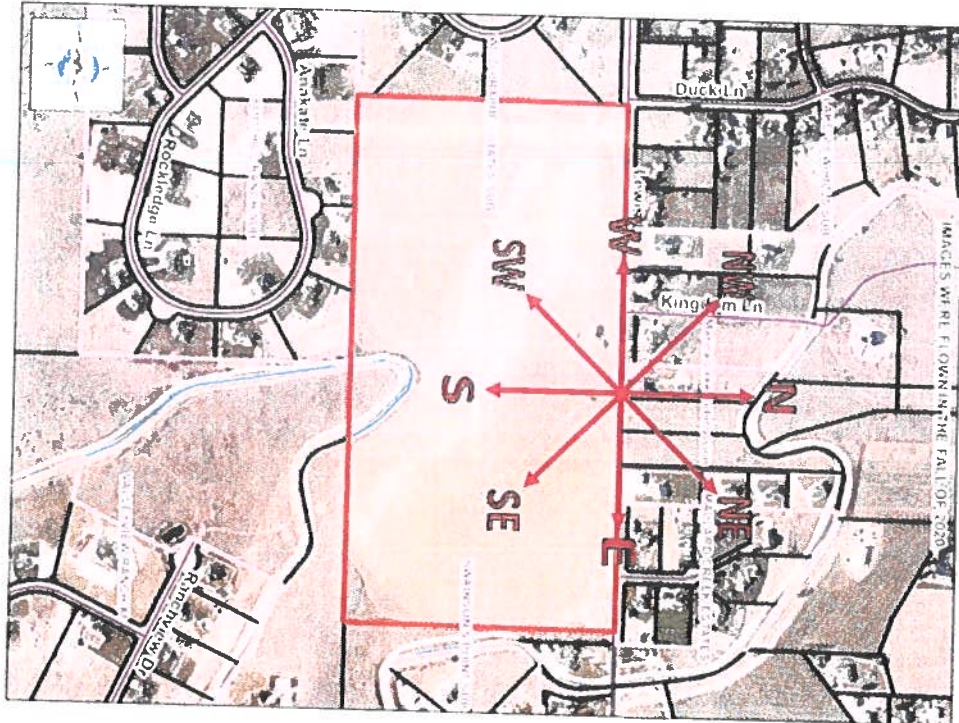




GOLDBERG/ LGD VENTURES, LLC.  
RZ2021-0030  
SITE PHOTOS

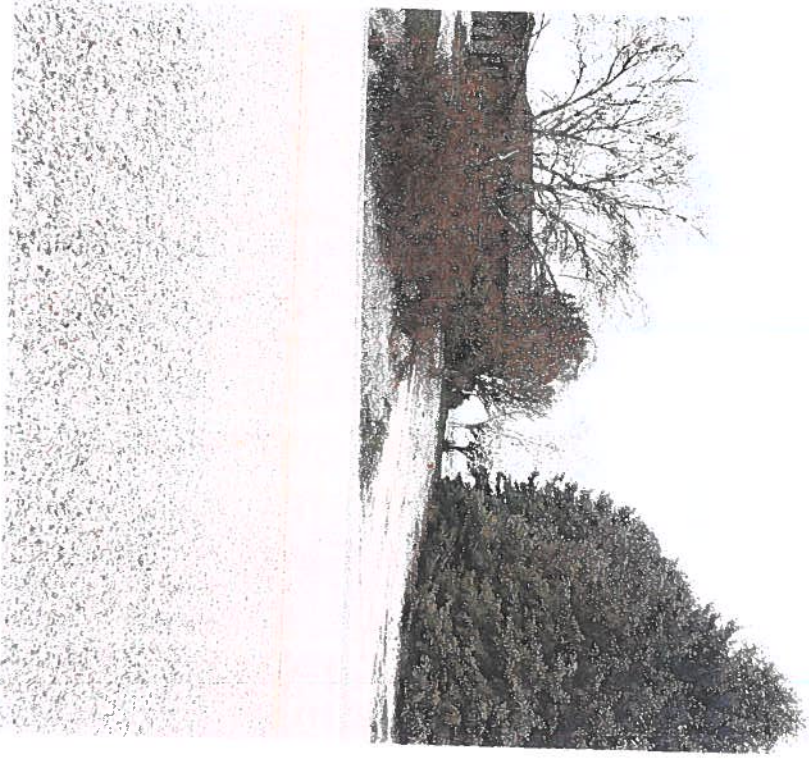
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SCANNED

NORTH



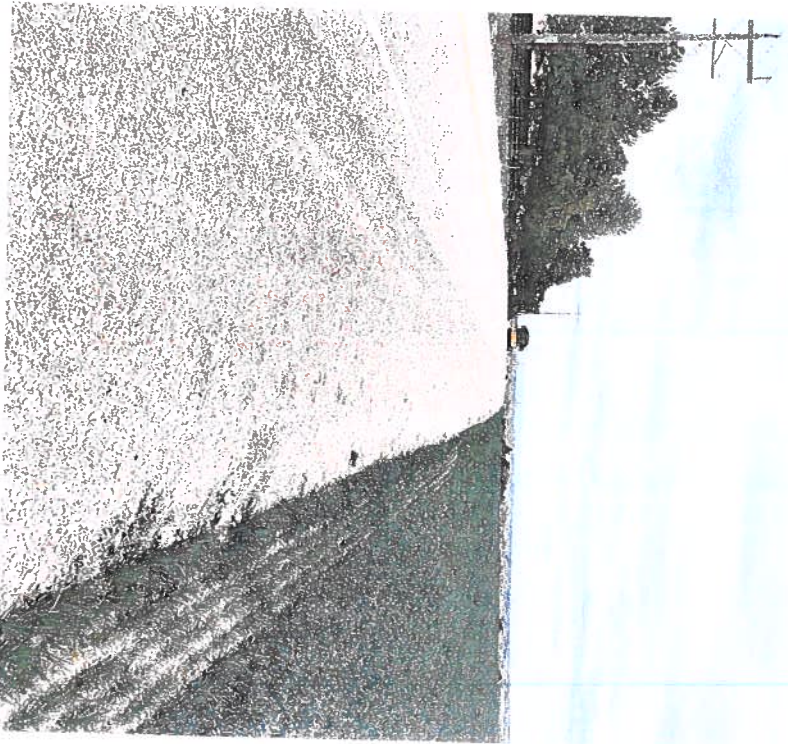
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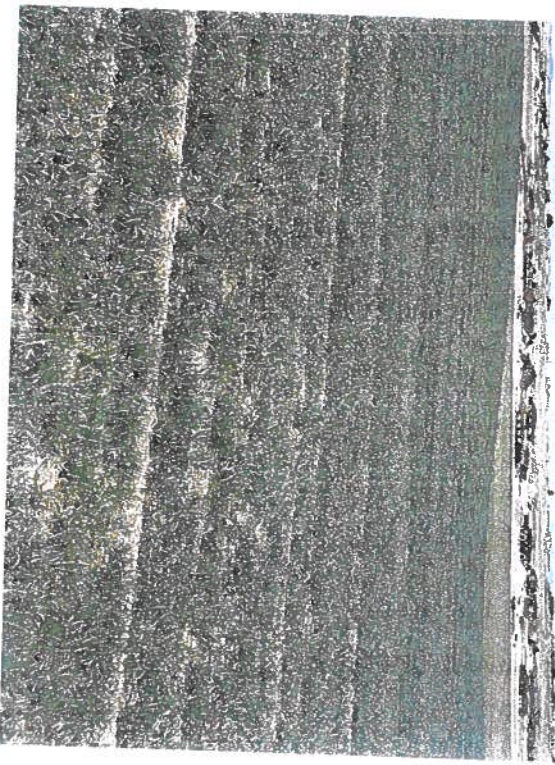
SOUTHEAST



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SOUTH

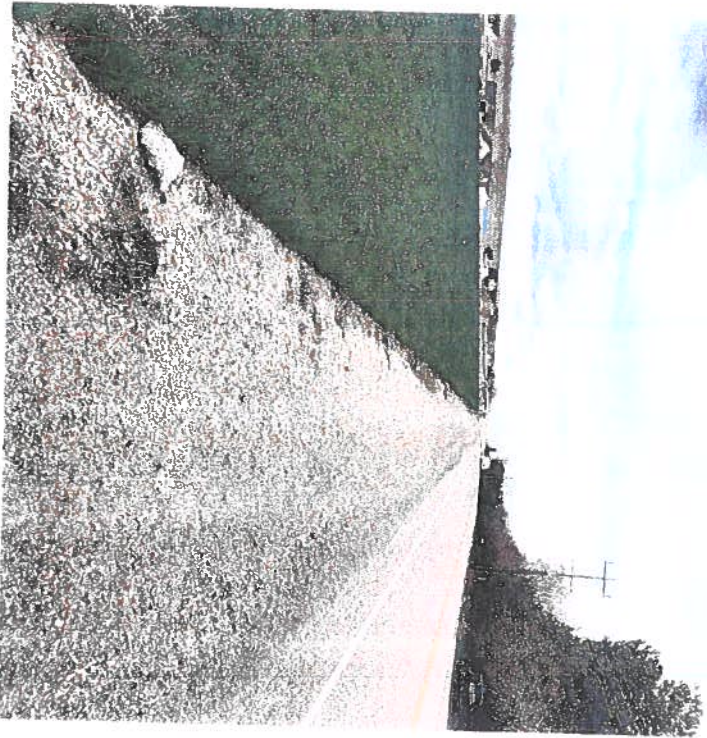


SOUTHWEST



SCANNED

WEST



NORTHWEST



SCANNED





CANYON COUNTY PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING HELD  
Thursday, April 7, 2022  
6:30 P.M.

1<sup>ST</sup> FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman  
Patrick Williamson, Vice Chairman  
Brian Sheets, Commissioner  
Harold Nevill, Commissioner  
Miguel Villafana, Commissioner  
Robert Larison, Commissioner

Staff Members Present: Steve Fultz, Director of Development Services  
Dan Lister, Planning Official  
Elizabeth Allen, Planner  
Katie Phillips, Planner  
Bonnie Puleo, Recording Secretary

Chairman Robert Sturgill, called the meeting to order at 6:30 p.m.

Commissioner Sheets, read the testimony guidelines and proceeded to the first business item on the agenda.

**MOTION:** Commissioner Nevill moved to approve & sign the revised Findings of Facts, Conclusions of Law and conditions of approval for Case RZ2021-0041, David Benoit. Motion seconded by Commissioner Sheets. Voice vote, motion carried.

**MOTION:** Commissioner Nevill moved to table case SD2021-0040, Red Cow Fold Subdivision to a date uncertain. Motion seconded by Commissioner Williamson. Voice vote, motion carried.

- **Case No. CU2021-0019:** Idaho Materials and Construction, represented by Borton-Lahey Law, is requesting a Conditional Use Permit to allow a long-term mineral extraction use on Parcels R34723, R34725, R24743, and R34769 (approximately 229-acres) for a duration of 15 years. The property is located at 13247 Ballard Lane, Caldwell; also referenced as a portion of Section 11 and 12, T4N, R3W; Canyon County, Idaho.

Planner Elizabeth Allen, reviewed the Staff report for the record including late exhibits.

Chairman Robert Sturgill, entered the late exhibits into the record and affirmed the witnesses to testify.

Testimony:

**Todd Lahey – Applicant (Representative) – IN FAVOR – 12905 Venezia Ct. Nampa ID 83651**

Mr. Lahey, representing Idaho Materials & Construction, thanked the staff and mentioned the two site visits they made. He said this project will supply much needed sand & gravel which is particularly important for the new Highway 16 extension. This property has been in the family for generations: the Rule family lives on the property and plans on continuing to live on the property. The family's end goal is

low density homes with 4 large ponds on the property. Middleton city limits are moving closer to the property and they are faced with more dense, urban development coming their direction but would rather have low density homes around lakes. Mr. Lakey showed the site plan. Idaho Materials and Construction will not be operating on the entire site at once, they will be working in phases. The majority of the land will remain in agricultural operations as they move from phase to phase. There will be a minimum 200 ft. separation from the river. He discussed the process of extracting the gravel, the mitigation of noise and site impacts and how they will move to the next phase. He stated the crusher will be located approximately 1000 ft from nearby homes. They will be using Ballard Lane as the access point. They met with the Highway District to discuss other road options, however they all had their shortcomings and Ballard Lane was the most appropriate for this operation. They are currently doing a geotechnical analysis of Ballard Lane and its structure. If the analysis identifies additional improvement are needed to the road structure, they will work with the Highway District to ensure that happens. Mr. Lakey discussed the Comprehensive Plan and how the Highway 44 area is listed as a commercial corridor. He also discussed other Idaho Materials & Construction gravel pit locations and how they are familiar with working in the flood plain near the Boise River. He discussed the parcels surrounding this property and their zoning. He said they have their reclamation plan approved by the Department of Lands. The traffic impact study required a left turn lane but there were not enough requirements for a right turn lane. The level of service is improved with the left turn lane and they are meeting all the requirements of ITD and the Highway District. They have addressed the flood plain issues with Flood Control District 10 and have agreed to fill in the pond with clean fill material to remove any potential pit capture. Mr. Lakey addressed another gravel pit with legal action as noted in some letters of opposition. Monday through Saturday, 7 am – 6 pm are the proposed hours of operation; 24 hour a day operation would only happen as needed on a project-by-project basis. They agree with all the revised conditions of approval. They do not use any chemicals in their gravel pit extraction and will use native species not non-native, invasive plant species in their reclamation plan.

**Joni Rule – IN FAVOR – 13243 Ballard Lane Caldwell ID 83607**

Ms. Rule stated that the structure between Pit 1 and Pit 2 the Commissioners asked about is one of their homes; they own several homes on the property site as well as several homes on Ballard Lane. Ms. Rule pointed out their residence and identified the other structures on the property. She said that the 4 ponds/lakes they are proposing to put on the property are multi-use, private ponds. They want to preserve the property and don't want thousands of homes put on the property.

**Raymond Karsten – IN FAVOR – 13075 Ballard Lane Caldwell ID 83607**

Mr. Karsten lives down the road and wondered which way they were going to be coming in and out of the property with their trucks. He was concerned about safety. He was also concerned about his wells; if he has problems with his well, he asked who he would talk to. He stated that he is neutral on this project although he signed up as "in favor". He wasn't told about this: he only purchased his property a year ago and if he had known about this project, he wouldn't have purchased it. He also wanted to know what depth the pits were going to be as he was concerned about dust control.

**C. Ryan Russell – IN FAVOR – 924 Sugar St. Nampa ID 83687**

Mr. Russell represents Idaho Materials & Construction. With regards to the 24/7 operations question; they prefer to work during the day. The reality is that certain jobs require nighttime operations. He stated nighttime operations are minimal; there is as little action on the site as possible. There would be loaders to load trucks and they avoiding backing up. He said they have to abide by local noise ordinances. They try to be a responsible operator and are responsive to neighbors' concerns, addressing them when they come up. Typically, nightwork is limited to construction season which is Labor Day to Memorial Day. Mr. Russell discussed Ballard Road and dust control on the gravel part of the road; the restrictions on them

for dust control are more than the residents have experienced. They hope the dust will be better than it has ever been on the road. He said the pits will be as deep as the gravel is found; it varies, but typically it is 18 to 20 feet deep. They will go as deep as the gravel is and then by law, they stop at the clay layer. If they affect someone's well, they will address it with them. Mr. Russell discussed their dust mitigation efforts for the gravel removed and in piles on the site. The intention is to get in and out of the gravel pit as fast as they can. He also discussed the lighting on the site at night and the efforts to minimize light pollution. Mr. Russell felt that a cap on the number of days with 24-hour operations was reasonable.

**Tawna Barnes – IN FAVOR – 1109 W. Myrtle St. Boise ID 83702**

Ms. Barnes prepared the flood hazard assessment for the project. The intent of filling the pond is to prevent pit capture. She said if no gravel pit mining has happened, there is no risk for pit capture. The pond would need to be filled before the pits are at their full depth. She stated an alternative is to provide a buffer distance between the gravel pit and the pond, but once you get to a certain distance, the pond would have to be completely filled.

**Alan Mills – IN FAVOR – PO Box 206 Middleton ID 83644**

Mr. Mills stated his role in this project is questionable as he has to potentially wait 15 years to organize the land splits. It is his intent to use existing permits to strategically locate the new homes around the ponds. He stated there are national and local builders who would love to get this property which could result in 690 homes and R3 zoning. The tax benefit for the county would be substantially higher for estate homes as opposed to the smaller homes. Mr. Mills discussed another subdivision that is being platted nearby in the city: this could be considered contiguous development. He stated one of the two is going to happen and he would much prefer the larger home alternative.

**Ron Manning – IN FAVOR – 1109 W. Myrtle St. Boise ID 83616**

Mr. Manning is an expert on flood plain management, flood risk and FEMA permitting. He stated the levies are not certified: they are not levies, they are ditch banks. He is responsible for providing the no-rise certification for the project, ensuring that none of the new conditions of the property causes an increase in the base flood elevation according to the 100-year flood data. Mr. Manning explained the difference between the flood plain and the conveyance. During the 100 year flood, the ponds would get wet but would not convey any flow.

**John Hand – IN OPPOSITION – 12667 Highway 44 Middleton ID 83644**

Mr. Hand showed the Commissioners his property on the map. He stated he just bought his property in August. His master bedroom, his living room and kitchen and dining room all face the canal; the house is 40-50 feet from the canal. He said if they are going to stay 30 feet from the canal on their side, there is going to be mining 100 feet from his home. They had no idea this was going to happen; it wasn't disclosed when they purchased their house. They haven't been able to move in but have it leased. Their tenants also have no idea this is coming. He is concerned about the rock crushing noise from the pit. He showed his house in relation to Pit 1. He said the noise and dust is going to be a huge inconvenience for them. There will be no way that the noise won't impact them.

**Todd Lakey – Applicant (Representative) – REBUTTAL – 12905 Venezia Ct. Nampa ID 83651**

Mr. Lakey reiterated the land has been in the family for generations: the end goal is something that will be beautiful and compatible. In the medium term, it gives them an opportunity to address some of the public infrastructure needs throughout the valley. Mr. Lakey discussed the site plan; showed a berm that will be constructed on the site that would buffer the site from residences. He anticipates being out of the site by Mr. Hand's home sooner rather than later. He would not be opposed to a condition to consult with the applicable Irrigation District to ensure lateral support for the canal is maintained.



**MOTION:** Commissioner Nevill moved to close public testimony on Case CU2021-0019 seconded by Commissioner Williamson. Voice vote, motion carried.

**DELIBERATION:**

Chairman Sturgill summarized some of the changes to the conditions of approval: Changing condition #4 from Sunday to Saturday. He also reminded the Commission that the Board's decision is final. Commissioner Nevill discussed renumbering the conditions of approval as they changed and adding new conditions: #18 subsurface weirs; #19 addressing the removing/filling of the pond and #20, consulting with the Irrigation District to insure no degradation of the canal. Commissioner Sheets indicated they could add the Irrigation District consultation item to condition #8 and provided verbiage. Commissioner Sheets stated his concern was agricultural land disappearing out of their inventory; he did not like that it was presented as either a gravel pit or 100,000 homes: "deal with this evil or deal with the more evil part". He said a gravel pit is the most intense use you could put in the agriculture area. He believes it will change the essential qualities of the surrounding areas, especially next to the river with prime wildlife habitat. Mitigation does not go far enough and he feels this is a mistake. Commissioner Sheets said Highway 44 is a train wreck; you can't get in or out of it during peak flow traffic and no one wants to address that issue. The people who come to them to discuss it have no power; all they hear is "we might do this with ITD" or "we have to wait for Highway District 4 to do this". He said he is tired of having to wait around for someone to do something. Everyone is making money on all these development projects but the County has to absorb all the costs. Commissioner Sheets defined public nuisance as something that interrupts the quiet enjoyment of your land or impedes the flow of goods or services; these huge development projects and mining operations are a public nuisance especially when things aren't being improved to go with them. He stated it is a breaking point in the County; these things keep coming and coming and no one wants to say anything about them. Is it time to get rich or is it time to make this place more livable? "Will the proposed use be injurious to other properties in the immediate vicinity and/or negatively change the essential character of the area?" He said the answer is 'yes'. Commissioner Williamson, while agreeing that Commissioner Sheets made a lot of valid points, provided a devil's advocate counter and stated the gravel is a limited natural resource that could be used to upgrade roads and for septic tank drain fields. He also clarified with Commissioner Nevill that it seemed as if there was a way the pond could be filled with material that is being extracted. Commissioner Nevill agreed. Commissioner Williamson proposed new language on the filling of the pond for condition #19. There was additional discussion around the requirement of noticing and limits for the 24 hour operation and he instructed staff on including that as part of condition #5. Commissioner Nevill also commented that there is no more impactful use of ag land than mining however if they don't approve this, it will become high density subdivision and he felt this was the lesser of two evils.

**MOTION:** Commissioner Williamson moved to approve Case CU2021-0019 including amended Findings of Facts, Conclusions of Law and amended conditions of approval to include "injurious to surrounding area", include mitigations and cap the number of days of 24 hour-a-day operation at 90 in a calendar year. Motion seconded by Commissioner Nevill. Roll call vote: 4 in favor, 2 opposed, motion passed.

- **Case No. CU2021-0026:** The applicant, Andy Bishop representing Riverside Irrigation District is requesting a conditional use permit to allow an administrative building on parcel R39182. The property is zoned "A" (Agricultural). The property is located at 0 Boise River Rd., Parma, ID; also referenced as a portion of the NE¼ of Section 34, T5N, R5W, Canyon County, Idaho.

**Planner Katie Phillips,** reviewed the Staff report for the record.

**Chairman Robert Sturgill**, affirmed the witnesses to testify.

**Testimony:**

**Neil Allison – Applicant (Representative) – IN FAVOR – 1854 Syringa Rd Adrian OR 97901**

Mr. Allison is the President of the Riverside Irrigation District and as the applicant, will answer any questions the Commission has about the project. They want to build an administrative office for the Irrigation District, which has been around for over 100 years. They would like to have an office of their own. Mr. Allison clarified the office for the secretary who maintains the books and she works two and a half days a week. The ditch rider would not work out of that office; he mainly works out of his home. Development Services staff clarified that a change in the number of hours or staff on site would not affect the terms of the conditional use permit.

**MOTION:** Commissioner Sheets moved to close public testimony on Case CU2021-0026 seconded by Commissioner Nevill. Voice vote, motion carried.

**DELIBERATION:**

Commissioner Sheets felt this was a well thought out and minimal impactful proposal and he is in agreement with it.

**MOTION:** Commissioner Sheets moved to approve Case CU2021-0026 including the Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Nevill. Roll call vote: 6 in favor, 0 opposed, motion passed.

- **Case No. CR2022-0002:** Simplicity Homes, LLC, representing Nick and Hailey Bland, is requesting a conditional rezone of Parcels R29600 and R29600012, approximately three acres, from an "A" (Agricultural) zone to a CR-R-1 (Conditional Rezone - Single Family Residential) zone. The request includes a development agreement limiting residential development to a primary dwelling on each parcel. The property is located at 9762 Deer Flat Road, Nampa; also referenced as a portion of the SW¼ of Section 16, T2N, R2W, Canyon County, Idaho.

**Commissioner Larison** recused himself from hearing this case as he knows the applicant's father.

**Planning Official Dan Lister**, reviewed the Staff report for the record including a late exhibit.

**Chairman Robert Sturgill** entered the late exhibit into the record and affirmed the witnesses to testify.

**Testimony:**

**Hailey Bland – Applicant (Representative) -- IN FAVOR – 2269 W. Foxglove Dr Nampa ID 83686**

Ms. Bland and her husband are now the current owners of the parcel. If they had known this wasn't the correct way to do this, they wouldn't have done it this way. She said they obtained the building permit, split the land and then construction started. They started building after the split was done. They were halfway through building their house and then found out they didn't obtain the proper building permit. The prior owner(s) did not split it correctly, so they went through the process they thought would correct the erroneous split. When they applied for the secondary split, a few options were laid out for them. The applicant did not know he had to live on the property although he owned the entire 3 acres. There were different addresses on the building permit; they weren't trying to be deceptive about it. The lender did

his due diligence to make sure there was a building permit on the land before he would give them the loan.

**Carey Cook – IN FAVOR – 9398 Deer Flat Rd Nampa ID 83686**

Mr. Cook knew the prior owner. When that owner put it up for sale, Mr. Cook and his partner bought it. The plan was to fix up the current home and split the lot. When they went through the process to split it, they found out in 2001 or 2003 it hadn't been done correctly so they went back retroactively and corrected it with the County. They got the split and thought they were following the process the way they had been told. Mr. Cook stated obviously there is a mix up somewhere. After the split, they got the building permit. When Idaho Power came out to do some work, they noticed the address on the permit was wrong and called the County. That is the point when things were put on hold. He said they thought they were going down the process as it was laid before them; they thought they were doing it the right way. They never would have started building if they didn't have a building permit and now the house is half built. He is asking if they can help him out. In 2020 he bought the 3 acres and then sold it to the Dukes with the understanding there was going to be a split on the property. Mr. Cook stated he did not know that the building permit was conditional upon his being the primary resident of 9762 Deer Flat Rd.

**Diana Stanford – IN OPPOSITION – 10065 Deer Flat Rd Nampa ID 83686**

Ms. Stanford was there in opposition to the shenanigans that have been going on down at the property. The land the prior owner owned and the other 1.27 lot he bought from someone else were never merged; they were separate parcels of land. Then all of a sudden, a house is being built on it; no zoning, no notes. At that point, the original house was sold to someone and the new house being built was going to be sold to somebody else. Ms. Stanford said there are two illegal pieces of property that have been sold and not zoned, not properly separated or joined/merged. She lives down the road and has watched what has been going on. There have been rumors that they are going to build two more houses. The people paying the property taxes don't live anywhere near the property. Ms. Stanford is totally opposed to it. This has always been agricultural land. She has lived there for over 20 years; she is surrounded by 189 acres of agricultural land and that's what it's there for. She knows the development that is going on and sees it when she drives down the road but she doesn't want to depend on China for her food source. That is the reason she chose to live in Idaho.

**Grace Blaylock – IN OPPOSITION – 9065 Lynwood Rd Nampa ID 83686**

Ms. Blaylock has lived in her house over 30 years; they bought the house for retirement. There were very few houses there when they first moved there. Now the water is getting lower and lower. They used to support two houses on one well and there is also a dairy out there. The water supported all that but it can barely support (only) their house now. You can hardly get out on the highway now and there are lots of accidents. She knows this because when there is an accident, the traffic is diverted right in front of their house. She and her husband are in their 70's and they would like to live out the rest of their lives in their house without a bunch of houses and still have water. She saw the building and wondered why the house was being built so far back; she can deal with one house but she believes there are going to be more than one house. Ms. Blaylock thinks they aren't going to keep the house; they are going to flip it.

**Von Duke – IN OPPOSITION – 9762 Deer Flat Rd Nampa ID 83686**

Mr. Duke lives in the house on the original lot and wondered why there was a sign posted on his land. He knew it was Ag land when he bought the house; that's what he wanted. They knew there was a house going in. When he walked the property with another gentleman, they said within 5 years another house was going to be built. They spent their life's savings to buy their place, which they love. It has a barn on the property and they are trying to fix it up. He has three dogs and wants chickens. He wasn't happy that they put the road in for the house was right next to their property line. His dogs will bark all the time. He



knows he can't do much about Mr. Cook building a home for his daughter but he doesn't like it. Mr. Duke is happy with what he has. He bought it as Ag and wants it to stay that way. He feels bad they got this far but at the same time, he knew when Idaho Power was there they would find the issue. When he saw the building permit had his parcel on it, he saw everything. He moved into his house in October 2021. Mr. Duke discussed the water rights on the property; the farmer who owns the 76 acres of agricultural land put in an access road over the canal. He buried the ditch but put in an access point for him to tie in if he ever wanted to but he would have to coordinate with the farmer to do use the irrigation. There is no existing pressurized irrigation on either parcel now.

**Valerie Duke – IN OPPOSITION – 9762 Deer Flat Rd Nampa ID 83686**

Mrs. Duke stated the farmer was going to be taking care of the irrigation when they were splitting the property. The property was for sale over 100 days because the property wasn't completely split yet so they couldn't close. She has many documents that give multiple dates that the property was going to be split and how big the parcel is. She is all for the Bland family having a home; Mrs. Duke just want a home in the country. They put their whole life's savings into the property and worked to get the price down so they could afford it but they feel as though they have been lied to by Mr. Cook. She doesn't have any problem with the Blands living next to them but she doesn't want the area to be residential. She wonders why they weren't informed: why did they just get a letter in the mail like every other homeowner? They are the partial owners of an illegal split.

**Hailey Bland – Applicant (Representative) -- REBUTTAL – 2269 W. Foxglove Dr Nampa ID 83686**

Ms. Bland wanted to be very clear; they only want one house on the property, no more. She also apologized to anyone else involved; this has been a huge mess. The first split was done years ago before her dad purchased the property. She said they cleaned up the past split. They were told there was an option for a secondary building permit, which she feels shouldn't have been given to them as an option as her parents won't ever be living there. It feels like a giant misunderstanding to her.

**MOTION:** Commissioner Williamson moved to close public testimony on Case CR2022-0002 seconded by Commissioner Nevill. Voice vote, motion carried.

**DELIBERATION:**

Commissioner Villafana stated this is a tough decision because the house is already half built. He feels the condition to reduce it to a single residence on each parcel would satisfy the conditions but it will negatively affect the Dukes as they can't build a secondary residence on their property. Commissioner Williamson clarified with staff that if this Conditional Rezone is rejected, it means the 1.274 acres will still exist but it will not have a building permit. They will have to either remove the dwelling or work something out with the Dukes. Commissioner Sheets stated that everything that could go wrong, did go wrong. He is concerned about the spot zoning arguments but he believes the conditions, along with the development agreement adequately contain the external issues that would arise. He would not like to hear this case again. Absent an approval, they are talking about a lot of money, process and heartache involved with the project. He suggests approval. Commissioner Nevill was not in favor of approval: he doesn't feel like they should ratify the errors that have been made in the past. He feels they should deny it and allow the secondary dwelling. If they can't resolve the secondary dwelling issue, it becomes a legal issue. He can't go along with putting a conditional rezone in farm land.

**MOTION:** Commissioner Williamson moved to recommend approval of Case CR2022-0002 including the Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Sheets. Roll call vote: 3 in favor, 2 opposed, motion passed.

- **Case No. RZ2021-0030/SD2021-0018:** Darren Goldberg/LGD Ventures, LLC, is requesting a conditional rezone of parcel R30117 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone/Rural Residential) Zone. Included with the conditional rezone is a development agreement. The request also includes a preliminary plat (with irrigation and drainage plan) for Lewis Heights Subdivision. The subdivision consists of 34 buildable lots and 6 common lots. The 78.5-acre property (Parcel No. R30117) is located on the south side of Lewis Lane, approximately 1300 ft. east of the intersection of Sky Ranch Road and Lewis Ln., Nampa, Idaho. The property is located in a portion of the NE¼ of Section 13, T2N, R3W, B.M., Canyon County, Idaho.

Planning Official Dan Lister, reviewed the Staff report for the record including late exhibits.

Chairman Robert Sturgill entered the late exhibits into the record and affirmed the witnesses to testify.

**Testimony:**

**Alec Egurrola – Applicant (Representative) – IN FAVOR – 332 N. Broadmore Way Nampa ID 83687**

Mr. Egurrola with T-O Engineers is representing the owner and developer of Lewis Heights. He highlighted all the platted subdivisions in the area around the proposed subdivision, which range in size from 2 to 4 acres. He showed the site plan. They are proposing 34 buildable lots in two phases. Average residential lot size is 2.05 acres. He described the topography; there are nice views of the Owyhees and Lake Lowell. Mr. Egurrola stated they have two access points. The Nampa Highway District prefers they align their approaches with existing intersections to limit the number of branches that come off the road. He said in the neighborhood meeting, there were concerns about sight distance, the spacing and speed of traffic on the roads so they did a sight distance study verifying where the approaches are located are safe. Each lot will have individual well and septic system. They will verify lot sizes and go through the subdivision engineering process with Southwest District Health at the time of platting. Pressurized irrigation will be provided by an irrigation well on site. Stormwater will be retained on site with storm water retention ponds. There will be a landscaping corridor between the road and the development. They are designed to a 100-year flood event; anything more than that will go into the Mora canal. Mr. Egurrola discussed selling a small section of land to an adjacent landowner because it is on the other side of the canal. The land does have groundwater rights. He said the applicant is based out of Hailey, Idaho. They intend on providing a fire fighting plan and are happy to provide one as part of the conditions of approval. They did not receive comment from the Fire District until about a month ago. Mr. Egurrola showed on the map where the school bus stop would be unless the Nampa School District prefers it to be inside the subdivision. Mr. Egurrola deferred the questions on the sight distance on the hill and the individual wells vs. a community well to the engineer. He also stated they don't have a plan for fencing around the canal but feels it is necessary and should be conditioned for safety reasons.

**Zane Craddock – IN FAVOR – 332 N. Broadmore Way Nampa ID 83687**

Mr. Craddock is the engineer and stood for questions. He stated the firefighting water plan is for fire sprinklers or a large PI (irrigation) well which would be used to fight fires. It would work like a municipal system which would have fire hydrants on the PI line. When the irrigation well is shut off in the non-irrigation season, the hydrants would remain live the whole year. He asked that it be added as a condition for approval. Mr. Craddock stated the Fire Department provided comments very late in the process but to meet their request to spread the access points to the subdivision, he showed how they would swap a lot and a road. He also talked about the hill blocking view. He stated they checked the sight distance and they believe they were far enough away to have the distance they need when a car crests the hill. He interpreted the sign about the hill blocking the view as a warning to be cautious. He deferred a question regarding a community well vs. individual wells to the water expert. Mr. Craddock explained how

stormwater would flow off lots 17 through 20 to the retention pond and how the grading would direct the water to the pond. He said the Irrigation District stated they wanted them to keep any building at least 100 feet outside their easement. He doesn't believe they have any water surface rights but if they do, he said they would release them.

**Terry Scanlan – IN NEUTRAL – 300 E Mallard #350 Boise ID 83706**

Mr. Scanlan is a principle engineer with HDR engineering. He has been a consulting engineer and hydro geologist since 1986. He was there to answer any questions on the water study and explain why it wouldn't have a detrimental impact on the water resources in the area. The property is currently irrigated 100% from groundwater; the proposed development will reduce the number of irrigated acres from 77 to 50 to 60: a reduction which should more than offset the additional water use from the homes. He stated the offset is almost 5 to 1 reduction. The domestic use is non-consumptive and will go into the drain field and back into the groundwater system. The decision to use individual wells instead of a community well was made before he became involved in the project. While he is a fan of community water systems, 33 homes is the number considered to be on the cusp of using a community well but either way, the same amount of water would be used. The property does not have surface water rights.

**Kurt Brock – IN OPPOSITION – 10097 Kingdom Lane Nampa ID 83686**

Mr. Brock lives at the end of Kingdom Lane by one of the entrances. While he stated that he feels the entrance on the road with the hill might be a little dangerous, he was here because of the water. His mother has lived on the corner since 1974 and the Lakeview subdivision has always had some kind of problem with their wells. With all the houses that have come over the years, there is going to be a tremendous draw on the water out there. He is also concerned about traffic as well as the lighting issue; this subdivision is going to take away from any nighttime stars and the standard of country living. It's getting congested out there and he is opposed to it. He stated maybe if they would reduce the number of houses but 33 homes will all pull water. He stated just down the road a well went dry. He said without water, you have nothing. His well is 165 feet deep. His mother had her water shut off a couple of weeks ago for a few days with no notice.

**Beverly Cavazos – IN OPPOSITION – 10140 Vista del Lago Nampa ID 83686**

Ms. Cavazos' biggest concern is the water. They have a group of people in the area whose wells have gone dry. She went to a meeting with IDWR and learned about the different levels of the aquifer. There are times if the draw is too big on the aquifer, the wells will go dry. It will take 2 to 4 days to replenish it and you can't use any water during that time. She stated IDWR said there was no monitoring of wells in their area; they don't know how many wells are on each aquifer and they don't know where all the aquifers are. They are really concerned about another 33 homes with another 33 wells when they have already been without water. She asked why are we even discussing putting in more homes when we are having water problems and we're in a severe drought year? What happens when people buy those homes and they are not informed by the builder that there is an issue with water and their wells go dry? Her house was built in 2018-19 and no one told her about the water; she would not have bought the piece of land if she had known about the water issues. It will be hard to sell her home so eventually, if more building is allowed, all the wells will go dry and they will lose everything they have put into their home. She said there is no city water that far up the road.

**Jeannie Amen – IN OPPOSITION – 9125 Sky Ranch Rd Nampa ID 83686**

Ms. Amen lives about a mile southwest of the project. Most of the (project) applications are moving off the fact "it's already done before so why not this one" and the character of their land has changed because of that attitude over the last 20 years. It has been a slow boil for agriculture; one field goes away then another. They have lost contracts because of it. She stated this is a drought year; local farmers are taking



(their water) 3.75 acre feet down to 1.2 acre feet and shutting it off on August 1<sup>st</sup> instead of October 15<sup>th</sup>. This is something we all need to pay attention to. She said everyone else is recognizing it. She discussed RAFN (Reasonably Anticipated Future Needs) from the Water Law Handbook; it compels IDWR to speak openly with a lot of information but IDWR can't provide the information. She looked at the well maps to see the total number of wells and the map is missing wells. She asked why do we have a profound lack of information to make these decisions? She doesn't want a rezone, she wants Ag. She stated this is active farm ground and it appears to be currently growing winter wheat. It's not something that can't be used; just because she can't spray it doesn't mean it can't be farmed. One of her big concerns is lighting. This area only has two access points to go back to Caldwell or Nampa; neither of them have traffic lights but they do have little crosses with names.

**MOTION:** Commissioner Nevill motioned to grant 2 more minutes of testimony to Jeannie Amen seconded by Commissioner Sheets. Voice vote, motion carried.

Ms. Amen stated they have insufficient evidence for the Commission to give an approval. She was looking for information from IDWR that they are failing to give them. They have provided abundant evidence of problems in the area. There seems to be an island effect; there is water all around them but all the wells providing the data are outside this impact area. She suggested that the owners of the property might be obligated to acquire surface water rights for the project rather than stealing pristine ground water. She said it makes no sense in the dire (water) place we are in to be adding houses. She would like to put a freeze on this. If it has to be approved, she suggested 10 acre lots to start with and then monitor it.

**Dee Sarton-Bower – IN OPPOSITION – 12620 Lewis Lane Nampa ID 83686**

Ms. Sarton-Bower lives down the across the street and down the hill from the proposed development. She asked if it was time to get rich or keep this place livable. Water is one of the most basic and fundamental needs of any livable space. She said when her children lost all their water for a few days recently and had to come to their house to use water because she is not on the community well, it makes you ask how do you manage no water? It definitely changes the quality of life. She asked what was more credible: the real life, real time experiences of her neighbors whose wells are going dry or theories and probabilities that are mentioned by experts. She respects Mr. Scanlan and is sure he is bringing his best information but she doesn't understand how that information begins to equate to what people are actually experiencing and they are all coming to them and begging the Commissioners to believe them. She said this is a problem and IDWR has not been helpful. She understands they want facts but they are hard to get except their real life, real time experiences. They have everything in their homes and plan to live there for a long time because they love it, but that part of Canyon County has water problems that are historical and current. She stated her children's community well had to recently replace the pump because of sand but she did not know how deep the community well was. Commissioner Nevill, who lives in the same subdivision as her children knew that well was 405 feet deep and when they dropped a camera down, the camera hit sand at 270 feet; the pump is sitting at 167 feet. Sand has infilled the well.

**Terry Scanlan – REBUTTAL – 300 E Mallard #350 Boise ID 83706**

Mr. Scanlan disputed that there was no data: he stated there is data. IDWR has been monitoring wells out there for 40 years. One of the monitoring wells is within a half a mile of the subdivision. They do know what water levels are doing and they are stable year over year but they fluctuate a lot out there. There are between 5000 and 10,000 acres irrigated out which drives a lot of water use. Agriculture uses a lot of irrigation and they have seen up to 150 feet of seasonal fluctuation out by Dry Lake. People will drill wells 100 feet below the water table and everything is good in the spring but at the end of the summer with Ag irrigation going on, the water levels fall, they start to suck air and they start to have problems. It isn't an aquifer problem, it's a well problem, generally speaking. It is a regional aquifer with a layered system or water bearing zones. He described the make up of the aquifers and how IDWR monitors certain

wells. He also described how someone would monitor their own well and water depth. IDWR is concerned when they see water levels decline year over year. Mr. Scanlan stated some areas are seeing water level declines but said that south of Lake Lowell they don't have that problem because the aquifer recharges every year. There are seasonal fluctuations because the water is used hard in the summer. He said to keep out of trouble, homeowners should drill the extra 100 feet. He doesn't feel development drives the water problems, it is irrigation and agriculture. Changes in crop patterns can also affect the amount of irrigation used.

**MOTION:** Commissioner Sheets moved to close public testimony on Case No(s) RZ2021-0030 & SD2021-0018, seconded by Commissioner Nevill. Voice vote, motion carried.

**DELIBERATION:**

Commissioner Nevill said that if this was fulfilling a specific need, like low cost, high density housing, he might be able to go along with this but these are high end homes and because there is a lot of that in the valley, this isn't a need. He also feels that it is a half-completed application because they didn't think about fire fighting water which has to be one of the main concerns.

Commissioner Villafana stated he couldn't get behind the project. Even though there are houses surrounding it and you could make the argument that it isn't going to change the character of the area, there is still a lot of farm ground between Rim and the highway. You are adding 33 homes and 66 cars on the road towards Nampa/Caldwell. There is still a dairy to the west and along with the farmers, potato growers and the crop dusters, it's a big agricultural area. He can't get behind taking that many acres out of production; it's still productive ground and class 3 soils. With discussion about food shortages and commodity (hay/wheat) prices going up rapidly, he sees a lot of loss of farm ground. We can't keep losing farm ground and have a productive community. Commissioner Williamson stated boots on the ground information and experience should be taken into consideration, even if it is not scientific. He said if you get enough of the same thing happening in the area, it feels it should be investigated. He is worried about the availability of water. He said the hydrologist states it's all good, but there is overwhelming neighborhood evidence, anecdotal or not, that says it should be questioned. He is not convinced that they can provide adequate water resources.

**MOTION:** Commissioner Sheets moved to deny Case RZ2021-0030 including the Findings of Facts, Conclusions of Law and conditions of approval, changing Finding #5 to state there will not be adequate water resources and bring the revised FCO's back for at the next meeting for approval. Motion seconded by Commissioner Nevill. Roll call vote: 6 in favor 0 opposed, motion passed.

Commissioner Williamson, before moving to deny Case SD2021-0018 also commented that the lack of fire suppression plan, the fact that there was no fencing plan for the canal and the questions on traffic all were problematic for the project.

**MOTION:** Commissioner Williamson moved to deny Case SD2021-0018 including the Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Nevill.

Commissioner Sheets stated the plat was incomplete when it came to drainage, switching access points and canal concerns, which is why he will be voting in support of this motion.

Roll call vote: 6 in favor 0 opposed, motion passed.

**APPROVAL OF MINUTES:**

**MOTION:** Commissioner Nevill moved to approve the minutes from 3/3/2022, seconded by Commissioner Williamson. Voice Vote; motion carried.

**DIRECTOR, PLANNER, COMMISSION COMMENTS:**

Planning Official Dan Lister reminded the Commission that April 28, 2022 is the joint workshop with the

Board of County Commissioners. The hearing for the 2004 Ordinance was tabled to May 3, 2022. The 2004 element is gone (as of now). Development Services Department has had a few personnel changes and Dan described those changes to the Commission.

**ADJOURNMENT:**

**MOTION:** Commissioner Sheets moved to adjourn, seconded by Commissioner Williamson. Voice vote; motion carried. Hearing adjourned at 11:54 pm.

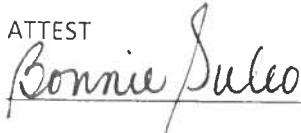
An audio recording is on file in the Development Services Departments' office.

Approved this 5th day of May, 2022



Robert Sturgill, Chairman

ATTEST



Bonnie Puleo, Recording Secretary





April 6, 2022

Canyon County Planner  
Development Services Department  
111 North 11<sup>th</sup> Ave. #140  
Caldwell, Idaho 83605

**Lewis Heights Subdivision (RZ2021-0030 & SD2021-0018) – Staff Report Revisions/Clarifications**

Dear Canyon County Development Services Staff and Planning & Zoning Commission,

This letter is to address a few revisions and clarifications for the Lewis Heights Subdivision Staff Report for the April 7, 2022 Planning & Zoning Commission Hearing. Please consider the following:

1. As shown on the Preliminary Plat, this development is to be completed in two (2) phases. Please include within the report.
2. The Staff Report states that 34 buildable lots are proposed within the development. This is true, however, as noted on Sheet C0.0, Note 16 on the Preliminary Plat, Lot 41 is to not be a part of the development. The intent is to sell this lot to the adjacent property owner in the future for their use. This is due to access encumbered by the Mora Canal. Please specify this in the Staff Report.
3. Conditions of Approval. Please revise Condition #4 as follows: 'Commencement shall be the submission of the Final Plat application, submittals, and fees to Development Services Department.'

This concludes the requested revisions and clarifications for RZ2021-0031 & SD2021-0018 and its Staff Report. We greatly appreciate the time and efforts of all staff, agency members, and commissioners on this project. Again, please consider the above and approval of Lewis Heights Subdivision and its conditional rezone and preliminary plat.

Sincerely,

A handwritten signature in black ink that reads 'Alec Egurrola'.

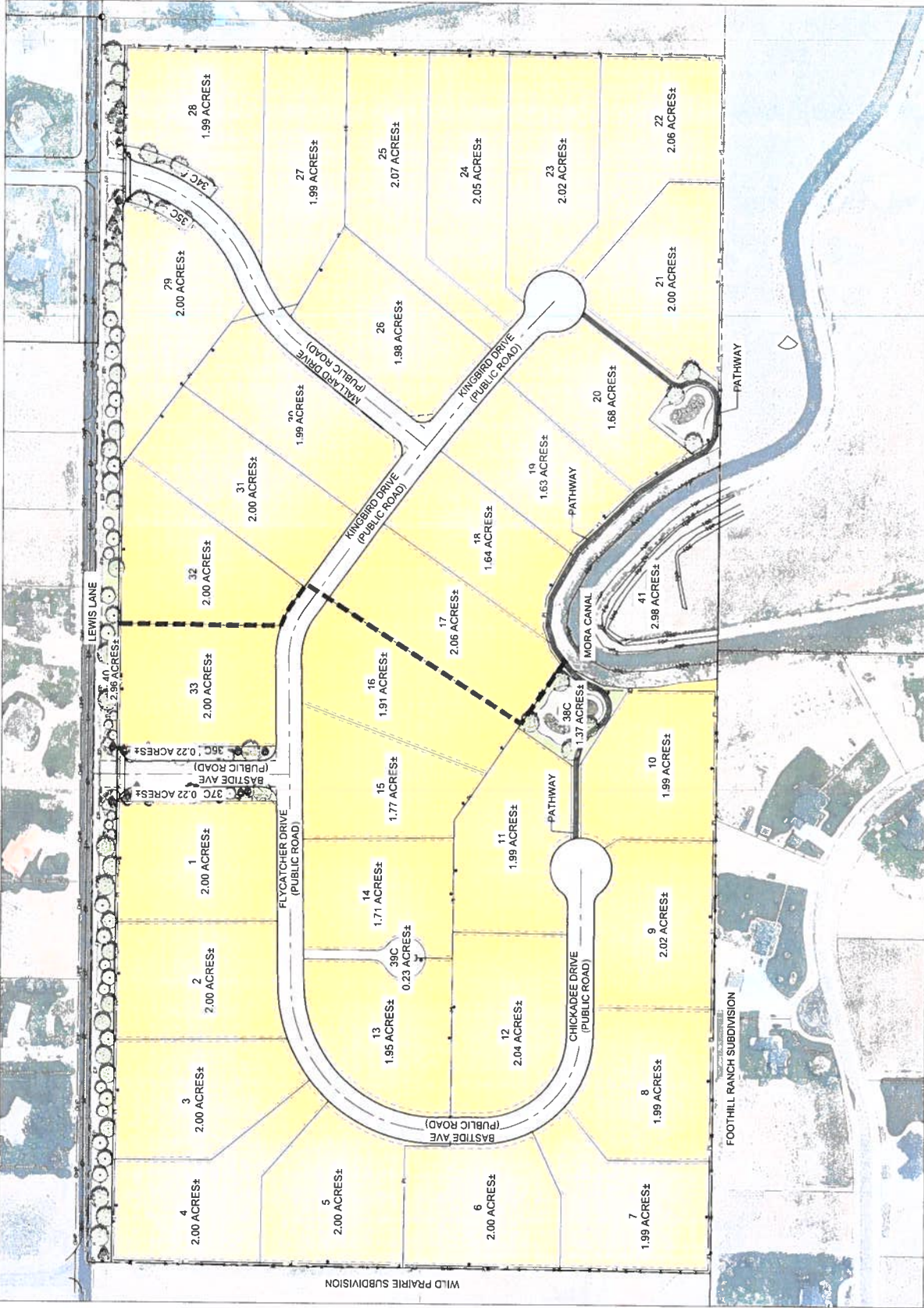
Alec Egurrola  
Land Use Planner  
[aeegurrola@to-engineers.com](mailto:aeegurrola@to-engineers.com)  
(208) 442-6300

SCANNED

1

332 N Broadmore Way | Nampa, ID 83687 | P 208 442 6300 | [to-engineers.com](http://to-engineers.com)





LEWIS HEIGHTS SUBDIVISION  
04/06/2022

**T-D ENGINEERS**  
2475 S. 111<sup>TH</sup> AVENUE  
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TAMPA, FL 33613  
PHONE: (813) 722-2200  
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WWW.T-DENGINEERS.COM





LEWIS HEIGHTS SUBDIVISION

**T-O ENGINEERS**

PENGAD-Bayonne, N. J.

EXHIBIT

12

SCANNED



# LEWIS HEIGHTS SUBDIVISION

Alec Egurrola, Land Use Planner

T-O Engineers

332 N Broadmore Way

Nampa, ID 83687

SCANNED



**T-O ENGINEERS**



SKY RANCH RD

LEWIS LN

LEWIS HEIGHTS

WINDY HILLS

RIM RD

Rim Rd

SCANNED

VICINITY MAP



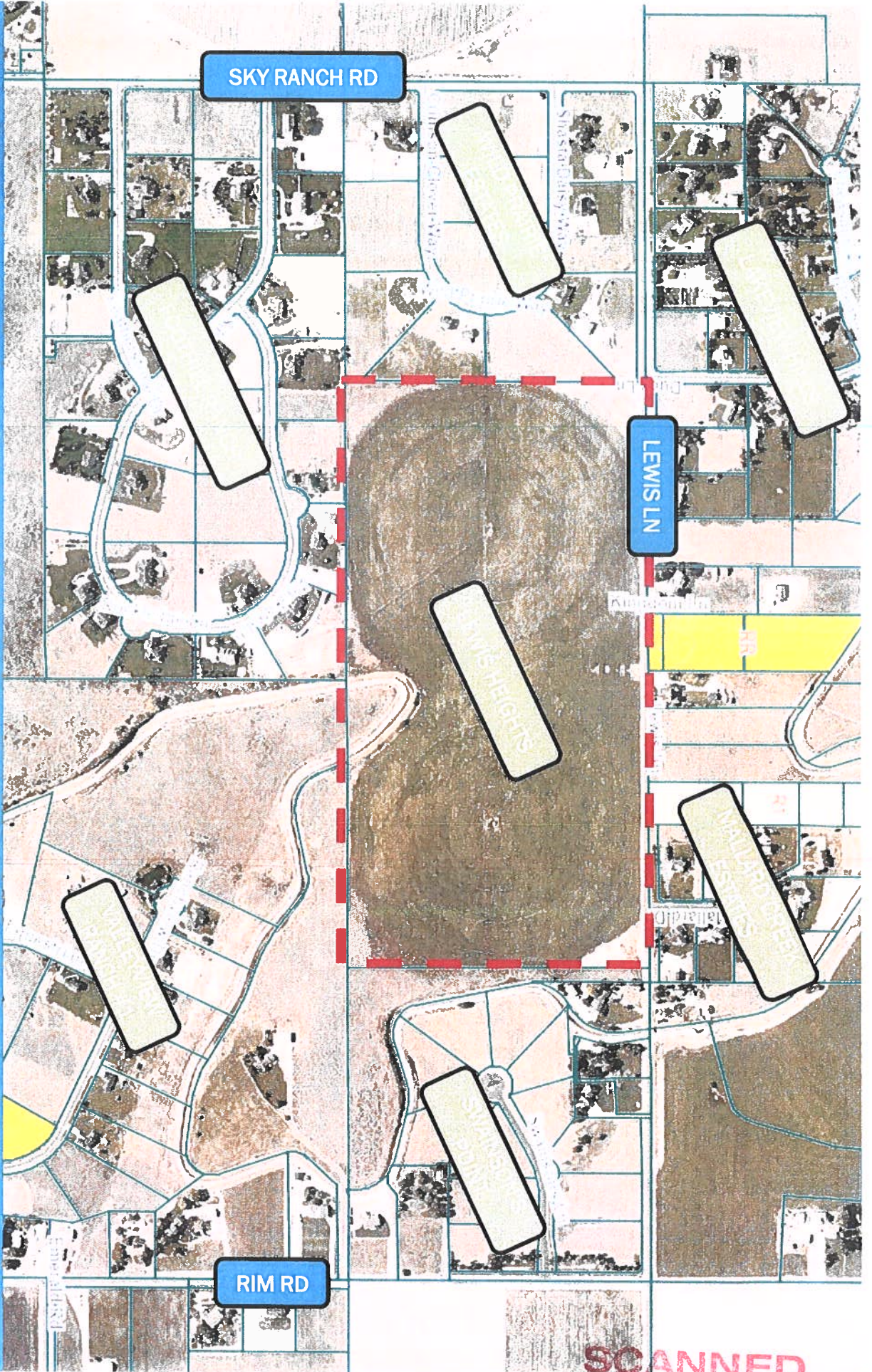
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EXISTING ZONING



T-O ENGINEERS

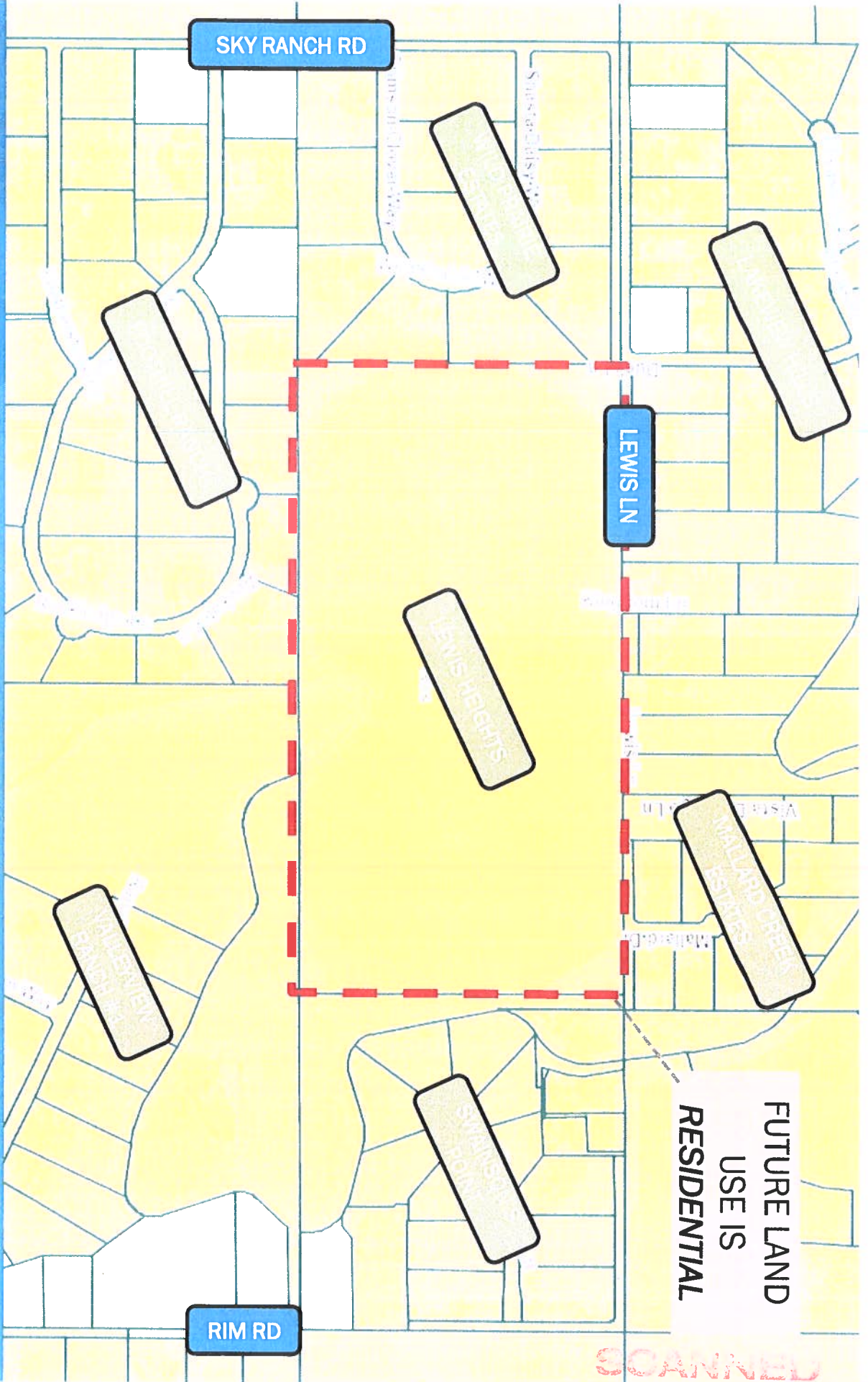


SCANNED



FUTURE LAND  
USE IS  
RESIDENTIAL

SCANNED



SKY RANCH RD

LEWIS LN

RIM RD

FUTURE LAND USE



T.O ENGINEERS

# PROPOSED ZONING

- Current zoning – 'A'
  - Rezone to R-R
  - 2.05 Units/Acre
  - Complimentary to adjacent land uses
  - Existing R-R, residential developments
- Current Future Land Use – Residential
  - More appropriate than existing land use
  - Field nearly surrounded by residential developments

SCANNED



**T-O ENGINEERS**



# LAND USE SUMMARY

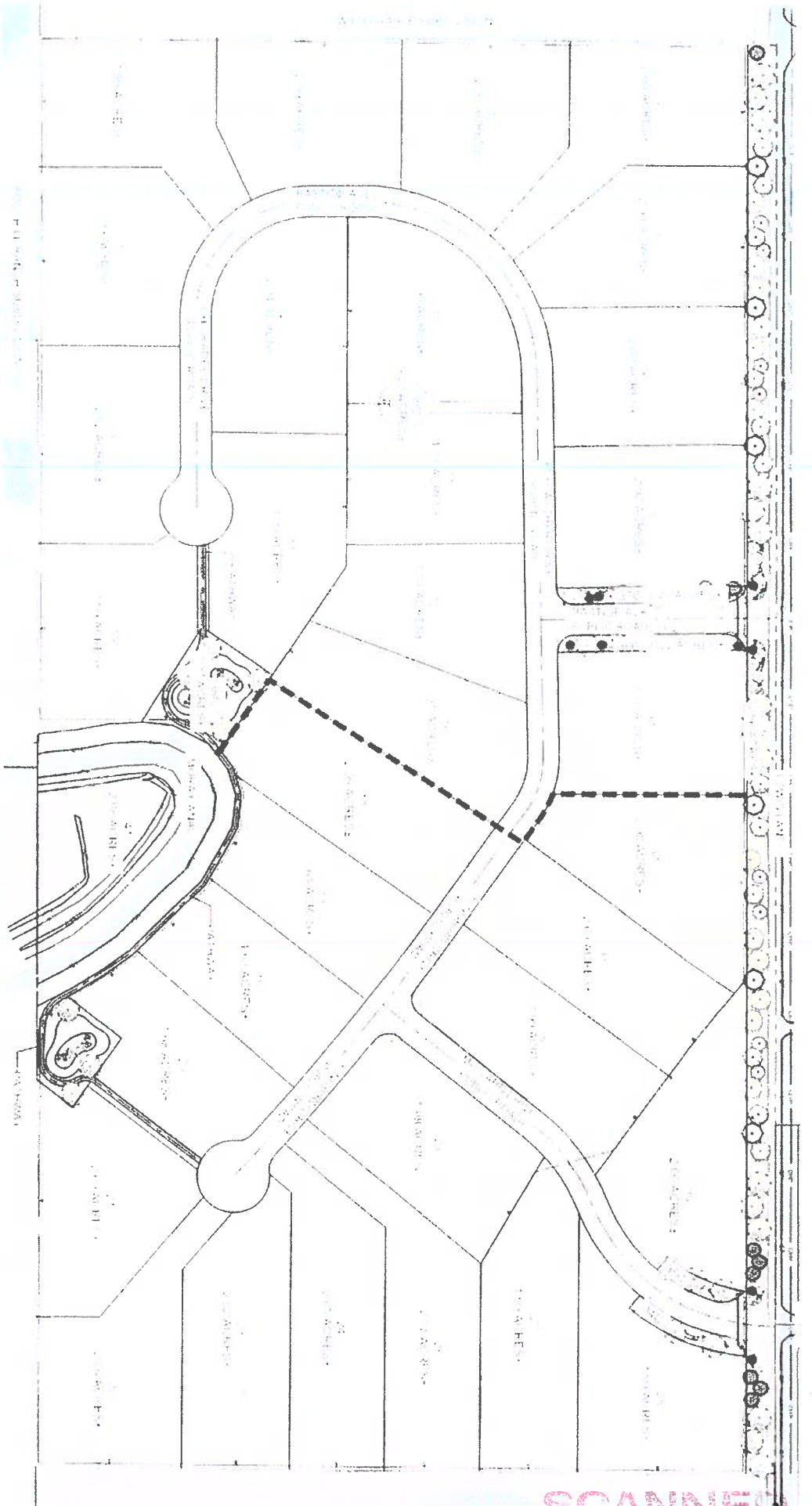
- Requesting R-R (2-acre residential)
- Compliments surrounding area
  - Existing/platted residential developments
  - 2 – 3 acre lots
- Minimal impact to existing transportation and utilities.
- Designated as 'Residential' in comprehensive plan
- The proposed request meets the intent of the Comprehensive Plan

SCANNED



T.O. ENGINEERS





SCANNED

## SITE PLAN



**T O ENGINEERS**

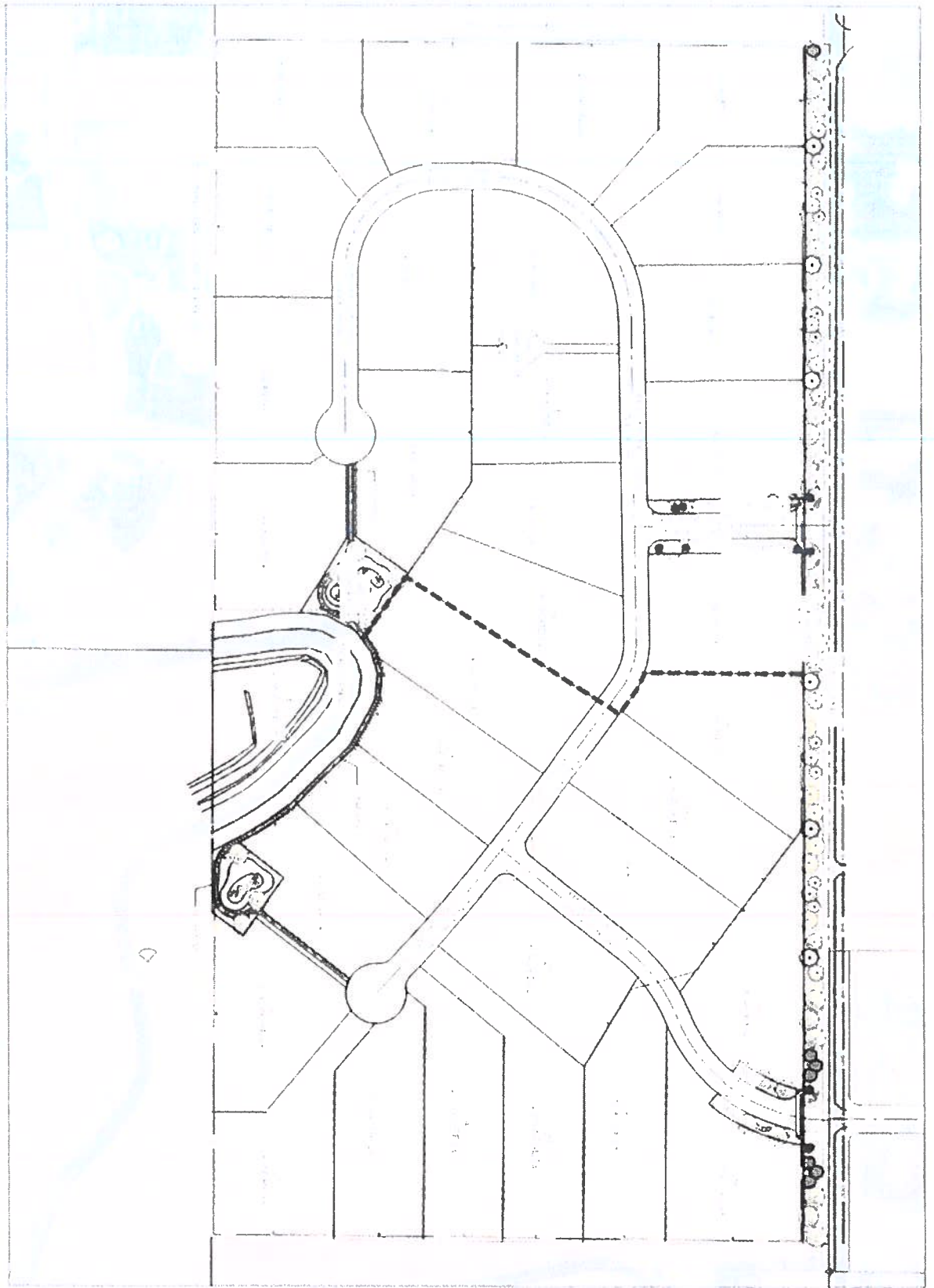
THANK YOU – QUESTIONS?



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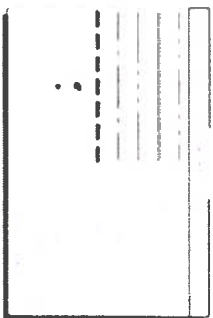
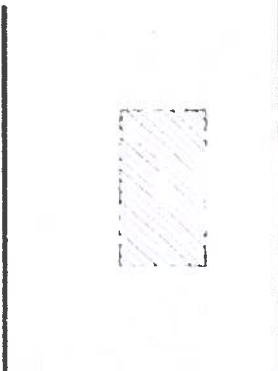
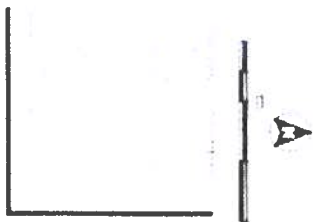
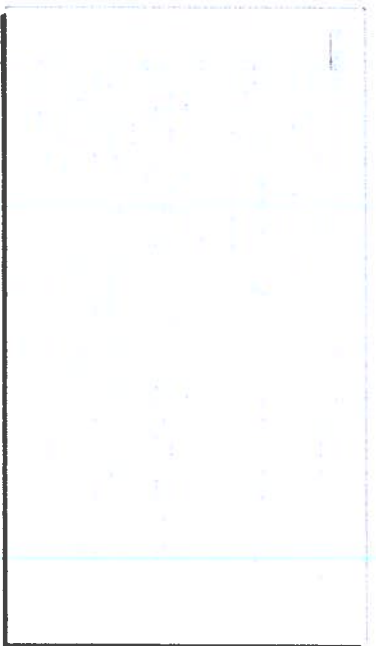
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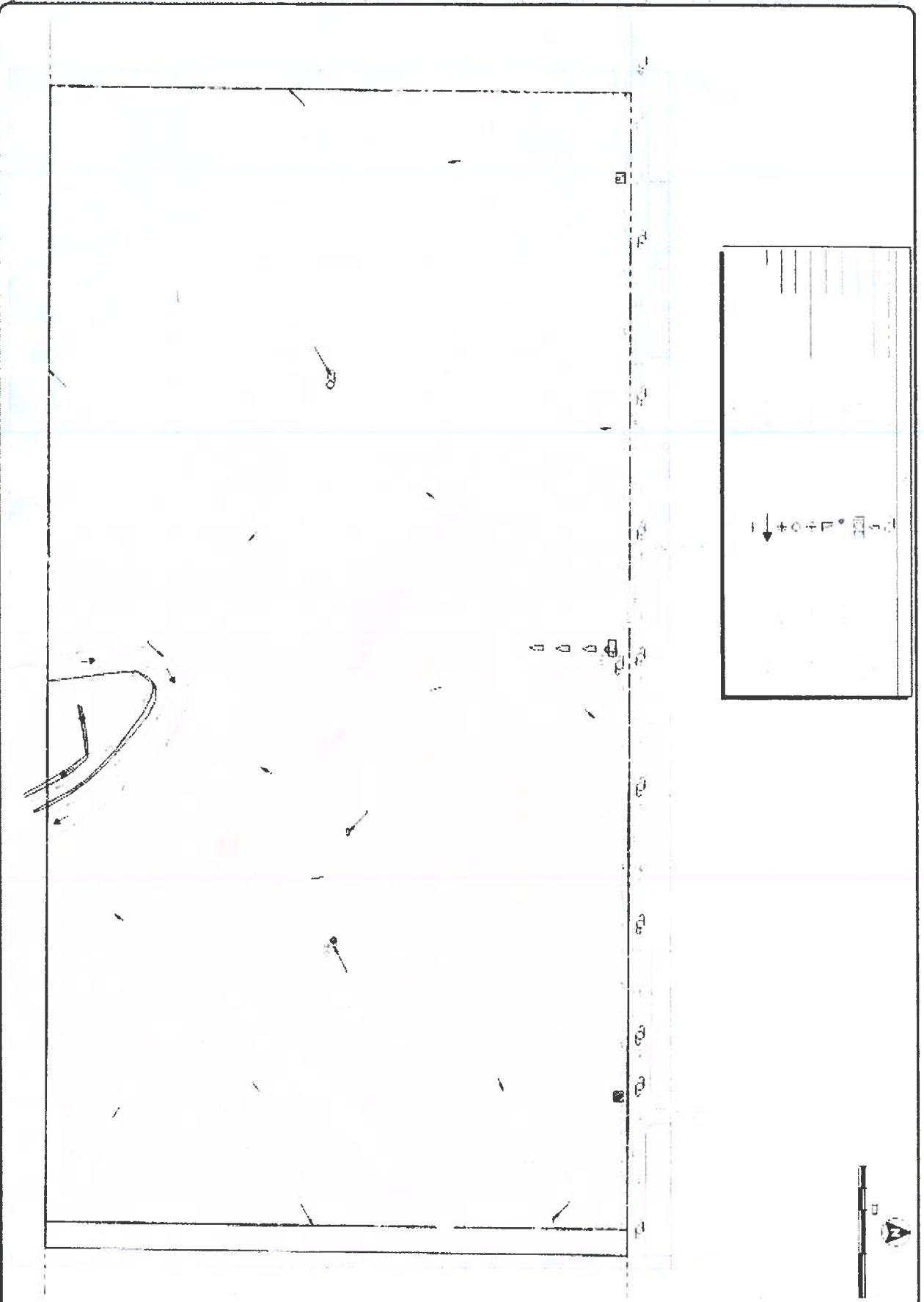
LEWIS HEIGHTS SUBDIVISION  
COVER

## THE ENGINEERS

# TO ENGINEERS



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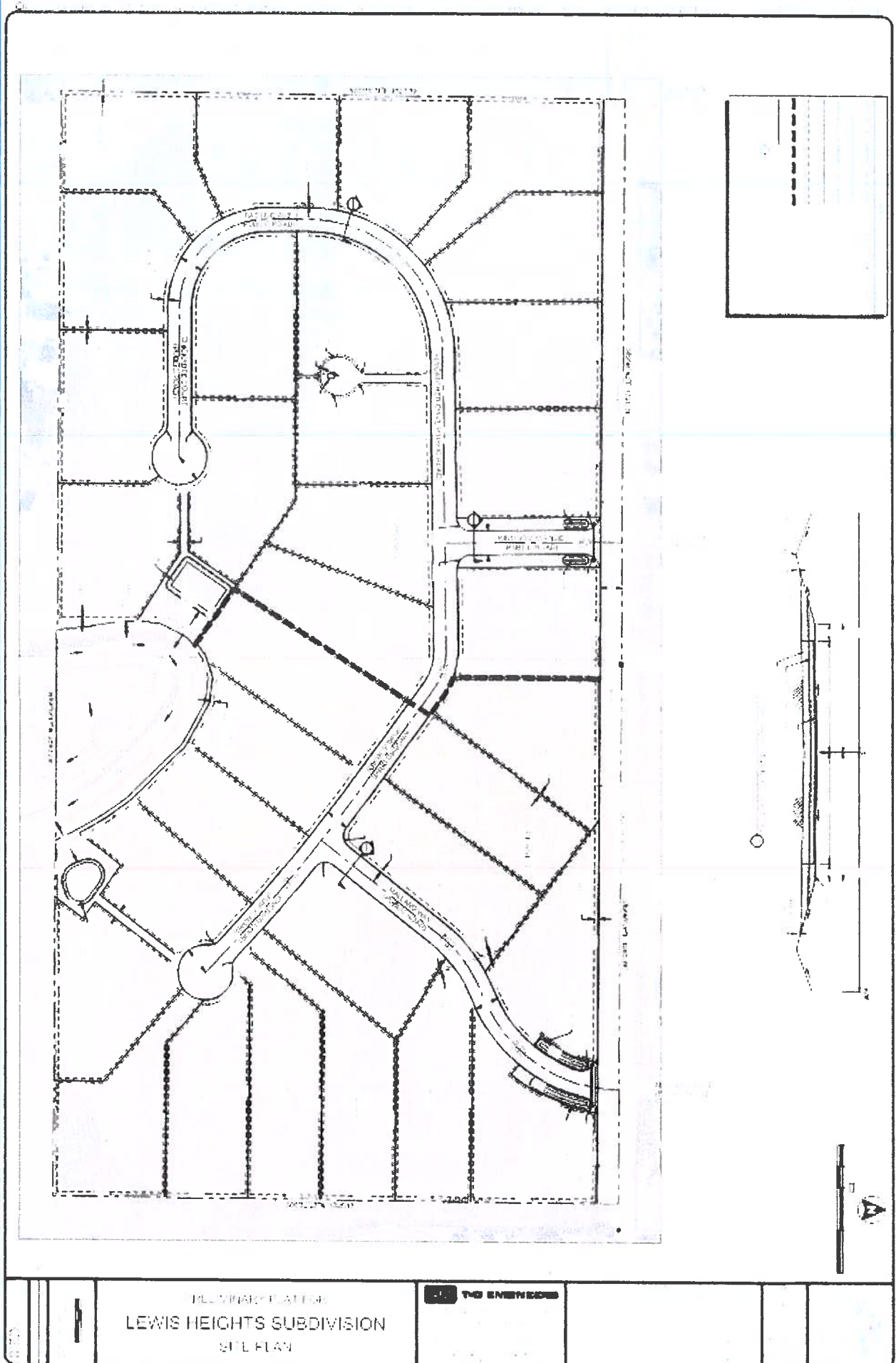
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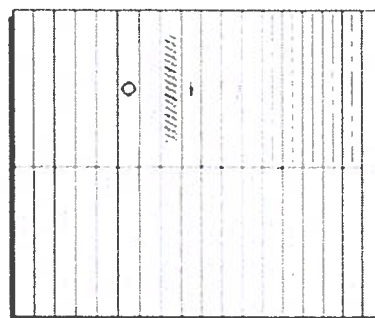


T.O. ENGINEERS









LEWIS HEIGHTS SUBDIVISION  
WILL A. SHERIDAN

## T-0 CAME DOWN



Dan Lister

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**From:** Alec Egurrola <AEgurrola@to-engineers.com>  
**Sent:** Wednesday, July 6, 2022 4:46 PM  
**To:** Dan Lister  
**Cc:** Zane Cradic  
**Subject:** [External] Lewis Heights RZ2021-0030 & SD2021-0018

Dan,

We have found the staff report for the BOCC Hearing on Lewis Heights. We appreciate the staff report but wish to table this meeting for two weeks. We see there are some items/concerns that we would like to address and provide enough time for staff and the Board to review prior to the hearing.

Also, this is my final week with T-O Engineers. Please send future correspondence on this project to Zane, who is copied on this email. It has been great getting to know you and wish you well!

Thanks,

ALEC EGURROLA | *Land Use Planner*



**T-O ENGINEERS**

332 N. Broadmore Way | Nampa, Idaho 83687

☎ 208-442-6300

[www.to-engineers.com](http://www.to-engineers.com)



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NOTES

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**SHEET INDEX**

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PRELIMINARY PLAT FOR  
LEWIS HEIGHTS SUBDIVISION  
COVER

## COVER

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| DATE       | PROJECT    | SHEET      |
| 11/17/2017 | 11/17/2017 | 11/17/2017 |



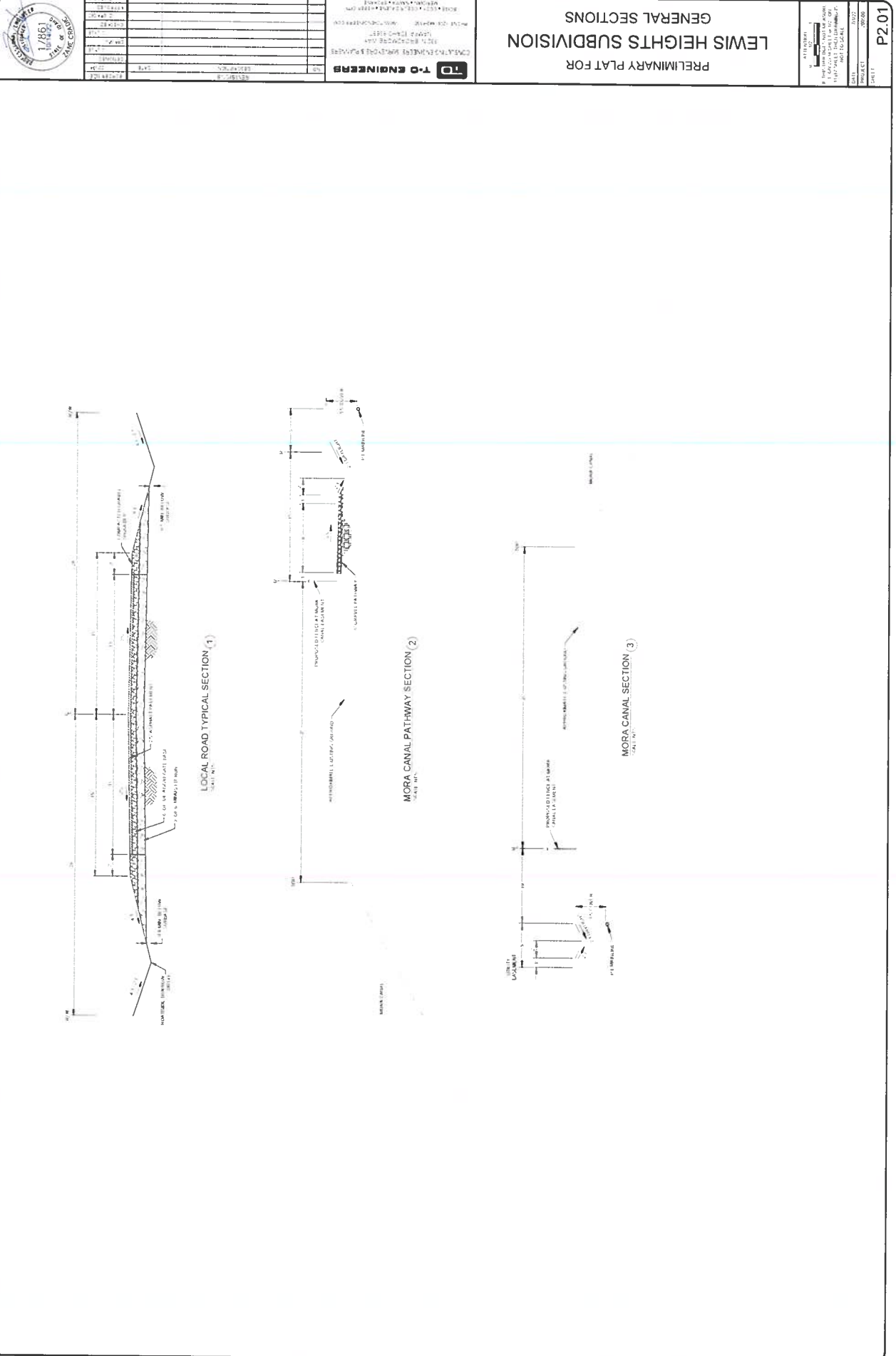




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**T-O ENGINEERS**

CONSULTING ENGINEERS, ARCHITECTS & PLANNERS

101 N. BROADWAY, SUITE 1000

HOUSTON, TEXAS 77002

PHONE: (713) 592-1000

WWW.T-OENGINEERS.COM

| NO. | REVISION             | DATE    |
|-----|----------------------|---------|
| 1   | ISSUED FOR PERMIT    | 1/18/21 |
| 2   | REVISED FOR COMMENTS | 2/10/21 |
| 3   | REVISED FOR COMMENTS | 2/10/21 |
| 4   | REVISED FOR COMMENTS | 2/10/21 |
| 5   | REVISED FOR COMMENTS | 2/10/21 |
| 6   | REVISED FOR COMMENTS | 2/10/21 |
| 7   | REVISED FOR COMMENTS | 2/10/21 |
| 8   | REVISED FOR COMMENTS | 2/10/21 |
| 9   | REVISED FOR COMMENTS | 2/10/21 |
| 10  | REVISED FOR COMMENTS | 2/10/21 |

PROJECT: **LEWIS HEIGHTS SUBDIVISION**

GENERAL SECTIONS

DATE: 1/18/21

PROJECT: 2020-001

SHEET: P2.01









**TECHNICAL MEMORANDUM**

**DATE:** October 27, 2022

**TO:** Canyon County Board of Commissioners

**FROM:** Terry M. Scanlan, P.E., P.G. HDR|SPF

**RE:** Lewis Heights Subdivision Water Supply



Lewis Heights is a proposed residential subdivision of 31 buildable lots within a 78.5-acre property located approximately 1 mile south of Lake Lowell between Sky Ranch Road and Rim Road. Domestic water will be supplied to the proposed homes through individual domestic wells. Irrigation water will be supplied from an existing on-site irrigation well through a pressurized irrigation system. Fire protection can be supplied year-round to hydrants from the irrigation well through a separate freeze-protected fire-protection water system.

The subdivision property has been irrigated since 1970 or earlier. The only source of irrigation water is the on-site groundwater well. The subdivision is located on high ground above the Mora Canal and has never been irrigated with surface water. Currently there are 73.1 acres irrigated using two center-pivot sprinklers and handlines. The water right authorizes irrigation of 77 acres at a diversion rate of 1.14 cfs (511 gm).

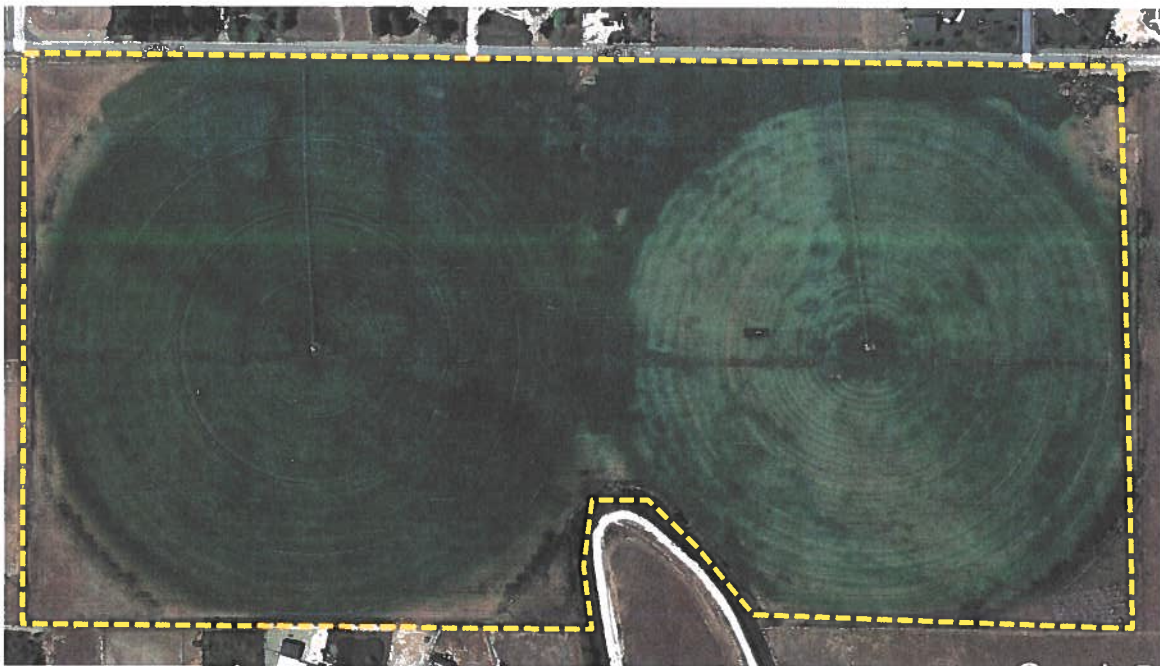


Figure 1. Lewis Heights property with two center-pivot sprinklers

### Impact of Lewis Heights on Groundwater Use

Despite adding year-round domestic water use at 31 homes, residential development at Lewis Heights will not increase groundwater use at the property because less acres will be irrigated following development than have been historically irrigated. This conclusion is supported by the following data.

- In-home residential water use is typically less than 300 gallons per day per home. Year-round domestic water use for 31 homes at 300 gallons per day is 10.4 acre feet per year. This 10.4 acre-foot volume for 31 homes is equivalent to the annual supply for only 3 acres of irrigation. n-home residential water use is primarily non-consumptive because the water returns to the aquifer through septic drain fields. As a result, the net impact to the aquifer from in-home uses is negligible.
- Post-development irrigated area within the subdivision will be approximately 55 acres or less, a decrease of 18 acres (25% reduction) from current irrigation. Although residential irrigation of turf can require more water per acre than some agricultural crops, the 25% decrease in total irrigated area is adequate to offset any increased per acre water use.

Note that the estimated 25% decrease in total irrigated area assumes that homeowners irrigate all available open space, but this rarely happens. Figure 2 shows land use at subdivisions surrounding Lewis Heights. In the existing subdivisions, some homeowners irrigate fence-to-fence, others irrigate very little. As a result, the decrease in irrigation water use will likely be substantially more than the 25% of the area consumed by roads, rooftops, and driveways.



Figure 2. Local land use surrounding Lewis Heights



## Groundwater Conditions South of Lake Lowell

Some domestic well owners in the area south of Lake Lowell have alleged that ground water levels are declining, and that residential development should be stopped due to inadequate water supply. But groundwater monitoring by the Idaho Department of Water Resources does not support such contentions. There are three observation wells in the vicinity of Lewis Heights that are monitored by the Idaho Department of Water Resources (IDWR). Two of these wells (02N03W11ACA1 and 02N03W13DAA1) have data going back more than 40 years and have been monitored multiple times each year for the past 18 years. A third well has one year of monitoring data. Observation well locations are shown on Figure 3 and hydrographs for 02N03W11ACA1 and 02N03W13DAA1 are shown as Figures 4 and 5. The hydrographs for these two long-term observation wells demonstrate that although water levels in the vicinity of Lewis Heights may fluctuate on a seasonal basis, they are stable in the long term with no annual decline since the 1970s.



Figure 3. IDWR water-level observation wells



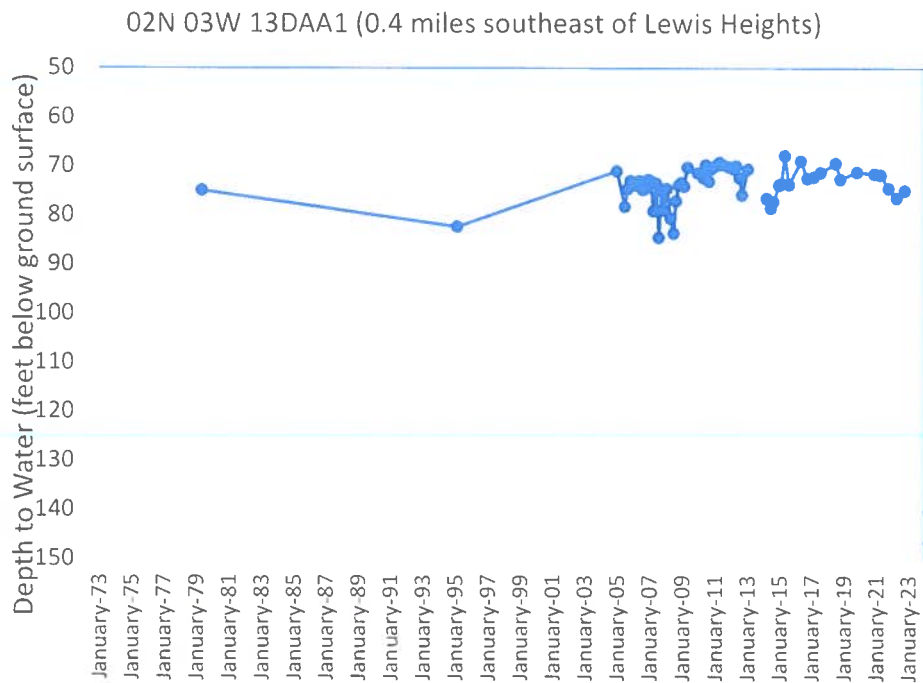


Figure 4. Water Levels at 13DAA1 1973-2022

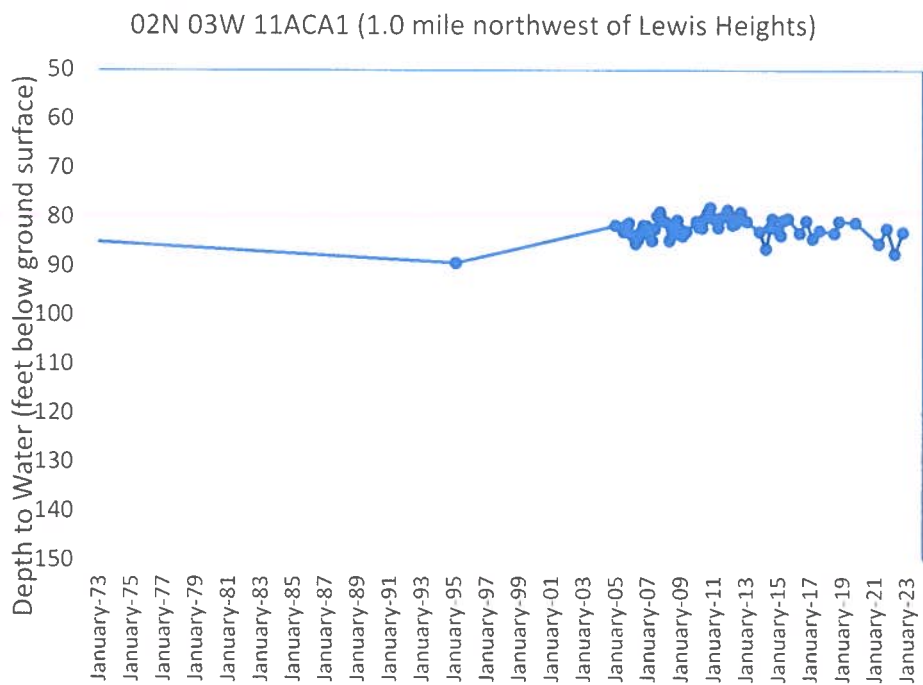


Figure 5. Water Levels at 11ACA1 1973-2022

## Deersky Ranch Groundwater Levels

Although annual water-level monitoring south of Lake Lowell shows stable long-term groundwater levels, several residents in Deersky Ranch Subdivision, only 1 mile southwest of Lewis Heights reported wells going dry in 2021. In response, IDWR began continuous monitoring of water levels in a well at Deersky Ranch (02N03W24BBD2) in October 2021 using a recording water level transducer. The available results (October 2021 through mid-October 2022, Figure 6) show the water level recovering 60 feet from the start of monitoring in mid-October 2021 until the level begins to decline again in late March 2022. Water levels then decline approximately 75 feet to a lowest water level in late August and early September 2022, before beginning to recover in late September. This pattern is consistent with seasonal drawdowns due to irrigation pumping. Water-level monitoring by HDR/SPF approximately 2.5 miles southwest of Deersky Ranch has shown seasonal fluctuations of up to 150 feet from irrigation well pumping, so similar large seasonal fluctuations might be expected in the Deersky Ranch area. In other words, water levels can fluctuate seasonally due to irrigation pumping, but then recover each spring to the previous year water level. In such instances, water levels are not declining. But if a residential well is installed in winter or spring when groundwater levels are high, that well could potentially “go dry” in the summer as water levels fluctuate to seasonal lows in response to local irrigation pumping.

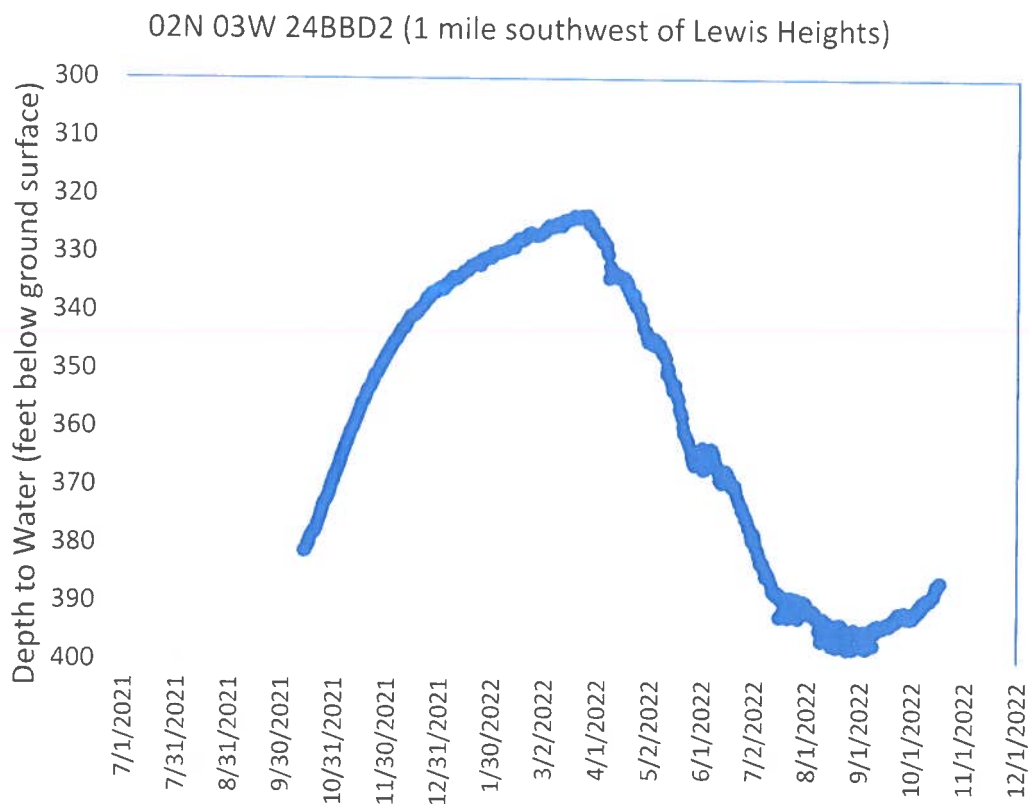


Figure 6. Water Levels at 24BBD2 October 2021 through October 2022

Given the available data, is residential development south of Lake Lowell causing water levels to fall and wells to go dry at Deersky Ranch? The answer is almost certainly no. Water-level monitoring in the area, including beneath lands further south, shows no annual declines<sup>1</sup> and residential developments do not pump enough water to cause large seasonal fluctuations. But there are approximately 7000 acres of agricultural land irrigated with groundwater south of Lake Lowell.<sup>2</sup> At 3 acre feet per acre annual pumping volume, there is more than 20,000 acre feet pumped annually. A 10 percent increase in pumping per acre in this area, due to crop changes or drought conditions, is an increase of approximately 2000 acre feet. Such an increase is equivalent to the in-home use for 6000 homes, and if concentrated on lands near Deersky Ranch could be enough to cause increased seasonal water-level fluctuations that would impact Deersky Ranch wells.

### **Summary**

1. The aquifer south of Lake Lowell can sustain current groundwater use. Water-level monitoring shows no evidence of annual water-level decline that would suggest over appropriation.
2. Lewis Heights will be developed on lands currently irrigated solely with groundwater from an on-site irrigation well.
3. Residential development at Lewis Heights will reduce the irrigated area, which will reduce groundwater use for irrigation. The reduced agricultural irrigation pumping will offset residential pumping for domestic and landscape irrigation purposes. As a result, Lewis Heights subdivision will likely use less water than currently used for farming of the same lands.
4. Because groundwater use at Lewis Heights should decrease when the land is converted from agricultural irrigation to residential use, the subdivision will not have an adverse impact on local groundwater conditions.

### **Recommendation**

Residential well owners south of Lake Lowell, including at Lewis Heights, should construct efficient wells with adequate depth to withstand seasonal water-level fluctuations of potentially more than 100 feet caused by the pumping of senior-priority agricultural irrigation wells. Well owners must properly maintain wells and pumps to prevent loss of water supply.

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<sup>1</sup> Groundwater levels are actually rising beneath lands irrigated from the Snake River, a few miles further south and west.

<sup>2</sup> Generally located between the Mora Canal on the east and north, and Snake River irrigated lands to the south and west



record for the changes to the FCO's. The motion was seconded by Commissioner White. Commissioner Van Beek was opposed to the motion to approve. The motion carried by a two-to-one split vote. The FCO's and development agreement will be brought back at a later date and will be placed on the Board's agenda with 48-hours' notice. *Commissioner Smith read into the record the process for filing a request for reconsideration/judicial review.* The hearing concluded at 11:38 a.m. An audio recording is on file in the Commissioners' Office.

#### NOVEMBER 2022 TERM

CALDWELL, IDAHO    NOVEMBER 15, 2022

PRESENT:     Commissioner Keri K. Smith, Chair  
                  Commissioner Leslie Van Beek, Vice Chairman  
                  Commissioner Pam White – **Out of the office**  
                  Deputy Clerks Monica Reeves/Jenen Ross

No meetings were held this day.

#### NOVEMBER 2022 TERM

CALDWELL, IDAHO    NOVEMBER 16, 2022

PRESENT:     Commissioner Keri K. Smith, Chair  
                  Commissioner Leslie Van Beek, Vice Chairman  
                  Commissioner Pam White  
                  Deputy Clerks Monica Reeves/Jenen Ross

#### APPROVED CLAIMS ORDER NO. 2304

The Board approved payment of County claims in the amount of \$2,223,038.31 for a County payroll.

#### APPROVED CLAIMS

- The Board has approved claims 589615 to 589645 in the amount of \$51,788.42
- The Board has approved claim 589614 ADV in the amount of \$23,176.77
- The Board approved the October Jury claim in the amount of \$8,783.65
- The Board approve the Grand Jury claim in the amount of \$1,137.33

#### APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Hanson Janitorial in the amount of \$14,496 for the Sheriff's Office
- Elkins Earthworks, LLC in the amount of \$14,939.50 for the Solid Waste department
- Pacific Steel & Recycling in the amount of \$31,637.65 for the Solid Waste department
- Desktop Alert, Inc. in the amount of \$7,500.00 for the Information Technology department
- VSL Live in the amount of \$1,000.00 for the Information Technology department
- Delcom Products, Inc. in the amount of \$6,066.00 for the Information Technology department
- Zoho Corp. in the amount of \$4,555.00 for the Information Technology department
- Carbon Networks, LLC in the amount of \$5,000.00 for the Information Technology department

#### SICK TO VACATION LEAVE TRANSFER FORMS

The Board approved sick leave to vacation leave transfer forms for Sophie Confalone, Celia Asumendi, Gisela Moreno Ganbay and Esmeralda Romo.

#### APPROVED CATERING PERMIT

- The Board approved an Idaho Liquor Catering Permit for The Undiscovered Barrel to be used 11/18/22.

#### MEETING TO CONSIDER ACTION ITEMS

The Board met today at 8:47 a.m. to consider action items. Present were: Commissioners Keri Smith, Pam White and Leslie Van Beek, Deputy P.A. Zach Wesley (left at 9:07 a.m.), Planning Official Dan Lister, Office Manager Jennifer Almeida, Associate Engineer Devin Krasowski, Other interested citizens and Deputy Clerk Jenen Ross. The action items were considered as follows:

***Consider Findings of Fact, Conclusions of Law, and Order for Martinez/Collias Family Trust – Comprehensive Plan Map Amendment Request, Case No. OR2021-0018:*** Mr. Lister reviewed the requested revisions. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to sign the Findings of Fact, Conclusions of Law, and Order for Martinez/Collias Family Trust – Comprehensive Plan Map Amendment Request, which is a denial of Case No. OR2021-0018. A copy of the FCOs are on file with this day's minutes.

***Consider Findings of Fact, Conclusions of Law, and Order for Martinez/Collias Family Trust – Conditional Rezone Request, Case No. RZ2021-0023:*** At the request of Commissioner Smith, Mr. Lister spoke about what can be done to gain approval. With the new comprehensive plan in place it would require another comprehensive plan amendment and a conditional rezone. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted

unanimously to sign the Consider Findings of Fact, Conclusions of Law, and Order for Martinez/Collias Family Trust – Conditional Rezone Request, Case No. RZ2021-0023 with Commissioner Smith’s noted changes. All requested changes were made by Mr. Lister and are reflected in the FCOs. A copy of the FCOs are on file with this day’s minutes.

***Consider signing a resolution granting a refund to Optimum Electric for a withdrawn building permit:***

The customer cancelled the job so the permit is no longer needed. The permit was issued on July 21, 2022 however, no inspections have taken place so a refund of \$424.00 is being recommended by staff. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to sign the resolution granting a refund to Optimum Electric for a withdrawn building permit (see resolution no. 22-229).

***Consider signing Renewal No. 3 to Master Agreement for Professional Engineering Services with Keller Associates:***

This contract is for reviews already done in FY23 and once Mr. Krasowski has his license Keller and Associates will continue to work on applications that have already been sent to them and as back-up for engineering services. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to sign renewal no. 3 to the master agreement for professional engineering services with Keller Associates (see agreement no. 22-132).

***Public hearing to consider a request by Darren Goldberg/LGD Ventures, LLC for a conditional rezone with development agreement and preliminary plat for Lewis Heights Sub.: Case no. RZ2021-0030 & SD2021-0018:***

Mr. Lister explained that yesterday they received a request from the applicant to remand the hearing of the case back to the planning and zoning commission. The applicant is making some substantial changes to the application and feels that the planning and zoning commission should review it again in order to make a recommendation based on the changes. New notification fees will be incurred by the applicant. The Board is supportive of letting this case be remanded back to the planning and zoning commission.

The meeting concluded at 9:09 a.m. An audio recording is on file in the Commissioners’ Office.

NOVEMBER 2022 TERM

CALDWELL, IDAHO      NOVEMBER 17, 2022

PRESENT:      Commissioner Keri K. Smith, Chair  
                 Commissioner Leslie Van Beek, Vice Chairman  
                 Commissioner Pam White  
                 Deputy Clerks Monica Reeves/Jenen Ross

SICK TO VACATION LEAVE TRANSFER FORM





CANYON COUNTY PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING HELD  
Thursday, April 7, 2022  
6:30 P.M.

---

1<sup>ST</sup> FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present :      Robert Sturgill, Chairman  
                                         Patrick Williamson, Vice Chairman  
                                         Brian Sheets, Commissioner  
                                         Harold Nevill, Commissioner  
                                         Miguel Villafana, Commissioner  
                                         Robert Larison, Commissioner

Staff Members Present:      Steve Fultz, Director of Development Services  
                                         Dan Lister, Planning Official  
                                         Elizabeth Allen, Planner  
                                         Katie Phillips, Planner  
                                         Bonnie Puleo, Recording Secretary

**Chairman Robert Sturgill**, called the meeting to order at 6:30 p.m.

**Commissioner Sheets**, read the testimony guidelines and proceeded to the first business item on the agenda.

**MOTION:** Commissioner Nevill moved to approve & sign the revised Findings of Facts, Conclusions of Law and conditions of approval for Case RZ2021-0041, David Benoit. Motion seconded by Commissioner Sheets. Voice vote, motion carried.

**MOTION:** Commissioner Nevill moved to table case SD2021-0040, Red Cow Fold Subdivision to a date uncertain. Motion seconded by Commissioner Williamson. Voice vote, motion carried.

- **Case No. CU2021-0019:** Idaho Materials and Construction, represented by Borton-Lahey Law, is requesting a Conditional Use Permit to allow a long-term mineral extraction use on Parcels R34723, R34725, R24743, and R34769 (approximately 229-acres) for a duration of 15 years. The property is located at 13247 Ballard Lane, Caldwell; also referenced as a portion of Section 11 and 12, T4N, R3W; Canyon County, Idaho.

**Planner Elizabeth Allen**, reviewed the Staff report for the record including late exhibits.

**Chairman Robert Sturgill**, entered the late exhibits into the record and affirmed the witnesses to testify.

**Testimony:**

**Todd Lahey – Applicant (Representative) – IN FAVOR – 12905 Venezia Ct. Nampa ID 83651**

Mr. Lahey, representing Idaho Materials & Construction, thanked the staff and mentioned the two site visits they made. He said this project will supply much needed sand & gravel which is particularly important for the new Highway 16 extension. This property has been in the family for generations: the Rule family lives on the property and plans on continuing to live on the property. The family's end goal is

low density homes with 4 large ponds on the property. Middleton city limits are moving closer to the property and they are faced with more dense, urban development coming their direction but would rather have low density homes around lakes. Mr. Lakey showed the site plan. Idaho Materials and Construction will not be operating on the entire site at once, they will be working in phases. The majority of the land will remain in agricultural operations as they move from phase to phase. There will be a minimum 200 ft. separation from the river. He discussed the process of extracting the gravel, the mitigation of noise and site impacts and how they will move to the next phase. He stated the crusher will be located approximately 1000 ft from nearby homes. They will be using Ballard Lane as the access point. They met with the Highway District to discuss other road options, however they all had their shortcomings and Ballard Lane was the most appropriate for this operation. They are currently doing a geotechnical analysis of Ballard Lane and its structure. If the analysis identifies additional improvement are needed to the road structure, they will work with the Highway District to ensure that happens. Mr. Lakey discussed the Comprehensive Plan and how the Highway 44 area is listed as a commercial corridor. He also discussed other Idaho Materials & Construction gravel pit locations and how they are familiar with working in the flood plain near the Boise River. He discussed the parcels surrounding this property and their zoning. He said they have their reclamation plan approved by the Department of Lands. The traffic impact study required a left turn lane but there were not enough requirements for a right turn lane. The level of service is improved with the left turn lane and they are meeting all the requirements of ITD and the Highway District. They have addressed the flood plain issues with Flood Control District 10 and have agreed to fill in the pond with clean fill material to remove any potential pit capture. Mr. Lakey addressed another gravel pit with legal action as noted in some letters of opposition. Monday through Saturday, 7 am – 6 pm are the proposed hours of operation; 24 hour a day operation would only happen as needed on a project-by-project basis. They agree with all the revised conditions of approval. They do not use any chemicals in their gravel pit extraction and will use native species not non-native, invasive plant species in their reclamation plan.

**Joni Rule – IN FAVOR – 13243 Ballard Lane Caldwell ID 83607**

Ms. Rule stated that the structure between Pit 1 and Pit 2 the Commissioners asked about is one of their homes; they own several homes on the property site as well as several homes on Ballard Lane. Ms. Rule pointed out their residence and identified the other structures on the property. She said that the 4 ponds/lakes they are proposing to put on the property are multi-use, private ponds. They want to preserve the property and don't want thousands of homes put on the property.

**Raymond Karsten – IN FAVOR – 13075 Ballard Lane Caldwell ID 83607**

Mr. Karsten lives down the road and wondered which way they were going to be coming in and out of the property with their trucks. He was concerned about safety. He was also concerned about his wells; if he has problems with his well, he asked who he would talk to. He stated that he is neutral on this project although he signed up as "in favor". He wasn't told about this: he only purchased his property a year ago and if he had known about this project, he wouldn't have purchased it. He also wanted to know what depth the pits were going to be as he was concerned about dust control.

**C. Ryan Russell – IN FAVOR – 924 Sugar St. Nampa ID 83687**

Mr. Russell represents Idaho Materials & Construction. With regards to the 24/7 operations question; they prefer to work during the day. The reality is that certain jobs require nighttime operations. He stated nighttime operations are minimal; there is as little action on the site as possible. There would be loaders to load trucks and they avoiding backing up. He said they have to abide by local noise ordinances. They try to be a responsible operator and are responsive to neighbors' concerns, addressing them when they come up. Typically, nightwork is limited to construction season which is Labor Day to Memorial Day. Mr. Russell discussed Ballard Road and dust control on the gravel part of the road; the restrictions on them



for dust control are more than the residents have experienced. They hope the dust will be better than it has ever been on the road. He said the pits will be as deep as the gravel is found; it varies, but typically it is 18 to 20 feet deep. They will go as deep as the gravel is and then by law, they stop at the clay layer. If they affect someone's well, they will address it with them. Mr. Russell discussed their dust mitigation efforts for the gravel removed and in piles on the site. The intention is to get in and out of the gravel pit as fast as they can. He also discussed the lighting on the site at night and the efforts to minimize light pollution. Mr. Russell felt that a cap on the number of days with 24-hour operations was reasonable.

**Tawna Barnes – IN FAVOR – 1109 W. Myrtle St. Boise ID 83702**

Ms. Barnes prepared the flood hazard assessment for the project. The intent of filling the pond is to prevent pit capture. She said if no gravel pit mining has happened, there is no risk for pit capture. The pond would need to be filled before the pits are at their full depth. She stated an alternative is to provide a buffer distance between the gravel pit and the pond, but once you get to a certain distance, the pond would have to be completely filled.

**Alan Mills – IN FAVOR – PO Box 206 Middleton ID 83644**

Mr. Mills stated his role in this project is questionable as he has to potentially wait 15 years to organize the land splits. It is his intent to use existing permits to strategically locate the new homes around the ponds. He stated there are national and local builders who would love to get this property which could result in 690 homes and R3 zoning. The tax benefit for the county would be substantially higher for estate homes as opposed to the smaller homes. Mr. Mills discussed another subdivision that is being platted nearby in the city: this could be considered contiguous development. He stated one of the two is going to happen and he would much prefer the larger home alternative.

**Ron Manning – IN FAVOR – 1109 W. Myrtle St. Boise ID 83616**

Mr. Manning is an expert on flood plain management, flood risk and FEMA permitting. He stated the levies are not certified: they are not levies, they are ditch banks. He is responsible for providing the no-rise certification for the project, ensuring that none of the new conditions of the property causes an increase in the base flood elevation according to the 100-year flood data. Mr. Manning explained the difference between the flood plain and the conveyance. During the 100 year flood, the ponds would get wet but would not convey any flow.

**John Hand – IN OPPOSITION – 12667 Highway 44 Middleton ID 83644**

Mr. Hand showed the Commissioners his property on the map. He stated he just bought his property in August. His master bedroom, his living room and kitchen and dining room all face the canal; the house is 40-50 feet from the canal. He said if they are going to stay 30 feet from the canal on their side, there is going to be mining 100 feet from his home. They had no idea this was going to happen; it wasn't disclosed when they purchased their house. They haven't been able to move in but have it leased. Their tenants also have no idea this is coming. He is concerned about the rock crushing noise from the pit. He showed his house in relation to Pit 1. He said the noise and dust is going to be a huge inconvenience for them. There will be no way that the noise won't impact them.

**Todd Lakey – Applicant (Representative) – REBUTTAL – 12905 Venezia Ct. Nampa ID 83651**

Mr. Lakey reiterated the land has been in the family for generations: the end goal is something that will be beautiful and compatible. In the medium term, it gives them an opportunity to address some of the public infrastructure needs throughout the valley. Mr. Lakey discussed the site plan; showed a berm that will be constructed on the site that would buffer the site from residences. He anticipates being out of the site by Mr. Hand's home sooner rather than later. He would not be opposed to a condition to consult with the applicable Irrigation District to ensure lateral support for the canal is maintained.



**MOTION:** Commissioner Nevill moved to close public testimony on Case CU2021-0019 seconded by Commissioner Williamson. Voice vote, motion carried.

**DELIBERATION:**

Chairman Sturgill summarized some of the changes to the conditions of approval: Changing condition #4 from Sunday to Saturday. He also reminded the Commission that the Board's decision is final. Commissioner Nevill discussed renumbering the conditions of approval as they changed and adding new conditions: #18 subsurface weirs; #19 addressing the removing/filling of the pond and #20, consulting with the Irrigation District to insure no degradation of the canal. Commissioner Sheets indicated they could add the Irrigation District consultation item to condition #8 and provided verbiage. Commissioner Sheets stated his concern was agricultural land disappearing out of their inventory; he did not like that it was presented as either a gravel pit or 100,000 homes: "deal with this evil or deal with the more evil part". He said a gravel pit is the most intense use you could put in the agriculture area. He believes it will change the essential qualities of the surrounding areas, especially next to the river with prime wildlife habitat. Mitigation does not go far enough and he feels this is a mistake. Commissioner Sheets said Highway 44 is a train wreck; you can't get in or out of it during peak flow traffic and no one wants to address that issue. The people who come to them to discuss it have no power; all they hear is "we might do this with ITD" or "we have to wait for Highway District 4 to do this". He said he is tired of having to wait around for someone to do something. Everyone is making money on all these development projects but the County has to absorb all the costs. Commissioner Sheets defined public nuisance as something that interrupts the quiet enjoyment of your land or impedes the flow of goods or services; these huge development projects and mining operations are a public nuisance especially when things aren't being improved to go with them. He stated it is a breaking point in the County; these things keep coming and coming and no one wants to say anything about them. Is it time to get rich or is it time to make this place more livable? "Will the proposed use be injurious to other properties in the immediate vicinity and/or negatively change the essential character of the area?" He said the answer is 'yes'. Commissioner Williamson, while agreeing that Commissioner Sheets made a lot of valid points, provided a devil's advocate counter and stated the gravel is a limited natural resource that could be used to upgrade roads and for septic tank drain fields. He also clarified with Commissioner Nevill that it seemed as if there was a way the pond could be filled with material that is being extracted. Commissioner Nevill agreed. Commissioner Williamson proposed new language on the filling of the pond for condition #19. There was additional discussion around the requirement of noticing and limits for the 24 hour operation and he instructed staff on including that as part of condition #5. Commissioner Nevill also commented that there is no more impactful use of ag land than mining however if they don't approve this, it will become high density subdivision and he felt this was the lesser of two evils.

**MOTION:** Commissioner Williamson moved to approve Case CU2021-0019 including amended Findings of Facts, Conclusions of Law and amended conditions of approval to include "injurious to surrounding area", include mitigations and cap the number of days of 24 hour-a-day operation at 90 in a calendar year. Motion seconded by Commissioner Nevill. Roll call vote: 4 in favor, 2 opposed, motion passed.

- **Case No. CU2021-0026:** The applicant, Andy Bishop representing Riverside Irrigation District is requesting a conditional use permit to allow an administrative building on parcel R39182. The property is zoned "A" (Agricultural). The property is located at 0 Boise River Rd., Parma, ID; also referenced as a portion of the NE¼ of Section 34, T5N, R5W, Canyon County, Idaho.

**Planner Katie Phillips,** reviewed the Staff report for the record.

Chairman Robert Sturgill, affirmed the witnesses to testify.

**Testimony:**

**Neil Allison – Applicant (Representative) – IN FAVOR – 1854 Syringa Rd Adrian OR 97901**

Mr. Allison is the President of the Riverside Irrigation District and as the applicant, will answer any questions the Commission has about the project. They want to build an administrative office for the Irrigation District, which has been around for over 100 years. They would like to have an office of their own. Mr. Allison clarified the office for the secretary who maintains the books and she works two and a half days a week. The ditch rider would not work out of that office; he mainly works out of his home. Development Services staff clarified that a change in the number of hours or staff on site would not affect the terms of the conditional use permit.

**MOTION:** Commissioner Sheets moved to close public testimony on Case CU2021-0026 seconded by Commissioner Nevill. Voice vote, motion carried.

**DELIBERATION:**

Commissioner Sheets felt this was a well thought out and minimal impactful proposal and he is in agreement with it.

**MOTION:** Commissioner Sheets moved to approve Case CU2021-0026 including the Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Nevill. Roll call vote: 6 in favor, 0 opposed, motion passed.

- **Case No. CR2022-0002:** Simplicity Homes, LLC, representing Nick and Hailey Bland, is requesting a conditional rezone of Parcels R29600 and R29600012, approximately three acres, from an "A" (Agricultural) zone to a CR-R-1 (Conditional Rezone - Single Family Residential) zone. The request includes a development agreement limiting residential development to a primary dwelling on each parcel. The property is located at 9762 Deer Flat Road, Nampa; also referenced as a portion of the SW¼ of Section 16, T2N, R2W, Canyon County, Idaho.

**Commissioner Larison** recused himself from hearing this case as he knows the applicant's father.

**Planning Official Dan Lister**, reviewed the Staff report for the record including a late exhibit.

**Chairman Robert Sturgill** entered the late exhibit into the record and affirmed the witnesses to testify.

**Testimony:**

**Hailey Bland – Applicant (Representative) -- IN FAVOR – 2269 W. Foxglove Dr Nampa ID 83686**

Ms. Bland and her husband are now the current owners of the parcel. If they had known this wasn't the correct way to do this, they wouldn't have done it this way. She said they obtained the building permit, split the land and then construction started. They started building after the split was done. They were halfway through building their house and then found out they didn't obtain the proper building permit. The prior owner(s) did not split it correctly, so they went through the process they thought would correct the erroneous split. When they applied for the secondary split, a few options were laid out for them. The applicant did not know he had to live on the property although he owned the entire 3 acres. There were different addresses on the building permit; they weren't trying to be deceptive about it. The lender did



his due diligence to make sure there was a building permit on the land before he would give them the loan.

**Carey Cook – IN FAVOR – 9398 Deer Flat Rd Nampa ID 83686**

Mr. Cook knew the prior owner. When that owner put it up for sale, Mr. Cook and his partner bought it. The plan was to fix up the current home and split the lot. When they went through the process to split it, they found out in 2001 or 2003 it hadn't been done correctly so they went back retroactively and corrected it with the County. They got the split and thought they were following the process the way they had been told. Mr. Cook stated obviously there is a mix up somewhere. After the split, they got the building permit. When Idaho Power came out to do some work, they noticed the address on the permit was wrong and called the County. That is the point when things were put on hold. He said they thought they were going down the process as it was laid before them; they thought they were doing it the right way. They never would have started building if they didn't have a building permit and now the house is half built. He is asking if they can help him out. In 2020 he bought the 3 acres and then sold it to the Dukes with the understanding there was going to be a split on the property. Mr. Cook stated he did not know that the building permit was conditional upon his being the primary resident of 9762 Deer Flat Rd.

**Diana Stanford – IN OPPOSITION – 10065 Deer Flat Rd Nampa ID 83686**

Ms. Stanford was there in opposition to the shenanigans that have been going on down at the property. The land the prior owner owned and the other 1.27 lot he bought from someone else were never merged; they were separate parcels of land. Then all of a sudden, a house is being built on it; no zoning, no notes. At that point, the original house was sold to someone and the new house being built was going to be sold to somebody else. Ms. Stanford said there are two illegal pieces of property that have been sold and not zoned, not properly separated or joined/merged. She lives down the road and has watched what has been going on. There have been rumors that they are going to build two more houses. The people paying the property taxes don't live anywhere near the property. Ms. Stanford is totally opposed to it. This has always been agricultural land. She has lived there for over 20 years; she is surrounded by 189 acres of agricultural land and that's what it's there for. She knows the development that is going on and sees it when she drives down the road but she doesn't want to depend on China for her food source. That is the reason she chose to live in Idaho.

**Grace Blaylock – IN OPPOSITION – 9065 Lynwood Rd Nampa ID 83686**

Ms. Blaylock has lived in her house over 30 years; they bought the house for retirement. There were very few houses there when they first moved there. Now the water is getting lower and lower. They used to support two houses on one well and there is also a dairy out there. The water supported all that but it can barely support (only) their house now. You can hardly get out on the highway now and there are lots of accidents. She knows this because when there is an accident, the traffic is diverted right in front of their house. She and her husband are in their 70's and they would like to live out the rest of their lives in their house without a bunch of houses and still have water. She saw the building and wondered why the house was being built so far back; she can deal with one house but she believes there are going to be more than one house. Ms. Blaylock thinks they aren't going to keep the house; they are going to flip it.

**Von Duke – IN OPPOSITION – 9762 Deer Flat Rd Nampa ID 83686**

Mr. Duke lives in the house on the original lot and wondered why there was a sign posted on his land. He knew it was Ag land when he bought the house; that's what he wanted. They knew there was a house going in. When he walked the property with another gentleman, they said within 5 years another house was going to be built. They spent their life's savings to buy their place, which they love. It has a barn on the property and they are trying to fix it up. He has three dogs and wants chickens. He wasn't happy that they put the road in for the house was right next to their property line. His dogs will bark all the time. He



knows he can't do much about Mr. Cook building a home for his daughter but he doesn't like it. Mr. Duke is happy with what he has. He bought it as Ag and wants it to stay that way. He feels bad they got this far but at the same time, he knew when Idaho Power was there they would find the issue. When he saw the building permit had his parcel on it, he saw everything. He moved into his house in October 2021. Mr. Duke discussed the water rights on the property; the farmer who owns the 76 acres of agricultural land put in an access road over the canal. He buried the ditch but put in an access point for him to tie in if he ever wanted to but he would have to coordinate with the farmer to do use the irrigation. There is no existing pressurized irrigation on either parcel now.

**Valerie Duke – IN OPPOSITION – 9762 Deer Flat Rd Nampa ID 83686**

Mrs. Duke stated the farmer was going to be taking care of the irrigation when they were splitting the property. The property was for sale over 100 days because the property wasn't completely split yet so they couldn't close. She has many documents that give multiple dates that the property was going to be split and how big the parcel is. She is all for the Bland family having a home; Mrs. Duke just want a home in the country. They put their whole life's savings into the property and worked to get the price down so they could afford it but they feel as though they have been lied to by Mr. Cook. She doesn't have any problem with the Blands living next to them but she doesn't want the area to be residential. She wonders why they weren't informed: why did they just get a letter in the mail like every other homeowner? They are the partial owners of an illegal split.

**Hailey Bland – Applicant (Representative) -- REBUTTAL – 2269 W. Foxglove Dr Nampa ID 83686**

Ms. Bland wanted to be very clear; they only want one house on the property, no more. She also apologized to anyone else involved; this has been a huge mess. The first split was done years ago before her dad purchased the property. She said they cleaned up the past split. They were told there was an option for a secondary building permit, which she feels shouldn't have been given to them as an option as her parents won't ever be living there. It feels like a giant misunderstanding to her.

**MOTION:** Commissioner Williamson moved to close public testimony on Case CR2022-0002 seconded by Commissioner Nevill. Voice vote, motion carried.

**DELIBERATION:**

Commissioner Villafana stated this is a tough decision because the house is already half built. He feels the condition to reduce it to a single residence on each parcel would satisfy the conditions but it will negatively affect the Dukes as they can't build a secondary residence on their property. Commissioner Williamson clarified with staff that if this Conditional Rezone is rejected, it means the 1.274 acres will still exist but it will not have a building permit. They will have to either remove the dwelling or work something out with the Dukes. Commissioner Sheets stated that everything that could go wrong, did go wrong. He is concerned about the spot zoning arguments but he believes the conditions, along with the development agreement adequately contain the external issues that would arise. He would not like to hear this case again. Absent an approval, they are talking about a lot of money, process and heartache involved with the project. He suggests approval. Commissioner Nevill was not in favor of approval: he doesn't feel like they should ratify the errors that have been made in the past. He feels they should deny it and allow the secondary dwelling. If they can't resolve the secondary dwelling issue, it becomes a legal issue. He can't go along with putting a conditional rezone in farm land.

**MOTION:** Commissioner Williamson moved to recommend approval of Case CR2022-0002 including the Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Sheets. Roll call vote: 3 in favor, 2 opposed, motion passed.



- **Case No. RZ2021-0030/SD2021-0018:** Darren Goldberg/LGD Ventures, LLC, is requesting a conditional rezone of parcel R30117 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone/Rural Residential) Zone. Included with the conditional rezone is a development agreement. The request also includes a preliminary plat (with irrigation and drainage plan) for Lewis Heights Subdivision. The subdivision consists of 34 buildable lots and 6 common lots. The 78.5-acre property (Parcel No. R30117) is located on the south side of Lewis Lane, approximately 1300 ft. east of the intersection of Sky Ranch Road and Lewis Ln., Nampa, Idaho. The property is located in a portion of the NE¼ of Section 13, T2N, R3W, B.M., Canyon County, Idaho.

**Planning Official Dan Lister**, reviewed the Staff report for the record including late exhibits.

**Chairman Robert Sturgill** entered the late exhibits into the record and affirmed the witnesses to testify.

**Testimony:**

**Alec Egurrola – Applicant (Representative) – IN FAVOR – 332 N. Broadmore Way Nampa ID 83687**

Mr. Egurrola with T-O Engineers is representing the owner and developer of Lewis Heights. He highlighted all the platted subdivisions in the area around the proposed subdivision, which range in size from 2 to 4 acres. He showed the site plan. They are proposing 34 buildable lots in two phases. Average residential lot size is 2.05 acres. He described the topography; there are nice views of the Owyhees and Lake Lowell. Mr. Egurrola stated they have two access points. The Nampa Highway District prefers they align their approaches with existing intersections to limit the number of branches that come off the road. He said in the neighborhood meeting, there were concerns about sight distance, the spacing and speed of traffic on the roads so they did a sight distance study verifying where the approaches are located are safe. Each lot will have individual well and septic system. They will verify lot sizes and go through the subdivision engineering process with Southwest District Health at the time of platting. Pressurized irrigation will be provided by an irrigation well on site. Stormwater will be retained on site with storm water retention ponds. There will be a landscaping corridor between the road and the development. They are designed to a 100-year flood event; anything more than that will go into the Mora canal. Mr. Egurrola discussed selling a small section of land to an adjacent landowner because it is on the other side of the canal. The land does have groundwater rights. He said the applicant is based out of Hailey, Idaho. They intend on providing a fire fighting plan and are happy to provide one as part of the conditions of approval. They did not receive comment from the Fire District until about a month ago. Mr. Egurrola showed on the map where the school bus stop would be unless the Nampa School District prefers it to be inside the subdivision. Mr. Egurrola deferred the questions on the sight distance on the hill and the individual wells vs. a community well to the engineer. He also stated they don't have a plan for fencing around the canal but feels it is necessary and should be conditioned for safety reasons.

**Zane Cradduck – IN FAVOR – 332 N. Broadmore Way Nampa ID 83687**

Mr. Cradduck is the engineer and stood for questions. He stated the firefighting water plan is for fire sprinklers or a large PI (irrigation) well which would be used to fight fires. It would work like a municipal system which would have fire hydrants on the PI line. When the irrigation well is shut off in the non-irrigation season, the hydrants would remain live the whole year. He asked that it be added as a condition for approval. Mr. Cradduck stated the Fire Department provided comments very late in the process but to meet their request to spread the access points to the subdivision, he showed how they would swap a lot and a road. He also talked about the hill blocking view. He stated they checked the sight distance and they believe they were far enough away to have the distance they need when a car crests the hill. He interpreted the sign about the hill blocking the view as a warning to be cautious. He deferred a question regarding a community well vs. individual wells to the water expert. Mr. Cradduck explained how



stormwater would flow off lots 17 through 20 to the retention pond and how the grading would direct the water to the pond. He said the Irrigation District stated they wanted them to keep any building at least 100 feet outside their easement. He doesn't believe they have any water surface rights but if they do, he said they would release them.

**Terry Scanlan – IN NEUTRAL – 300 E Mallard #350 Boise ID 83706**

Mr. Scanlan is a principle engineer with HDR engineering. He has been a consulting engineer and hydro geologist since 1986. He was there to answer any questions on the water study and explain why it wouldn't have a detrimental impact on the water resources in the area. The property is currently irrigated 100% from groundwater; the proposed development will reduce the number of irrigated acres from 77 to 50 to 60: a reduction which should more than offset the additional water use from the homes. He stated the offset is almost 5 to 1 reduction. The domestic use is non-consumptive and will go into the drain field and back into the groundwater system. The decision to use individual wells instead of a community well was made before he became involved in the project. While he is a fan of community water systems, 33 homes is the number considered to be on the cusp of using a community well but either way, the same amount of water would be used. The property does not have surface water rights.

**Kurt Brock – IN OPPOSITION – 10097 Kingdom Lane Nampa ID 83686**

Mr. Brock lives at the end of Kingdom Lane by one of the entrances. While he stated that he feels the entrance on the road with the hill might be a little dangerous, he was here because of the water. His mother has lived on the corner since 1974 and the Lakeview subdivision has always had some kind of problem with their wells. With all the houses that have come over the years, there is going to be a tremendous draw on the water out there. He is also concerned about traffic as well as the lighting issue; this subdivision is going to take away from any nighttime stars and the standard of country living. It's getting congested out there and he is opposed to it. He stated maybe if they would reduce the number of houses but 33 homes will all pull water. He stated just down the road a well went dry. He said without water, you have nothing. His well is 165 feet deep. His mother had her water shut off a couple of weeks ago for a few days with no notice.

**Beverly Cavazos – IN OPPOSITION – 10140 Vista del Lago Nampa ID 83686**

Ms. Cavazos' biggest concern is the water. They have a group of people in the area whose wells have gone dry. She went to a meeting with IDWR and learned about the different levels of the aquifer. There are times if the draw is too big on the aquifer, the wells will go dry. It will take 2 to 4 days to replenish it and you can't use any water during that time. She stated IDWR said there was no monitoring of wells in their area; they don't know how many wells are on each aquifer and they don't know where all the aquifers are. They are really concerned about another 33 homes with another 33 wells when they have already been without water. She asked why are we even discussing putting in more homes when we are having water problems and we're in a severe drought year? What happens when people buy those homes and they are not informed by the builder that there is an issue with water and their wells go dry? Her house was built in 2018-19 and no one told her about the water; she would not have bought the piece of land if she had known about the water issues. It will be hard to sell her home so eventually, if more building is allowed, all the wells will go dry and they will lose everything they have put into their home. She said there is no city water that far up the road.

**Jeannie Amen – IN OPPOSITION – 9125 Sky Ranch Rd Nampa ID 83686**

Ms. Amen lives about a mile southwest of the project. Most of the (project) applications are moving off the fact "it's already done before so why not this one" and the character of their land has changed because of that attitude over the last 20 years. It has been a slow boil for agriculture; one field goes away then another. They have lost contracts because of it. She stated this is a drought year; local farmers are taking



(their water) 3.75 acre feet down to 1.2 acre feet and shutting it off on August 1<sup>st</sup> instead of October 15<sup>th</sup>. This is something we all need to pay attention to. She said everyone else is recognizing it. She discussed RAFN (Reasonably Anticipated Future Needs) from the Water Law Handbook; it compels IDWR to speak openly with a lot of information but IDWR can't provide the information. She looked at the well maps to see the total number of wells and the map is missing wells. She asked why do we have a profound lack of information to make these decisions? She doesn't want a rezone, she wants Ag. She stated this is active farm ground and it appears to be currently growing winter wheat. It's not something that can't be used; just because she can't spray it doesn't mean it can't be farmed. One of her big concerns is lighting. This area only has two access points to go back to Caldwell or Nampa; neither of them have traffic lights but they do have little crosses with names.

**MOTION:** Commissioner Nevill motioned to grant 2 more minutes of testimony to Jeannie Amen seconded by Commissioner Sheets. Voice vote, motion carried.

Ms. Amen stated they have insufficient evidence for the Commission to give an approval. She was looking for information from IDWR that they are failing to give them. They have provided abundant evidence of problems in the area. There seems to be an island effect; there is water all around them but all the wells providing the data are outside this impact area. She suggested that the owners of the property might be obligated to acquire surface water rights for the project rather than stealing pristine ground water. She said it makes no sense in the dire (water) place we are in to be adding houses. She would like to put a freeze on this. If it has to be approved, she suggested 10 acre lots to start with and then monitor it.

**Dee Sarton-Bower – IN OPPOSITION – 12620 Lewis Lane Nampa ID 83686**

Ms. Sarton-Bower lives down the across the street and down the hill from the proposed development. She asked if it was time to get rich or keep this place livable. Water is one of the most basic and fundamental needs of any livable space. She said when her children lost all their water for a few days recently and had to come to their house to use water because she is not on the community well, it makes you ask how do you manage no water? It definitely changes the quality of life. She asked what was more credible: the real life, real time experiences of her neighbors whose wells are going dry or theories and probabilities that are mentioned by experts. She respects Mr. Scanlan and is sure he is bringing his best information but she doesn't understand how that information begins to equate to what people are actually experiencing and they are all coming to them and begging the Commissioners to believe them. She said this is a problem and IDWR has not been helpful. She understands they want facts but they are hard to get except their real life, real time experiences. They have everything in their homes and plan to live there for a long time because they love it, but that part of Canyon County has water problems that are historical and current. She stated her children's community well had to recently replace the pump because of sand but she did not know how deep the community well was. Commissioner Nevill, who lives in the same subdivision as her children knew that well was 405 feet deep and when they dropped a camera down, the camera hit sand at 270 feet; the pump is sitting at 167 feet. Sand has infilled the well.

**Terry Scanlan – REBUTTAL – 300 E Mallard #350 Boise ID 83706**

Mr. Scanlan disputed that there was no data: he stated there is data. IDWR has been monitoring wells out there for 40 years. One of the monitoring wells is within a half a mile of the subdivision. They do know what water levels are doing and they are stable year over year but they fluctuate a lot out there. There are between 5000 and 10,000 acres irrigated out which drives a lot of water use. Agriculture uses a lot of irrigation and they have seen up to 150 feet of seasonal fluctuation out by Dry Lake. People will drill wells 100 feet below the water table and everything is good in the spring but at the end of the summer with Ag irrigation going on, the water levels fall, they start to suck air and they start to have problems. It isn't an aquifer problem, it's a well problem, generally speaking. It is a regional aquifer with a layered system or water bearing zones. He described the make up of the aquifers and how IDWR monitors certain



wells. He also described how someone would monitor their own well and water depth. IDWR is concerned when they see water levels decline year over year. Mr. Scanlan stated some areas are seeing water level declines but said that south of Lake Lowell they don't have that problem because the aquifer recharges every year. There are seasonal fluctuations because the water is used hard in the summer. He said to keep out of trouble, homeowners should drill the extra 100 feet. He doesn't feel development drives the water problems, it is irrigation and agriculture. Changes in crop patterns can also affect the amount of irrigation used.

**MOTION:** Commissioner Sheets moved to close public testimony on Case No(s) RZ2021-0030 & SD2021-0018, seconded by Commissioner Nevill. Voice vote, motion carried.

**DELIBERATION:**

Commissioner Nevill said that if this was fulfilling a specific need, like low cost, high density housing, he might be able to go along with this but these are high end homes and because there is a lot of that in the valley, this isn't a need. He also feels that it is a half-completed application because they didn't think about fire fighting water which has to be one of the main concerns.

Commissioner Villafana stated he couldn't get behind the project. Even though there are houses surrounding it and you could make the argument that it isn't going to change the character of the area, there is still a lot of farm ground between Rim and the highway. You are adding 33 homes and 66 cars on the road towards Nampa/Caldwell. There is still a dairy to the west and along with the farmers, potato growers and the crop dusters, it's a big agricultural area. He can't get behind taking that many acres out of production; it's still productive ground and class 3 soils. With discussion about food shortages and commodity (hay/wheat) prices going up rapidly, he sees a lot of loss of farm ground. We can't keep losing farm ground and have a productive community. Commissioner Williamson stated boots on the ground information and experience should be taken into consideration, even if it is not scientific. He said if you get enough of the same thing happening in the area, it feels it should be investigated. He is worried about the availability of water. He said the hydrologist states it's all good, but there is overwhelming neighborhood evidence, anecdotal or not, that says it should be questioned. He is not convinced that they can provide adequate water resources.

**MOTION:** Commissioner Sheets moved to deny Case RZ2021-0030 including the Findings of Facts, Conclusions of Law and conditions of approval, changing Finding #5 to state there will not be adequate water resources and bring the revised FCO's back for at the next meeting for approval. Motion seconded by Commissioner Nevill. Roll call vote: 6 in favor 0 opposed, motion passed.

Commissioner Williamson, before moving to deny Case SD2021-0018 also commented that the lack of fire suppression plan, the fact that there was no fencing plan for the canal and the questions on traffic all were problematic for the project.

**MOTION:** Commissioner Williamson moved to deny Case SD2021-0018 including the Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Nevill. Commissioner Sheets stated the plat was incomplete when it came to drainage, switching access points and canal concerns, which is why he will be voting in support of this motion. Roll call vote: 6 in favor 0 opposed, motion passed.

**APPROVAL OF MINUTES:**

**MOTION:** Commissioner Nevill moved to approve the minutes from 3/3/2022, seconded by Commissioner Williamson. Voice Vote; motion carried.

**DIRECTOR, PLANNER, COMMISSION COMMENTS:**

Planning Official Dan Lister reminded the Commission that April 28, 2022 is the joint workshop with the

Board of County Commissioners. The hearing for the 2004 Ordinance was tabled to May 3, 2022. The 2004 element is gone (as of now). Development Services Department has had a few personnel changes and Dan described those changes to the Commission.

**ADJOURNMENT:**

**MOTION:** Commissioner Sheets moved to adjourn, seconded by Commissioner Williamson. Voice vote; motion carried. Hearing adjourned at 11:54 pm.

An audio recording is on file in the Development Services Departments' office.

Approved this 5th day of May, 2022



Robert Sturgill, Chairman

ATTEST



Bonnie Puleo, Recording Secretary





## Darren Goldberg/LGD Ventures, LLC.- Conditional Rezone – RZ2021-0030

### Findings of Fact, Conclusions of Law, and Order

#### Findings of Fact

1. Darren Goldberg/LGD Ventures, LLC. is requesting a conditional rezone of parcel R30117 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone/Rural Residential) Zone. Included with the conditional rezone is a development agreement.
2. The 78.5-acre property (Parcel No. R30117) is located on the south side of Lewis Lane, approximately 1300 ft. east of the intersection of Sky Ranch Road and Lewis Ln., Nampa, Idaho. The property is located in a portion of the NE¼ of Section 13, T2N, R3W, B.M., Canyon County, Idaho.
3. The conditional rezone is being considered concurrently with the Preliminary Plat for Lewis Heights Subdivision (SD2021-0018).
4. The subject property is currently zoned "A" (Agricultural).
5. The subject property is not located within an area of city impact.
6. The subject property is located within Nampa Highway District No. 1, Upper Deer Flat Fire District, Nampa School District and Boise Project Board of Control.
7. A neighborhood meeting was held on March 16, 2021 pursuant to CCZO §07-01-15.
8. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on December 2, 2021. Newspaper notice was published on March 20, 2022. Property owners within 600' were notified by mail on March 18, 2022. The property was posted on or before March 31, 2022.
9. The record includes all testimony received at the public hearing held on April 7, 2022, the staff report, exhibits, and documents in Case file No. RZ2021-0030

#### Conclusions of Law

For this request, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Conditional Rezone (CCZO §07-06-07):

#### **1. Is the proposed conditional rezone generally consistent with the comprehensive plan?**

Conclusion: The proposed conditional rezone to Rural Residential is in general conformance with the 2020 future land use map and comprehensive plan.

Finding: The conditional rezone is in general conformance with the following policies and goals:

#### Chapter 1. Property Rights

**Goal 1.** Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.

**Policy 7.** Develop ordinances that identify or define uses associated with each land use zone to promote clear understanding of property rights.

**Policy 8.** Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.

**Policy 11.** Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.

**Policy 12.** Property owners acknowledge and expect that Canyon County will preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land uses.

## **Chapter 2. Population**

**Goal 1.** Consider population growth trends when making land use decisions.

**Policy 1.** Provide the planning base for an anticipated population of 225,503 by the year 2015, and 242,908 by the year 2020.

**Policy 3.** Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.

## **Chapter 5. Land Use**

**Goal 1.** To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.

**Goal 2.** To provide for the orderly growth and accompanying development of the resources within the county that is compatible with the surrounding area.

**Goal 3.** Use appropriate techniques to mitigate incompatible land uses.

**Goal 5.** Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

**Goal 6.** Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur.

**Policy 1.** Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.

**Policy 2.** Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.

**Policy 6.** Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.

**Agricultural Policy 3.** Canyon County supports Idaho's Right to Farm laws (Idaho Code § 22-4501-22-4504), as amended.

**Residential** This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established.



## **Chapter 8. Public Services, Facilities and Utilities Component**

**Policy 3.** Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.

## **Chapter 9. Transportation**

**Policy 13.** Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes.

## **Chapter 11. Housing**

**Goal 1.** Encourage opportunities for a diversity of housing choices in Canyon County.

## **Chapter 12. Community Design**

**Policy 9.** Encourage pressurized irrigation systems using non-potable water where reasonably possible (Idaho Code 67-6537).

**2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

**Conclusion:** The proposed conditional rezone is more appropriate than the current zoning designation of agriculture.

**Finding:** When considering the surrounding land uses, the proposed conditional rezone is more appropriate than the current zoning of "agriculture." The property is adjacent to platted residential subdivisions on the east, north, west, and south. The site is also within close proximity to residential uses as well as residential zoning.

**3. Is the proposed conditional rezone compatible with surrounding land uses?**

**Conclusion:** The proposed conditional rezone is compatible with the surrounding land uses.

**Finding:** The proposed conditional rezone is compatible with the surrounding uses. The property is adjacent to platted residential subdivisions on the east, north, west, and south boundaries. The proposed conditional rezone would not introduce an incompatible land use to the area.

**4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

**Conclusion:** The proposed conditional rezone may have a negative effect to the character of the area.

**Finding:** The property is identified as "residential" on the Canyon County Future Land Use Map. However, there are still areas of agriculture in the south Nampa area, including a large dairy operation. The residential use has the potential to impact the agricultural uses in the area.

**5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed conditional rezone?**



Conclusion: Adequate sewer, water & drainage will not be provided to accommodate the conditional rezone.

Finding: Platting as a residential subdivision is required for the proposed development. The developer shall meet agency requirements at the time of development.

*Individual septic systems* are proposed for each residential lot. The site is not located within a nitrate priority area. The requirements of Southwest District Health Department shall be met, including, but not limited to, approval Subdivision Engineering Report (SER) with the final plat.

*Individual domestic wells* are proposed for each residential lot. Testimony provided at the public hearing indicated there may not be adequate water quantity to accommodate the proposed use.

*Pressurized irrigation* will be provided to each residential lot. The applicant's letter of intent (Exhibit 3) indicates the existing irrigation well on the property will be used to supply the water. A pump station will be placed on common lot 39C. Testimony provided at the public hearing indicated there may not be adequate irrigation water to accommodate the proposed use.

*Storm Water Drainage* will be retained on site via retention ponds.

6. **Does the proposed conditional rezone 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? What measures have been taken to mitigate road improvements or traffic impacts?**

Conclusion: The conditional rezone of the subject property will not cause undue interference with existing or future traffic patterns as proposed.

Finding: No evidence has been provided that the proposed conditional rezone will require public street improvements to provide adequate access. The number of lots proposed will not trigger a traffic impact study.

The requirements of Nampa Highway District No. 1 shall be met throughout the platting stage of the development.

7. **Does legal access to the subject property for the development exist or will it exist at the time of development?**

Conclusion: The property has frontage on Lewis Lane, a public road.

Finding: The requirements of Nampa Highway District No. 1 shall be met for access to the site. The highway district is a signatory on the final plat.

8. **Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**

Conclusion: Essential services will be provided to accommodate the use. No mitigation is proposed at this time.

Finding: No evidence has been provided that proposed use will require additional public funding to meet the needs created by the requested use and police, fire, and emergency medical services will be provided to the property.

**Order**

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **recommends denial** of Case #RZ2021-0030, a conditional rezone from an "A" zone (Agricultural) to an "CR-R-R" zone (Conditional Rezone/Rural Residential) for Parcel No. R30117.

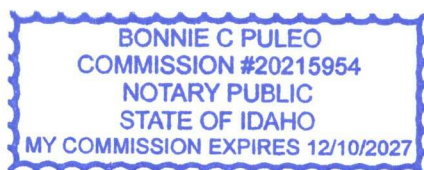
Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

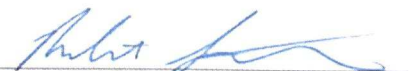
1. Demonstrate how the conditional rezone to "R-R" is compatible with the agricultural area and/or how mitigation measures could create compatibility with the surrounding land uses.
2. Demonstrate how the rezone to "R-R" will not negatively impact surrounding uses or how mitigation measures could prevent negative impacts to the surrounding uses and character of the area.

**RECOMMENDED FOR DENIAL** this 21<sup>st</sup> day of April, 2022.

PLANNING AND ZONING COMMISSION

CANYON COUNTY, IDAHO



  
Robert Sturgill, Chairman

State of Idaho )

SS

County of Canyon County )

On this 21<sup>st</sup> day of April, in the year 2022, before me Bonnie Puleo, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

Notary: Bonnie Puleo

My Commission Expires: 12/10/2027





**Planning and Zoning Commission**  
**Lewis Heights Subdivision – SD2021-0018**

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**FINDINGS, CONCLUSIONS, CONDITIONS, ORDER**

**Findings**

1. Darren Goldberg/LGD Ventures, LLC, is a preliminary plat (including irrigation & drainage) for Lewis Heights Subdivision.
2. The 78.5-acre property (Parcel No. R30117) is located on the south side of Lewis Lane, approximately 1300 ft. east of the intersection of Sky Ranch Road and Lewis Ln., Nampa, Idaho. The property is located in a portion of the NE¼ of Section 13, T2N, R3W, B.M., Canyon County, Idaho.
3. The conditional rezone is being considered concurrently with a conditional rezone of parcel R30117 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone/Rural Residential) Zone. Included with the conditional rezone is a development agreement.
4. The subject property is currently zoned "A" (Agricultural).
5. The subject property is not located within an area of city impact.
6. Lewis Heights Subdivision contains 34 residential lots.
7. Internal public roads will provide access to each residential lot.
8. The subject property is located within Nampa Highway District No. 1, Upper Deer Flat Fire District, Nampa School District and Boise Project Board of Control.
9. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on December 2, 2021. Newspaper notice was published on March 20, 2022. Property owners within 600' were notified by mail on March 18, 2022. The property was posted on or before March 31, 2022.
10. The record includes all testimony received at the public hearing held on April 7, 2022, the staff report, exhibits, and documents in Case file No. SD2021-0018.

**Conclusions of Law**

Section 07-17-09(4)A of the Canyon County Zoning Ordinance (CCZO) states:

*"The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:*

- 1. The ordinance and standards used in evaluating the application;*
- 2. Recommendations for conditions of approval that would minimize adverse conditions, if any;*
- 3. The reasons for recommending the approval, conditional approval, modification, or denial; and*
- 4. If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision."*

**Standard of Review for Subdivision Plat:**

- A. Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions);
- B. Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- C. Idaho Code, 31-3805 (Irrigation)
- D. Canyon County Code §07-17-19 (Preliminary Plat)



**Order**

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2021-0018 the Planning & Zoning Commission recommends **denial** of the Preliminary Plat (irrigation & drainage plan) for Lewis Heights Subdivision.

**RECOMMENDED FOR DENIAL** this 21<sup>st</sup> day of April, 2022.

CCZO §07-17-09(4)A

*If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.”*

- *Receive approval of a Conditional Rezone of the property that would allow for residential development.*
- *Fire Suppression plan should be part of the application.*
- *Fencing plans should be part of the application.*



PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO

  
Robert Sturgill, Chairman

State of Idaho )

SS

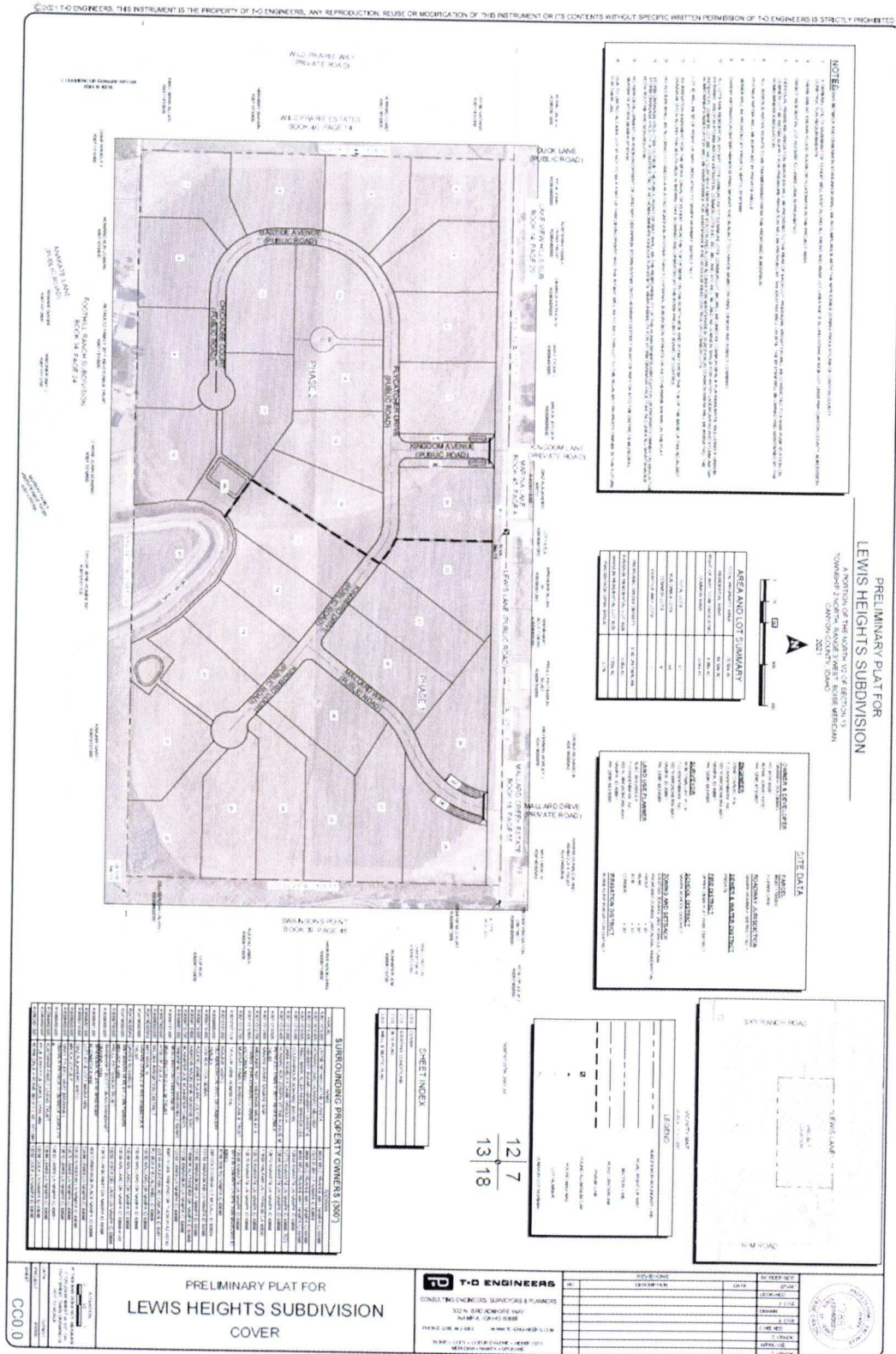
County of Canyon County )

On this 21<sup>st</sup> day of April, in the year 2022, before me Bonnie Puleo, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he(she) executed the same.

Notary: Bonnie Puleo  
My Commission Expires: 12/10/2027

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# Attachment A

















## Attachment B



December 17, 2021

Ms. Jennifer Almeida  
Canyon County Planner  
Development Services Department  
111 North 11<sup>th</sup> Ave. #140  
Caldwell, Idaho 83605

Re: Lewis Heights Subdivision Preliminary Plat Application

Dear Ms. Almeida,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Lewis Heights Subdivision dated November 17, 2021. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

1. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Propose a short-term plan that will protect the roadside swales from disturbance as a result of home construction on individual lots. How will the swales be protected / repaired?
4. Prior to final plat approval, provide a long-term plan for protection and maintenance of roadside swales (i.e. planting of trees, filling / regrading swale, and damage as result of roadside parking).
5. Plat shall comply with requirements of the local highway district.
6. Plat shall comply with irrigation district requirements.
7. Plat shall comply with Southwest District Health requirements.

We recommend that the preliminary plat be **APPROVED** with the conditions listed above. Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above referenced preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 286-1992.

Sincerely,

**KELLER ASSOCIATES, INC.**

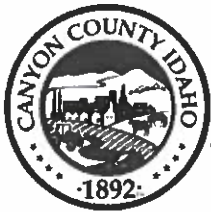
A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.  
County Engineer

cc: File

213060-250/20-125

**GROWING POSSIBILITIES**



**Planning and Zoning Commission - Staff Report**  
**Goldberg/LGD Ventures, LLC**  
**RZ2021-0030 & SD2021-0018**

Hearing Date: April 7, 2022

**Applicant:**

Darren Goldberg/LTD Ventures, LLC.

**Representative:**

T-O Engineers

**Staff:**

Jennifer Almeida, Planner III

**Lot Size/Project Area:**

78.55 acres

**Current Zone:**

"A" (Agricultural)

**Comprehensive Plan – Future Land**

**Use:** Residential

**Area of City Impact:** Not within

**Applicable Zoning Land Use**

**Regulations:** §07-06-07 & §07-17-19

**Notification:**

12/2/21: Agencies & Full Political

12/17/21: Radius Notice

3/20/22: Newspaper

3/29/22: Posting

**Exhibits:**

1. FCO's (RZ2021-0030)
2. FCO's (SD2021-0018)
3. Letter of Intent
4. Preliminary Plat
5. Neighborhood Meeting sign in sheet
6. DRAFT – Development Agreement
7. **Maps**
  - a. Small Air Photo 1 Mile
  - b. Vicinity
  - c. Zoning Map
  - d. Subdivision & Lot Report
  - e. Soils
  - f. Prime Farmland & report
  - g. Lot Classification
  - h. Nitrate Priority Area Map
  - i. Canyon County Future Land Use
  - j. Case & Report
  - k. TAZ Households
  - l. Contour Map
  - m. Dairy, Gravel pit, & Feedlot Map
8. **Agency Responses:**
  - a. Nampa School District
  - b. Nampa Highway District # 1(Variance)
  - c. City of Nampa
  - d. Idaho Transportation Department
  - e. Boise Project Board of Control
9. **Public Comments:**
  - a. Claudia Haynes – Canyon County Alliance for Responsible Growth

**Request**

Darren Goldberg/LGD Ventures, LLC, is requesting a conditional rezone of parcel R30117 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone/Rural Residential) Zone. Included with the conditional rezone is a development agreement. The request also includes a preliminary plat (with irrigation and drainage plan) for Lewis Heights Subdivision. The subdivision consists of 34 buildable lots and 6 common lots. The 78.5-acre property (Parcel No. R30117) is located on the south side of Lewis Lane, approximately 1300 ft. east of the intersection of Sky Ranch Road and Lewis Ln., Nampa, Idaho. The property is located in a portion of the NE¼ of Section 13, T2N, R3W, B.M., Canyon County, Idaho.



- b. Claudia Haynes- Canyon County Alliance for Responsible Growth
- 10. Additional Exhibits:
  - a. Water Use Assessment submitted by applicant – SPF Water Engineering
  - b. Geotechnical Evaluation submitted by Applicant – GeoTek, Inc.
  - c. Site Photos

- E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;
- F. Does the proposed conditional rezone 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? What measures have been taken to mitigate traffic impacts?
- G. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and
- H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

**Analysis:**

**Purpose of Zones (CCZO §07-10-25(2):**

The purpose of the “R-R” (Rural Residential) zone is to “*encourage and guide growth in areas where a rural lifestyle may be determined to be suitable.*”

**Future Land Use Map**

The Canyon County Future Land use map designates the subject property as Residential (Exhibit 7i).

**Surrounding Area & Zoning:**

The subject property is currently zoned “A” (Agricultural). The surrounding land uses and zoning are the following:

|                  | Land Uses                                       | Zoning      |
|------------------|-------------------------------------------------|-------------|
| <b>Northwest</b> | Residential, platted subdivisions & agriculture | A           |
| <b>North</b>     | Residential, platted subdivisions & agriculture | A, RR, & R1 |
| <b>Northeast</b> | Agriculture and sporadic residential            | A           |
| <b>Southwest</b> | Platted subdivisions & residential uses         | A           |
| <b>South</b>     | Platted subdivisions & bare ground              | A           |
| <b>Southeast</b> | Platted subdivisions & residential uses         | A, RR       |
| <b>East</b>      | Platted subdivision and agricultural uses       | A           |
| <b>West</b>      | Platted subdivision and agricultural uses       | A           |

Approximately 3500 ft. south and west of the site is an active crop-dusting operation (Frankie’s Aerial Application).

**Area Subdivisions**

Within one (1) mile of the site there are 19 platted subdivisions for a total of 272 lots (Exhibit 8d). The average platted lot size for subdivisions within one (1) mile is 3.58 acres. Within the notification radius of 600 ft., the median parcel size is 2.16 acres and the average is 4.62 acres.

The following table are platted subdivisions within the immediate vicinity of the subject property:



| Subdivision             | Number of Lots | Average lot size | Year Platted |
|-------------------------|----------------|------------------|--------------|
| Foothill Ranch          | 31             | 2.59             | 2004         |
| Lake View Hills         | 44             | 2.33             | 1974         |
| Mallard Creek Estates   | 8              | 1.75             | 1989         |
| Marina Lake             | 2              | 2.47             | 2016         |
| Sky Ranch Estates       | 38             | 2.06             | 1996         |
| Swainson's Point        | 12             | 2.08             | 2007         |
| Valley View Ranch No. 1 | 18             | 4.34             | 2006         |
| Valley View Ranch No. 2 | 2              | 2.49             | 2020         |
| Valley View Ranch No. 3 | 2              | 2.52             | 2020         |
| Wild Prairie Estates    | 11             | 3.65             | 2007         |

Recent zoning approvals in the area include (Exhibit 7j):

|                |                                 |                  |
|----------------|---------------------------------|------------------|
| Shwab          | Rezone from "A" to "R-1"        | approved in 2018 |
| Elizabeth Jett | Rezone from "A" to "R-R"        | approved in 2019 |
| Wood Brothers  | Conditional Rezone "A" to "R-R" | approved in 2019 |
| James Newell   | Rezone from "A" to "R-R"        | approved in 2020 |

#### Soil & Farmland

As shown in Exhibit 8e, the property consists of moderately suited soil types. The property contains 8.29% of prime farmland, with the remainder as being classified as not prime farmland (Exhibit 8f).

The subject property appears to have pivots installed for agriculture (Exhibit 7a).

#### Nitrate Priority Area:

The property is not located within a nitrate priority area (Exhibit 8h). The requirements of Southwest District Health Department shall be met throughout the platting phase of the development, including, but not limited to, Subdivision Engineering Reports (SER).

#### Sanitary Sewer & Domestic Water:

Each residential lot within the development will utilize individual septic systems and individual domestic wells.

The applicant has submitted a Water Use Assessment Report in which groundwater levels within the local area were found to be stable and show no indication of over appropriation (Exhibit 10a, pg.1).

Well driller reports were obtained for wells within ½ mile of the site location, Exhibit 10a, pg. 2, and the well construction of the wells are found on pg. 4.

Conclusions found on Pg. 14 of Exhibit 10a, states water monitoring by IDWR shows that aquifer levels in the vicinity of the development are stable or increasing slightly.

#### Access:

The proposed access to the development will be via two approaches onto Lewis Lane. A Variance was approved by Nampa Highway District No. 1 to allow access onto Lewis Lane (Exhibit 8b).

#### Compass TAZ zone:

The parcel is located within TAZ zone 2724 (Exhibit 7k). The TAZ zones are utilized for tabulating traffic-related data. COMPASS (Community Planning Association of Southwest Idaho) maintains and uses the data as part of the Communities in Motion Regional Transportation Plan. The TAZ provides future population, households and jobs forecasts. The table below outlines the forecasted growth in the TAZ zone by year. By the year 2050, the forecasted growth within the growth within the zone is 51-150.

### **Essential Services**

On December 2, 2021, all affected essential services agencies were notified.

### **Emergency Services**

The subject property is located within Upper Deer Flat Fire jurisdiction. The site is served by Canyon County Sheriff Department.

### **Schools**

The subject property is located within Nampa School District and the district supplied comment in Exhibit 8a. The children within the proposed development would attend Lake Ridge Elementary School, South Middle School, & Skyview High School. The district has concerns about capacity at these schools at this time. A lighted area near the entrance to the subdivision was encouraged for safety of children waiting for the school bus.

### **Lewis Heights Subdivision – Preliminary Plat/Irrigation/Drainage**

- **Property Acreage:** 78.53 acres
- **Lots:** 34 residential lots and 8 common lots
- **Roads:** Internal public roads will provide access to each residential lot
- **Domestic Water:** Individual Domestic Wells
- **Sewage Disposal:** Individual septic systems
- **Irrigation:** Pressurized irrigation will be provided to each residential lot (Plat Note 5). Irrigation water will be provided via the existing irrigation well on site.
- **Drainage:** Storm water will be retained on site (Plat Note 14).

### **Keller & Associates:**

Keller & Associates has reviewed the preliminary plat/irrigation/drainage plans and found them to be compliant with Canyon County Code.

### **Comprehensive Plan**

The subject property is identified as “residential” on the 2020 Canyon County Future Land Use Map. The conditional rezone request is in general conformance with the following policies and goals contained within the 2020 Canyon County Comprehensive Plan:

|                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chapter 1. Property Rights</b>                                                                                                                                                                                                  |
| <b>Goal 1.</b> Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.                      |
| <b>Policy 7.</b> Develop ordinances that identify or define uses associated with each land use zone to promote clear understanding of property rights.                                                                             |
| <b>Policy 8.</b> Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.                                                                                                 |
| <b>Policy 11.</b> Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.                                                                                |
| <b>Policy 12.</b> Property owners acknowledge and expect that Canyon County will preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land uses. |
| <b>Chapter 2. Population</b>                                                                                                                                                                                                       |
| <b>Goal 1.</b> Consider population growth trends when making land use decisions.                                                                                                                                                   |
| <b>Policy 1.</b> Provide the planning base for an anticipated population of 225,503 by the year 2015, and 242,908 by the year 2020.                                                                                                |
| <b>Policy 3.</b> Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.                                                        |
| <b>Chapter 5. Land Use</b>                                                                                                                                                                                                         |
| <b>Goal 1.</b> To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.                                                     |

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| <b>Goal 2.</b> To provide for the orderly growth and accompanying development of the resources within the county that is compatible with the surrounding area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Goal 3.</b> Use appropriate techniques to mitigate incompatible land uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Goal 5.</b> Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Goal 6.</b> Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Policy 1.</b> Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Policy 2.</b> Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Policy 6.</b> Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Agriculture</b> The County's policy is to encourage the use of these lands for agriculture and agriculturally-related uses, recognizing that the intent is to protect the best agricultural lands from inappropriate and incompatible development balanced against competing development needs. The county recognizes that agricultural uses contribute to our economic base, and that the retention of agricultural land should be encouraged. Canyon County recognizes that dust, farm implement and aerial applicator noise, pesticide/herbicide, fungicide spray, and animal waste and odors associated with agricultural activities are normal and expected in agricultural areas, even when best management practices are used. |
| <b>Policy 3.</b> Canyon County supports Idaho's Right to Farm laws (Idaho Code § 22-4501-22-4504), as amended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Residential</b> This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Chapter 8. Public Services, Facilities and Utilities Component</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Policy 3.</b> Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Chapter 9. Transportation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Policy 13.</b> Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Chapter 11. Housing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Goal 1.</b> Encourage opportunities for a diversity of housing choices in Canyon County.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Chapter 12. Community Design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Policy 9.</b> Encourage pressurized irrigation systems using non-potable water where reasonably possible (Idaho Code 67-6537).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

The conditional rezone request is not in general conformance with the following policies and goals contained within the 2020 Canyon County Comprehensive Plan:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>Chapter 3. School Facilities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Goal 2.</b> Strive for better connectivity, safer access, and pedestrian friendly transportation options to schools.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Chapter 4. Economic Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Goal 2.</b> To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Policy 1.</b> Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Chapter 5. Land Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Goal 4.</b> To encourage development in those areas of the county which provide the most favorable conditions for future community services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Agriculture</b> The County's policy is to encourage the use of these lands for agriculture and agriculturally-related uses, recognizing that the intent is to protect the best agricultural lands from inappropriate and incompatible development balanced against competing development needs. The county recognizes that agricultural uses contribute to our economic base, and that the retention of agricultural land should be encouraged. Canyon County recognizes that dust, farm implement and aerial applicator noise, pesticide/herbicide, fungicide spray, and animal waste and odors associated with agricultural activities are normal and expected in agricultural areas, even when best management practices are used. |
| <b>Policy 1.</b> Encourage the protection of agricultural land for the production of food.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Residential</b> This policy recognizes that population growth and the resulting residential development should occur                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



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| where public infrastructure, services and facilities are available or where there is a development pattern already established.                                                                     |
| <b>Policy 2.</b> Encourage residential development in areas where agricultural uses are not viable.                                                                                                 |
| <b>Policy 3.</b> Encourage compatible residential areas or zones within the county so that public services and facilities may be extended and provided in the most economical and efficient manner. |
| <b>Chapter 6. Natural Resources</b>                                                                                                                                                                 |
| <b>Agricultural Land</b>                                                                                                                                                                            |
| <b>Goal 1.</b> To support the agricultural industry and preservation of agricultural land.                                                                                                          |
| <b>Chapter 13. Agriculture</b>                                                                                                                                                                      |
| <b>Goal 2.</b> Support and encourage the agricultural use of agricultural lands.                                                                                                                    |
| <b>Policy 1.</b> Preserve agricultural lands and zoning classifications.                                                                                                                            |

## **Comments:**

### **Public Comments**

At the time of drafting this report, staff had received public comment in regard to the request.

- Exhibit 9a – Claudia Haynes- Concerns regarding water availability and safety, impacts on crop dusting in the area, traffic, compatibility issues, fire protection, and preservation of agricultural land.

### **Agency Comments**

Staff informed applicable agencies of the proposed conditional rezone and preliminary plat. The following comments were received:

- Nampa School District (Exhibit 8a): The district provided information regarding the school's children from the development would attend as well as capacity concerns. A lighted bus stop area was encouraged for safety.
- Nampa Highway District No. 1 (Exhibit 8b): NHD1 approved a Variance for access onto Lewis Ln. The district has no objection to the approval of the conditional rezone/preliminary plat. The district will require construction plans to be reviewed at the final plat stage of the project.
- City of Nampa (Exhibit 8c): Nampa is seeking to expand its area of impact to the properties just east of the Mora Canal. The proposed future land use would be "very low density residential." Nampa's proposed future land use would be compatible with what is being proposed by the applicant. Nampa Planning & Zoning has no objections to the proposal.
- Idaho Transportation Department (Exhibit 8d): ITD does not anticipate any significant traffic impact to the state highway system from the development and has no objections.
- Boise Project Board of Control (Exhibit 8e): Boise Project stated no objection to the current plan for Lewis Heights Subdivision. However, they did state their quoted easement should not be affected in any way during the construction phase of the development, or potential changes could be made at that time.

### **Decision Options**

- The Planning and Zoning Commission may **recommend approval** of the conditional rezone/development agreement and preliminary plat;
- The Planning and Zoning Commission may **recommend denial** of the conditional rezone/development agreement and preliminary plat; or
- The Planning and Zoning Commission may **continue the discussion** and request additional information on specific items.

### **Recommendation**

Staff recommends the Planning and Zoning Commission open a public hearing and discuss the conditional rezone/development agreement and preliminary plat.

Staff is **recommending approval** of the Conditional Rezone (RZ2021-0030), and Preliminary Plat (SD2021-0018).

Staff has provided findings the following for the Planning and Zoning Commission's consideration:

- 1) Findings of Fact, Conclusions of Law & Order for Case No. RZ2021-0030 (Conditional Rezone/Development Agreement).
- 2) Findings of Fact, Conclusions of Law & Order for Case No. SD2021-0018 (Preliminary Plat /irrigation & drainage).



**Planning and Zoning Commission**  
**Darren Goldberg/LGD Ventures, LLC.- Conditional Rezone – RZ2021-0030**

**Findings of Fact, Conclusions of Law, and Order**

**Findings of Fact**

1. Darren Goldberg/LGD Ventures, LLC, is requesting a conditional rezone of parcel R30117 from an “A” (Agricultural) Zone to a “CR-R-R” (Conditional Rezone/Rural Residential) Zone. Included with the conditional rezone is a development agreement.
2. The 78.5-acre property (Parcel No. R30117) is located on the south side of Lewis Lane, approximately 1300 ft. east of the intersection of Sky Ranch Road and Lewis Ln., Nampa, Idaho. The property is located in a portion of the NE¼ of Section 13, T2N, R3W, B.M., Canyon County, Idaho.
3. The conditional rezone is being considered concurrently with the Preliminary Plat for Lewis Heights Subdivision (SD2021-0018).
4. The subject property is currently zoned “A” (Agricultural).
5. The subject property is not located within an area of city impact.
6. The subject property is located within Nampa Highway District No. 1, Upper Deer Flat Fire District, Nampa School District and Boise Project Board of Control.
7. A neighborhood meeting was held on March 16, 2021 pursuant to CCZO §07-01-15.
8. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on December 2, 2021. Newspaper notice was published on March 20, 2022. Property owners within 600’ were notified by mail on March 18, 2022. The property was posted on or before March 31, 2022.
9. The record includes all testimony received at the public hearing held on April 7, 2022, the staff report, exhibits, and documents in Case file No. RZ2021-0030

**Conclusions of Law**

For this request, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Conditional Rezone (CCZO §07-06-07):

**1. Is the proposed conditional rezone generally consistent with the comprehensive plan?**

Conclusion: The proposed conditional rezone to Rural Residential is in general conformance with the 2020 future land use map and comprehensive plan.

Finding: The conditional rezone is in general conformance with the following policies and goals:

**Chapter 1. Property Rights**

**Goal 1.** Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.

**Policy 7.** Develop ordinances that identify or define uses associated with each land use zone to promote clear understanding of property rights.

**Policy 8.** Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.

**Policy 11.** Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.

**Policy 12.** Property owners acknowledge and expect that Canyon County will preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land uses.

**Chapter 2. Population**

**Goal 1.** Consider population growth trends when making land use decisions.

**Policy 1.** Provide the planning base for an anticipated population of 225,503 by the year 2015, and 242,908 by the year 2020.

**Policy 3.** Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.



## **Chapter 5. Land Use**

**Goal 1.** To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.

**Goal 2.** To provide for the orderly growth and accompanying development of the resources within the county that is compatible with the surrounding area.

**Goal 3.** Use appropriate techniques to mitigate incompatible land uses.

**Goal 5.** Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

**Goal 6.** Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur.

**Policy 1.** Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.

**Policy 2.** Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.

**Policy 6.** Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.

**Agricultural Policy 3.** Canyon County supports Idaho's Right to Farm laws (Idaho Code § 22-4501-22-4504), as amended.

**Residential** This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established.

## **Chapter 8. Public Services, Facilities and Utilities Component**

**Policy 3.** Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.

## **Chapter 9. Transportation**

**Policy 13.** Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes.

## **Chapter 11. Housing**

**Goal 1.** Encourage opportunities for a diversity of housing choices in Canyon County.

## **Chapter 12. Community Design**

**Policy 9.** Encourage pressurized irrigation systems using non-potable water where reasonably possible (Idaho Code 67-6537).

### **2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

**Conclusion:** The proposed conditional rezone is more appropriate than the current zoning designation of agriculture.

**Finding:** When considering the surrounding land uses, the proposed conditional rezone is more appropriate than the current zoning of "agriculture." The property is adjacent to platted residential subdivisions on the east, north, west, and south. The site is also within close proximity to residential uses as well as residential zoning.

### **3. Is the proposed conditional rezone compatible with surrounding land uses?**

**Conclusion:** The proposed conditional rezone is compatible with the surrounding land uses.

**Finding:** The proposed conditional rezone is compatible with the surrounding uses. The property is adjacent to platted residential subdivisions on the east, north, west, and south boundaries. The proposed conditional rezone would not introduce an incompatible land use to the area.

**4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

**Conclusion:** The proposed conditional rezone will not have a negative effect to the character of the area.

**Finding:** The introduction of rural residential zoning and a platted subdivision would not have a negative impact to the character of the area. The property is identified as “residential” on the Canyon County Future Land Use Map. The site is also adjacent to platted residential subdivisions and lots similar in size to what the applicant is proposing (Exhibit 7g).

The applicant has agreed to enter into a development agreement that would allow conditions to be placed on the project in an effort to mitigate any potential impacts.

**5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed conditional rezone?**

**Conclusion:** Adequate sewer, drainage, and storm water drainage facilities and utility systems will be provided to accommodate the proposed use at the time of development. Platting as a residential subdivision is required.

**Finding:** Platting as a residential subdivision is required for the proposed development. The developer shall meet agency requirements at the time of development.

*Individual septic systems* are proposed for each residential lot. The site is not located within a nitrate priority area. The requirements of Southwest District Health Department shall be met, including, but not limited to, approval Subdivision Engineering Report (SER) with the final plat.

*Individual domestic wells* are proposed for each residential lot. The applicant supplied a Water Use Assessment to estimate the impact of the proposed subdivision on local groundwater resulting from the construction of the subdivision. The report concluded that groundwater levels within the local area are stable and show no indication of over appropriation (Exhibit 10a).

*Pressurized irrigation* will be provided to each residential lot. The applicant’s letter of intent (Exhibit 3) indicates the existing irrigation well on the property will be used to supply the water. A pump station will be placed on common lot 39C.

*Storm Water Drainage* will be retained on site via retention ponds.

**6. Does the proposed conditional rezone 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? What measures have been taken to mitigate road improvements or traffic impacts?**

**Conclusion:** The conditional rezone of the subject property will not cause undue interference with existing or future traffic patterns as proposed.

**Finding:** No evidence has been provided that the proposed conditional rezone will require public street improvements to provide adequate access. The number of lots proposed will not trigger a traffic impact study.

The requirements of Nampa Highway District No. 1 shall be met throughout the platting stage of the development.

**7. Does legal access to the subject property for the development exist or will it exist at the time of development?**

**Conclusion:** The property has frontage on Lewis Lane, a public road.

**Finding:** The requirements of Nampa Highway District No. 1 shall be met for access to the site. The highway district is a signatory on the final plat.

**8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**

**Conclusion:** Essential services will be provided to accommodate the use. No mitigation is proposed at this time.

**Finding:** No evidence has been provided that proposed use will require additional public funding to meet the needs created by the requested use and police, fire, and emergency medical services will be provided to the property.

**Order**

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **recommends approval** of Case #RZ2021-0030, a conditional rezone from an "A" zone (Agricultural) to an "CR-R-R" zone (Conditional Rezone/Rural Residential) for Parcel No. R30117. Also approved is the development agreement with the following conditions:

- 1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.**
- 2. The property shall be developed in general conformance with the preliminary plat Exhibit 4, attached to the development Agreement as Exhibit C.**
- 3. The development shall be platted pursuant to CCZO 07-17-09 & 07-17-13.**
- 4. The applicant 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."**
  - Commencement shall be the submission of a Preliminary Plat application, submittals and fees to Development Services Department.**
- 5. All storm water drainage shall be retained on site.**
- 6. All exterior lighting shall be shielded downward and directed away from adjacent properties.**
- 7. Internal roadways shall be public roads and built to Nampa Highway District No. 1 standards.**
- 8. Pressurized irrigation shall provide irrigation water to each residential lot within the subdivision.**
- 9. A lighted bus stop area shall be placed near the entrance of the subdivision prior to the Board's signature on the final plat.**

**Access:**

- 10. The requirements of Nampa Highway District No. 1 shall be met.**



**APPROVED** this 7<sup>th</sup> day of April, 2022.

**PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO**

\_\_\_\_\_  
Robert Sturgill, Chairman

State of Idaho     )  
County of Canyon County     )     SS

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2022, before me \_\_\_\_\_, a notary public, personally appeared \_\_\_\_\_, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he(she) executed the same.

Notary: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**Planning and Zoning Commission**  
**Lewis Heights Subdivision – SD2021-0018**

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**FINDINGS, CONCLUSIONS, CONDITIONS, ORDER**

**Findings**

1. Darren Goldberg/LGD Ventures, LLC, is requesting approval of a preliminary plat (including irrigation & drainage) for Lewis Heights Subdivision.
2. The 78.5-acre property (Parcel No. R30117) is located on the south side of Lewis Lane, approximately 1300 ft. east of the intersection of Sky Ranch Road and Lewis Ln., Nampa, Idaho. The property is located in a portion of the NE¼ of Section 13, T2N, R3W, B.M., Canyon County, Idaho.
3. The conditional rezone is being considered concurrently with a conditional rezone of parcel R30117 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone/Rural Residential) Zone. Included with the conditional rezone is a development agreement.
4. The subject property is currently zoned "A" (Agricultural).
5. The subject property is not located within an area of city impact.
6. Lewis Heights Subdivision contains 34 residential lots.
7. Internal public roads will provide access to each residential lot.
8. The subject property is located within Nampa Highway District No. 1, Upper Deer Flat Fire District, Nampa School District and Boise Project Board of Control.
9. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on December 2, 2021. Newspaper notice was published on March 20, 2022. Property owners within 600' were notified by mail on March 18, 2022. The property was posted on or before March 31, 2022.
10. The record includes all testimony received at the public hearing held on April 7, 2022, the staff report, exhibits, and documents in Case file No. SD2021-0018.

**Conclusions of Law**

Section 07-17-09(4)A of the Canyon County Zoning Ordinance (CCZO) states:

*"The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:*

1. *The ordinance and standards used in evaluating the application;*
2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*
3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision."*

**Standard of Review for Subdivision Plat:**

- A. Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions);
- B. Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- C. Idaho Code, 31-3805 (Irrigation)
- D. Canyon County Code §07-17-19 (Preliminary Plat)

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2021-0018 the Planning & Zoning Commission recommends **approval** of the Preliminary Plat (irrigation & drainage plan) for Lewis Heights Subdivision with the following conditions:

- APPROVED** this 7<sup>th</sup> day of April, 2022.

**Robert Sturgill, Chairman**

SS

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2022, before me \_\_\_\_\_, a notary public, personally appeared \_\_\_\_\_, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she) executed the same.

Notary: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

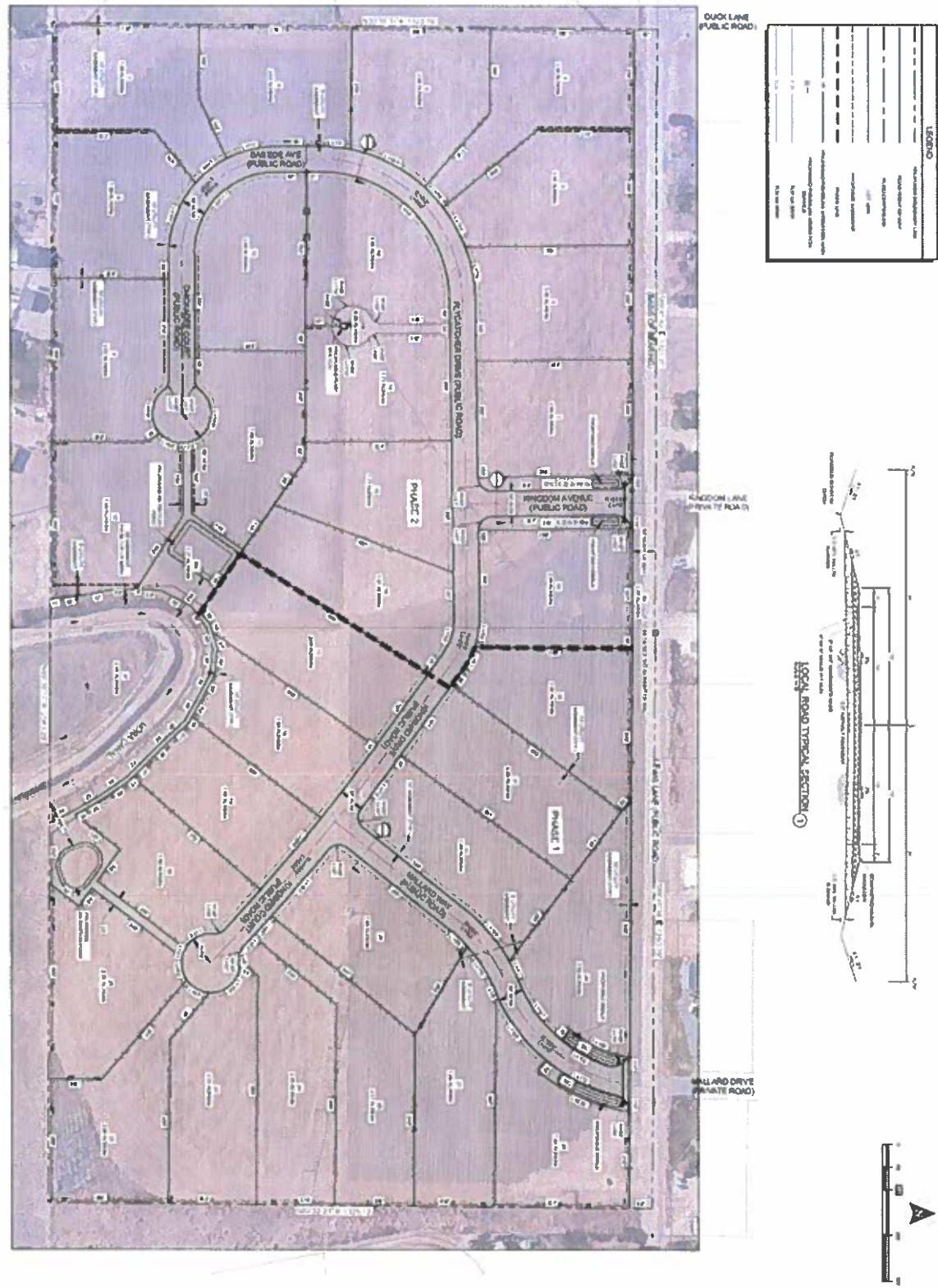


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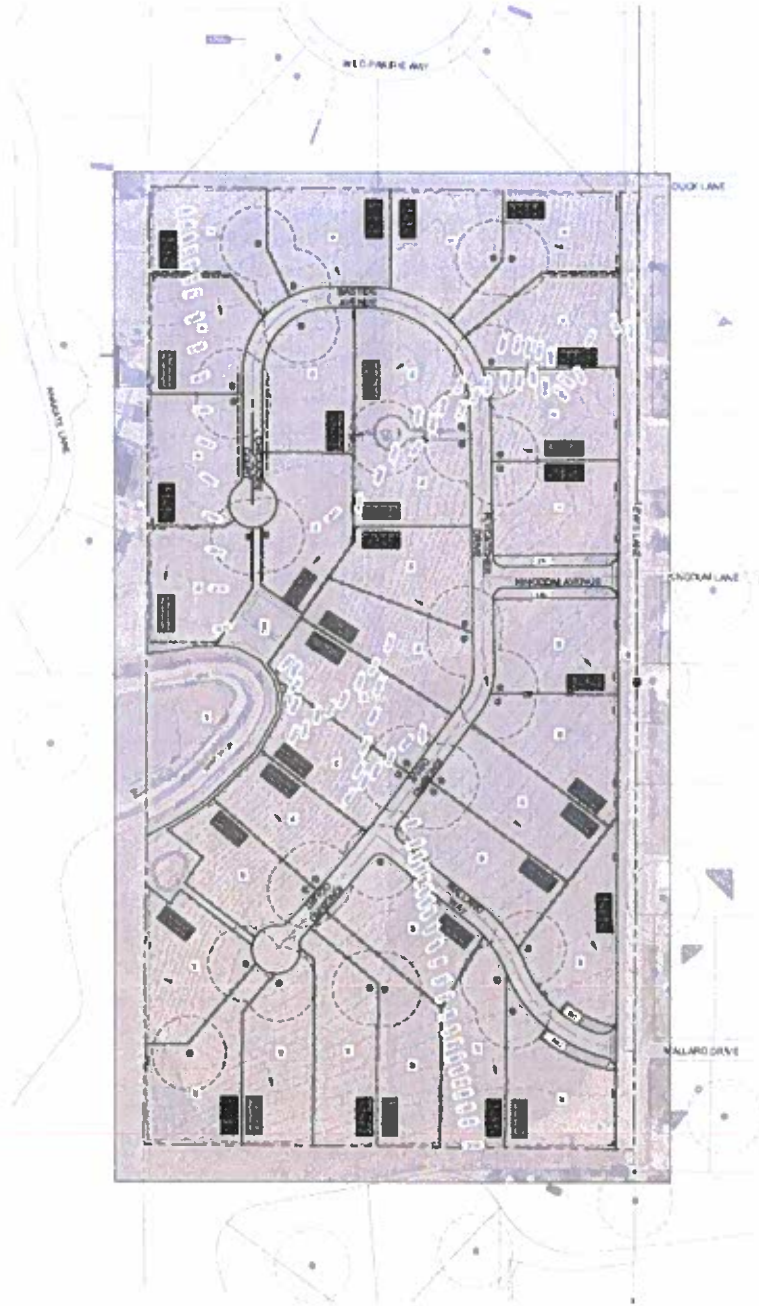






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|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--|--------------------------|--|
| <b>C2.0</b><br>PRELIMINARY PLAT FOR<br><b>LEWIS HEIGHTS SUBDIVISION</b><br>SITE PLAN | <b>T-O ENGINEERS</b><br>CONSULTING ENGINEERS, SURVEYORS & PLANNERS<br>1800 N. 10TH STREET<br>SUITE 100<br>MINNEAPOLIS, MN 55412<br>PHONE: 612.338.1111 FAX: 612.338.1112<br>WWW.T-OENGINEERS.COM | <b>DATE</b><br>08/11/2021                   |  | <b>BY</b><br>J. L. JONES |  |
|                                                                                      |                                                                                                                                                                                                  | <b>PROJECT</b><br>LEWIS HEIGHTS SUBDIVISION |  | <b>SCALE</b><br>AS SHOWN |  |





| NO. | DESCRIPTION                                    | DATE      |
|-----|------------------------------------------------|-----------|
| 1   | PRELIMINARY PLAT FOR LEWIS HEIGHTS SUBDIVISION | 10/1/2021 |
| 2   | WELL & SEPTIC PLAN                             | 10/1/2021 |
| 3   | REVISION                                       | 10/1/2021 |
| 4   | REVISION                                       | 10/1/2021 |
| 5   | REVISION                                       | 10/1/2021 |
| 6   | REVISION                                       | 10/1/2021 |
| 7   | REVISION                                       | 10/1/2021 |
| 8   | REVISION                                       | 10/1/2021 |
| 9   | REVISION                                       | 10/1/2021 |
| 10  | REVISION                                       | 10/1/2021 |
| 11  | REVISION                                       | 10/1/2021 |
| 12  | REVISION                                       | 10/1/2021 |
| 13  | REVISION                                       | 10/1/2021 |
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**PRELIMINARY PLAT FOR  
LEWIS HEIGHTS SUBDIVISION  
WELL & SEPTIC PLAN**

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
1111 N. 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
PHONE: 303.733.1111 FAX: 303.733.1112  
WWW.TOENGINEERS.COM

| NO. | DESCRIPTION                                    | DATE      |
|-----|------------------------------------------------|-----------|
| 1   | PRELIMINARY PLAT FOR LEWIS HEIGHTS SUBDIVISION | 10/1/2021 |
| 2   | WELL & SEPTIC PLAN                             | 10/1/2021 |
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## Attachment B



December 17, 2021

Ms. Jennifer Almeida  
Canyon County Planner  
Development Services Department  
111 North 11<sup>th</sup> Ave. #140  
Caldwell, Idaho 83605

Re: Lewis Heights Subdivision Preliminary Plat Application

Dear Ms. Almeida,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Lewis Heights Subdivision dated November 17, 2021. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

1. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Propose a short-term plan that will protect the roadside swales from disturbance as a result of home construction on individual lots. How will the swales be protected / repaired?
4. Prior to final plat approval, provide a long-term plan for protection and maintenance of roadside swales (i.e. planting of trees, filling / regrading swale, and damage as result of roadside parking).
5. Plat shall comply with requirements of the local highway district.
6. Plat shall comply with irrigation district requirements.
7. Plat shall comply with Southwest District Health requirements.

We recommend that the preliminary plat be APPROVED with the conditions listed above. Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above referenced preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,  
KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.  
County Engineer

cc: File

213060-25020-125

GROWING POSSIBILITIES A small graphic of the Keller Associates logo, consisting of a stylized person's head and shoulders.

Canyon County  
Development Services  
111 N. 11<sup>th</sup> Ave  
Caldwell, ID 83605

Dear Canyon County Development Services Department, Planning and Zoning Commission, and Board of County Commissioners,

The subdivision is comprised of one parcel located southeast of Lewis Ln and Rim Rd. The +/- 78.55-acre subdivision parcel (R3011700000) is planned to have 41 total lots – 34 buildable lots with an average size of 2.00 acres with 6 common lots and 1 right-of-way lot. The subject property is within Canyon County jurisdiction, but outside of any city impact area. This proposed request is to provide residential, single-family homes to the growing rural community in the county. Currently, this site is a water well irrigated crop field.

The subdivision will be accessed from Lewis Lane. The current layout depicts two proposed public roads heading south off existing intersections of Kingdom Lane & Mallard Drive at Lewis Ln. The two local streets will intersect to the main drive throughout the development, ending as cul-de-sacs to the general east and west. Landscaping will be provided as a dense vegetation buffer between the development and Lewis Ln and along the entry points of Kingdom & Mallard.

The current plan is to provide pressure irrigation from the existing irrigation well on the property. A pump station will be placed in the common lot 39C located center-west on the property. Individual septic and water well services will be provided to each lot. Storm Drainage will be directed north to bioswales located in Lots 34C, 35C, 36C, and 37C. Overflow from the bioswales will flow into historical drainage of borrow ditches to the north. Storm drainage will also be directed south to two retention ponds located in Lot



38C. In a large storm event, overflow of the retention ponds will flow south into the Mora Canal. Lot 38C will also exist as a pedestrian trail, providing a closed-loop walkway for residents.

Please note, this site does not trigger a traffic impact study in accordance with Nampa Highway District as there is to be minimal traffic impact with low density single-family residential.

There is to be no phasing of the development.

A pre-app meeting with Southwest District Health was held Friday, May 21<sup>st</sup>, 2021.

Also, in discussions with the County, the developer, and residents, we agree that the proposed zoning of the development, R-R, is suitable. There are existing zoned and non-zoned residential developments surrounding the property that are of similar density and size to this proposal. Therefore, development will be compatibly reflective of the existing landscape and community. The proposed development aligns with Canyon County's Comprehensive Plan as this area is zoned Residential. The application includes a conditional rezone with a development agreement.

The site does not intend to have any business operations, including reported requirements for such operations. No other non-residential uses are proposed for use.

Thank you for consideration of our application. We feel the proposed Goldberg Country Subdivision will be an attractive and successful project for Canyon County. We respectfully request that you approve our preliminary plat. We have been as thorough as possible in preparation of this application. If there is any additional information or clarification that would be helpful in the timely review of our application, please do not hesitate to give me a call or email at the contact provided below.

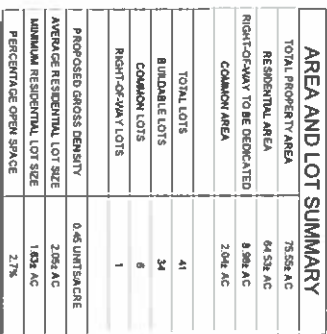
Sincerely,



Alec Egurrola  
T-O Engineers  
Land Use Planner  
[aegurrola@to-engineers.com](mailto:aegurrola@to-engineers.com)  
(208) 442-6300



A PORTION OF THE NORTH 1/2 OF SECTION 13  
TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE MERIDIAN  
CANYON COUNTY, IDAHO  
2021



**PARCEL**  
APR001700000  
0.15611 ACRE  
0.15611 ACRE

**SEWER & WATER DISTRICT**  
PRIVATE  
NADRA HIGHWAY DISTRICT NO. 1

**UPPER DISTRICT**  
UPPER ODELL FLAT FARM DISTRICT

**SCHOOL DISTRICT**  
NADRA SCHOOL DISTRICT

**ZONING AND SETBACK**  
EXISTING ZONING AND AGRICULTURAL  
PROPOSED ZONING: 16th, 18th, A, B  
FRONT  
= 20'  
REAR  
= 20'  
SIDE  
= 10'  
CORNER  
= 20'

**IRRIGATION DISTRICT**  
SAGE-KALPA IRRIGATION DISTRICT



**TO T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM  
BOISE • CODY • COEUR D'ALENE • HEBER CITY  
MERIDIAN • NAMPA • SPOKANE

BOISE • CODY • COEUR D'ALENE • HEBER CITY  
MERIDIAN • NAMPA • SPOKANE

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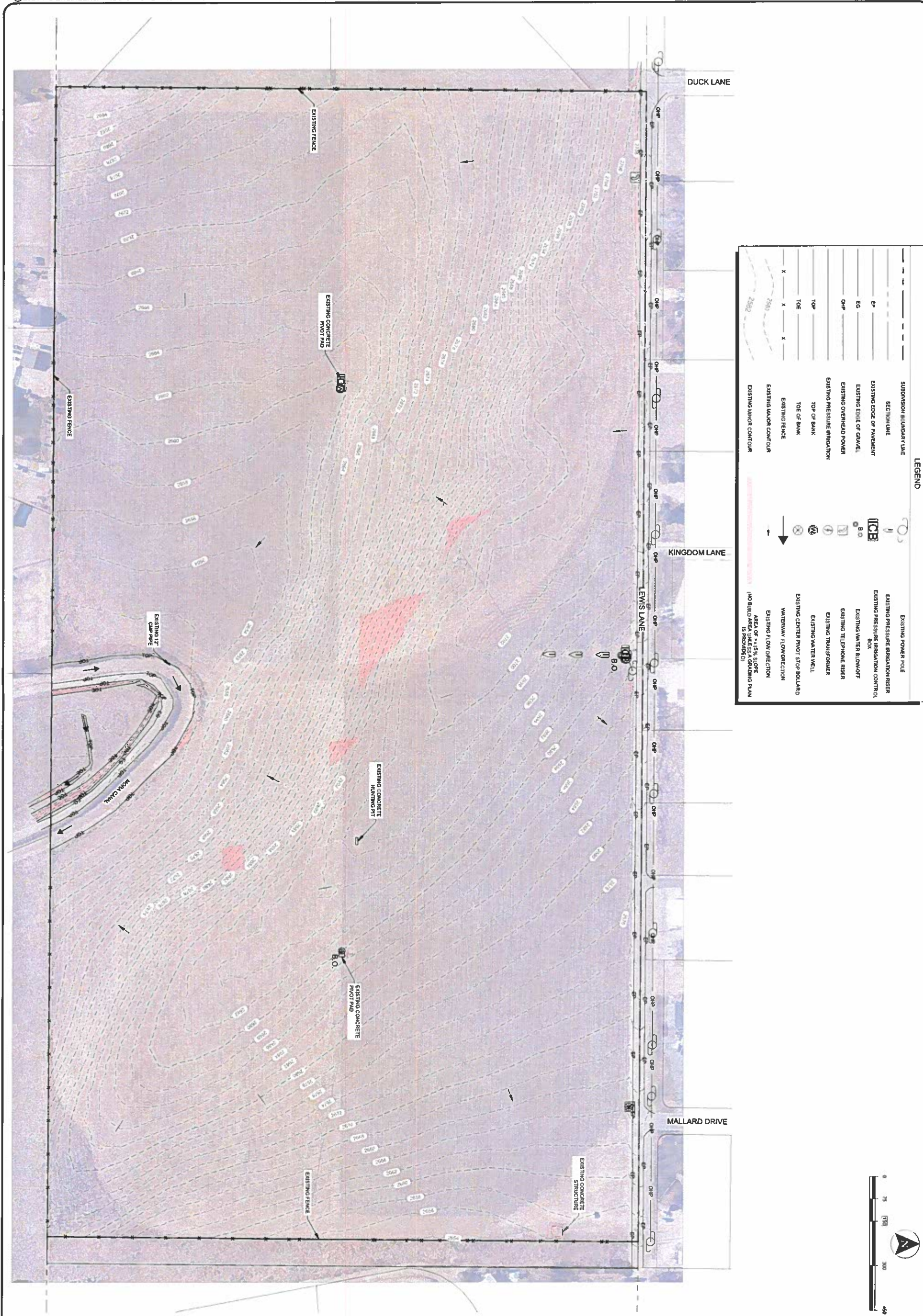
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FOUND AT UMERHUM CA.  
FOUND MAG. NAT.  
LOT NUMBER  
COMMON LOT NUMBER

**SURROUNDING PROPERTY OWNERS (300')**





| LEGEND |                                                    |
|--------|----------------------------------------------------|
|        | EXISTING POWER POLE                                |
|        | EXISTING PRESSURE IRRIGATION HEADER                |
|        | EXISTING PRESSURE IRRIGATION CONTROL BOX           |
|        | EXISTING WATER BLOW-OFF                            |
|        | EXISTING TELEPHONE RISER                           |
|        | EXISTING TRANSFORMER                               |
|        | EXISTING WATER WELL                                |
|        | EXISTING CENTER PIVOT STOP BOLLARD                 |
|        | WATERWAY FLOW DIRECTION                            |
|        | EXISTING FLOW DIRECTION                            |
|        | AREA OF 2:15% SLOPE                                |
|        | NO BUILD AREA (TREES & GRAVELING PLAN IS PROVIDED) |
|        | SUBDIVISION BOUNDARY LINE                          |
|        | SECTION LINE                                       |
|        | EXISTING EDGE OF PAVEMENT                          |
|        | EXISTING EDGE OF GRAVEL                            |
|        | EXISTING OVERHEAD POWER                            |
|        | EXISTING PRESSURE IRRIGATION                       |
|        | TOP OF BANK                                        |
|        | TOE OF BANK                                        |
|        | EXISTING FENCE                                     |
|        | EXISTING MAJOR CONTOUR                             |
|        | EXISTING MINOR CONTOUR                             |

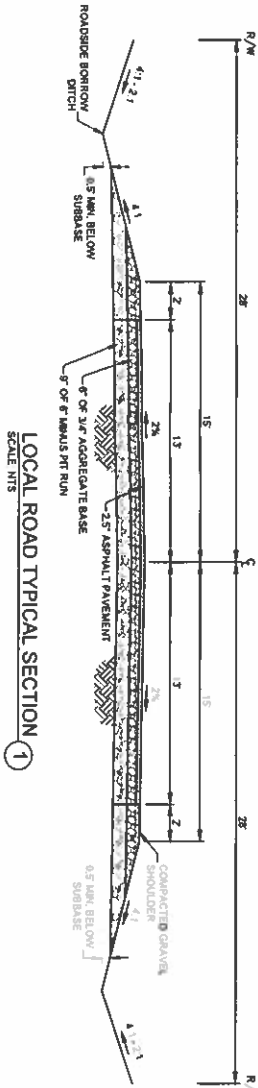
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|           |             |      | APPROVED    |
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| SHEET<br>PROJECT<br>DATE<br>10/16/21<br>200900 | <p>PRELIMINARY PLAT FOR</p> <h1 style="margin: 0;">LEWIS HEIGHTS SUBDIVISION</h1> <p>EXISTING CONDITIONS</p> | <b>T-O ENGINEERS</b><br>CONSULTING ENGINEERS, SURVEYORS & PLANNERS<br>332 N. BROADMORE WAY<br>NAMPAA, IDAHO 83667<br>PHONE: (208) 442-6300 <a href="http://WWW.TO-ENGINEERS.COM">WWW.TO-ENGINEERS.COM</a><br>BOISE • COOY • COEUR D'ALENE • HEBER CITY<br>MERIDIAN • NAMPAA • SPOKANE |
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| LEGEND |                                   |
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|        | PROPOSED BOUNDARY LINE            |
|        | ROAD RIGHT-OF-WAY                 |
|        | ROAD CENTRELINE                   |
|        | LOT LINE                          |
|        | PROPOSED EASEMENT                 |
|        | PHASE LINE                        |
|        | PROPOSED PRESSURE IRRIGATION MAIN |
|        | SERVICE                           |
|        | TOP OF BANK                       |
|        | TOE OF BANK                       |



LOCAL ROAD TYPICAL SECTION 1

SCALE: 1/8" = 1'-0"



PRELIMINARY PLAT FOR  
**LEWIS HEIGHTS SUBDIVISION**  
SITE PLAN

ATTENTION:  
THIS PLAN DOES NOT MEASURE  
1:17 SCALE. THESE DIMENSIONS  
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**T-O ENGINEERS**  
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PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM

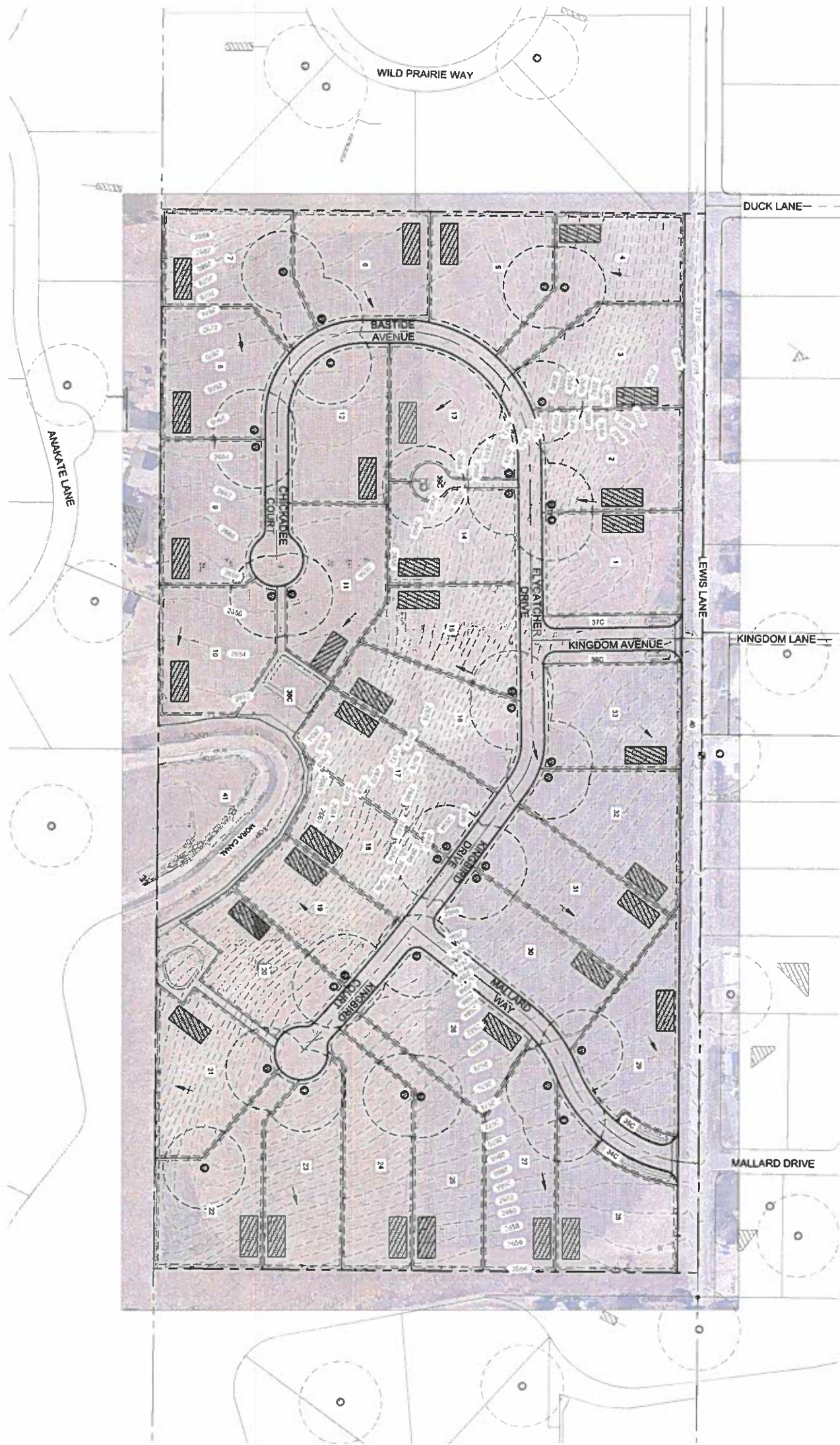
BOISE • COO • COEUR D'ALENE • HEBER CITY  
MERIDIAN • NAMP • SPOKANE

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| LEGEND |                                             |
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|        | PROPOSED BOUNDARY LINE                      |
|        | SECTION LINE                                |
|        | ROAD RIGHT-OF-WAY                           |
|        | PROPOSED EASEMENT                           |
|        | ROAD CENTERLINE                             |
|        | PROPOSED PRESSURE IRRIGATION MAIN           |
|        | 100' WELL RADIUS                            |
|        | 100' EXISTING WELL RADIUS                   |
|        | EXISTING DRAINAGE DIRECTION                 |
|        | PROPOSED SEPTIC DRAINFIELD REPLACEMENT AREA |
|        | EXISTING SEPTIC DRAINFIELD REPLACEMENT AREA |
|        | PROPOSED WELL LOCATION                      |
|        | APPROXIMATE EXISTING WELL LOCATION          |
|        | APPROXIMATE EXISTING SEPTIC WELL LOCATION   |
|        | TOP OF BANK OF MORA CANAL                   |
|        | EXISTING MAJOR CONTOUR                      |
|        | EXISTING MINOR CONTOUR                      |



ATTENTION  
1/2" = 1'  
IF THIS DRAWING IS NOT MEASURED  
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NOT TO SCALE

DATE 12/16/21  
PROJECT 205550  
SHEET C3.0

PRELIMINARY PLAT FOR  
LEWIS HEIGHTS SUBDIVISION  
WELL & SEPTIC PLAN

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MERIDIAN • NAMPA • SPOKANE

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| APPROVED    |
| Z. CRADIC   |





**NEIGHBORHOOD MEETING SIGN-UP****CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633

**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: 0 Lewis LN                                        | Parcel Number: R3011700000 |
| City: Nampa                                                     | State: ID                  |
| Notices Mailed Date: 03/04/2021                                 | ZIP Code: 83686            |
| Description of the Request: subdivision pre plat, rezone to R-R | Number of Acres: 78.55     |
|                                                                 | Current Zoning: AG         |

**APPLICANT / REPRESENTATIVE INFORMATION**

|                                      |                 |
|--------------------------------------|-----------------|
| Contact Name: Alec Egurrola          |                 |
| Company Name: T-O Engineers          |                 |
| Current address: 332 N Broadmore Way |                 |
| City: Nampa                          | State: ID       |
| Phone: (208) 442-6300                | ZIP Code: 83687 |
| Email: aegurrola@to-engineers.com    | Cell:           |
|                                      | Fax:            |

**MEETING INFORMATION**

|                             |                           |
|-----------------------------|---------------------------|
| DATE OF MEETING: 03/16/2021 | MEETING LOCATION: On site |
| MEETING START TIME: 5:30 PM | MEETING END TIME: 6:45    |

ATTENDEES: 12

| NAME (PLEASE PRINT) | SIGNATURE          | ADDRESS             |
|---------------------|--------------------|---------------------|
| 1. Cretia Simonson  | <i>[Signature]</i> | 10050 Mallard Dr.   |
| 2. Traci Brock      | <i>[Signature]</i> | 10097 Kingdom Ln    |
| 3. Brent Harris     | <i>[Signature]</i> | 10040 Mallard Dr    |
| 4. Rosa Williams    | <i>[Signature]</i> | 12202 Ranchview Dr. |
| 5. Ed Cayman        | <i>[Signature]</i> | 12804 ANALOGUE LN   |
| 6. Melodie Davies   | <i>[Signature]</i> | 10049 Mallard Dr    |
| 7. Richard Davies   | <i>[Signature]</i> | 10049 Mallard Dr    |
| 8. Jimmy Kestell    | <i>[Signature]</i> | 12698 Lewis Ave     |
| 9. Kurt Greenfield  | <i>[Signature]</i> | 12243 ..            |
| Ken Bucknell        | <i>[Signature]</i> | 12133 Lewis         |

**EXHIBIT****5**



|                                                                                   |
|-----------------------------------------------------------------------------------|
| 10.                                                                               |
| 11.                                                                               |
| 12. <u>Todd Deck</u> <u>Todd Deck</u> <u>17900 Featherstone</u>                   |
| 13. <u>17900 Featherstone</u> <u>17900 Featherstone</u> <u>17900 Featherstone</u> |
| 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):

Alec Egurrola

APPLICANT/REPRESENTATIVE (Signature): Alec Egurrola

DATE: 3 / 16 / 21

015-230



## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 11<sup>th</sup> Ave. #310 • Caldwell, Idaho • 83605 • Phone (208) 454-7458

Fax: (208) 454-6633 • [www.canyoncounty.org/dsd](http://www.canyoncounty.org/dsd)

### DEVELOPMENT AGREEMENT BETWEEN CANYON COUNTY AND APPLICANT

Agreement number: \_\_\_\_\_

**THIS AGREEMENT**, made and entered into this \*\*\* day of \*\*\*, 2022 by and between Canyon County, Idaho, a political subdivision of the state of Idaho, hereinafter referred to as "COUNTY" Darren Goldberg/ LGD Ventures, LLC, property owner.

#### RECITALS

**WHEREAS**, Applicants have applied to County for a conditional rezone from an "A" (Agricultural) zone to a "CR-RR" (Conditional Rezone/ Rural Residential) zone, which is legally described in the attached Exhibit "A," incorporated by reference herein (hereinafter referred to as "Subject Properties"; and

**WHEREAS**, Parcel R30117 is owned by Darren Goldberg/LGD Ventures.

**WHEREAS**, on the \*\*\* day of \*\*\*, 2022, the Canyon County Board of Commissioners approved a conditional rezone with conditions of the subject property to a "CR-RR (Conditional Rezone/Rural Residential)" zone, which was done with the Applicants' approval. The conditions of the approval for the conditional rezone are attached hereto as Exhibit "B";

**WHEREAS**, the parties desire to enter into an agreement to comply with Canyon County Code of Ordinances §07-06-07(2) & 07-06-07(7), Canyon County Zoning Ordinance No. 16-007 as amended, and to ensure the Applicants will implement and be bound by the conditions of the conditional rezone order issued by the Canyon County Board of Commissioners; and

**WHEREAS**, the County and Applicants desire to formalize their respective rights and responsibilities as required by Canyon County Amended Resolution Number 95-232 entitled, "Rules Governing the Creation, Form, Recording, Modification, Enforcement and Termination of Written Commitments (Development Agreements)" and the Canyon County Code.

**NOW THEREFORE**, the parties hereto do hereby agree to the following terms:

Agreement Number: \_\_\_\_\_  
Development Agreement



## **SECTION 1. AUTHORIZATION.**

This Agreement is authorized and required by Idaho Code §67-6511A; Canyon County Code of Ordinances 07-06-07 (Conditional Rezoning).

## **SECTION 2. PROPERTY OWNER.**

Applicant is the owner(s) of Subject Property which is located in the unincorporated area of Canyon County, Idaho, more particularly described in Exhibit "A", attached hereto and incorporated herein, which real property is the subject matter of this Agreement. Applicants represent that they currently hold complete legal or equitable interest in the Subject Properties and that all persons holding legal or equitable interests in the Subject Properties or the operation of the business are to be bound by this Agreement.

## **SECTION 3. RECORDATION.**

Pursuant to Idaho Code §67-6511A and Canyon County Code of Ordinances, this Agreement shall be recorded by the Clerk in the Canyon County Recorder's Office and will take effect upon the adoption, by the Board of County Commissioners, of the amendment to the zoning ordinance as set forth herein.

## **SECTION 4. TERM.**

The parties agree that this Agreement shall run with the land and bind the Subject Property in perpetuity, and shall inure to the benefit of and be enforceable by the parties, and any of their respective legal representatives, heirs, successors, and assignees. Provided, however, this Agreement shall terminate if the Board of County Commissioners subsequently rezones the property to allow for a higher density use or if annexation of the Subject Property by a city occurs. In this event, however, the Agreement shall only terminate in regards to the portion of the Property that is actually rezoned or annexed, while the remainder of the Property shall remain subject to the Agreement.

## **SECTION 5. MODIFICATION.**

This Agreement may be modified only in writing signed by the parties, or their successors in interest, after complying with the notice and hearing procedures of Idaho Code §67-6509 and the requirements of Canyon County Code of Ordinances. The modification proposal must be in the form of a revised Development Agreement and must be accompanied by a statement demonstrating the necessity for the requested modification.



**SECTION 6. APPLICATION OF OTHER LAWS TO THE SUBJECT PROPERTIES.**

This Agreement shall not prevent the County in subsequent actions applicable to the Subject Properties from applying new rules, regulations, or policies that do not conflict with this Agreement.

**SECTION 7. COMMITMENTS.**

Applicants will fully and completely comply with the conditions of the approved conditional rezoning of the Subject Property from "A" (Agricultural) to "CR-RR" (Conditional Rezone- Rural Residential) zoning, which conditions are attached hereto as Exhibit "B".

**SECTION 8. USES, DENSITY, AND HEIGHT AND SIZE OF BUILDINGS**

The density or intensity of use of the Subject Properties is specified in the commitments of Section 7. The uses and maximum height and size of the buildings on the Subject Properties shall be those set pursuant to law, including those contained in the Canyon County Code of Ordinances, that are applicable to a "CR-RR" (Conditional Rezone- Rural Residential) zone and those provisions of law that are otherwise applicable to the Subject Properties.

**SECTION 9. LIABILITY AND INDEMNITY OF COUNTY.**

**A. COUNTY REVIEW.**

Applicants acknowledge and agree that the County is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates or acceptances, relating to the use and development of the property described in Exhibit "A," and that the County's review and approval of any such plans and the improvements or the issuance of any such approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure or ensure Applicants or any of Applicants' heirs, successors, assigns, tenants, and licensees, against damage or injury of any kind and/or at any time.

**B. COUNTY PROCEDURES.**

Applicants acknowledge that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to Applicant's conditional rezoning application in Development Services Department Case Number RZ2021-0030 and any related or resulting development agreements, ordinances, rules and regulations, resolutions or orders of the Board of County Commissioners. Applicants agree not to challenge the lawfulness, procedures, proceedings, correctness or validity of any of such notices, meetings, hearings, development agreements, ordinances, rules, regulations, resolutions or orders.

**C. INDEMNITY.**

Applicants agree to, and do hereby, defend, hold harmless and indemnify the County, the Board of County Commissioners, all County elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any such parties in connection with (i) the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates, or acceptances

relating to the use and/or development of the Subject Properties; (ii) any actions taken by the County pursuant to Subsection 9(B) of this Agreement; (iii) the development, construction, and maintenance of the property; and (iv) the performance by County of its obligations under this Agreement and all related ordinances, resolutions, or other agreements.

#### **D. DEFENSE EXPENSES.**

Applicants shall, and do hereby agree, to pay, without protest, all expenses incurred by the County in defending itself with regard to any and all of the claims identified in Subsection 9 of this Agreement. These expenses shall include all out-of-pocket expenses, including, but not limited to, attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the County.

#### **SECTION 10. PERIODIC REVIEW.**

The County's Development Services Department will administer the Agreement after it becomes effective and will conduct a review of compliance with the terms of this Agreement on a periodic basis, including, but not limited to, each time a development of the Property is platted. Applicants shall have the duty to demonstrate Applicants' compliance with the terms of this Agreement during such review.

#### **SECTION 11. REQUIRED PERFORMANCE.**

Applicants shall timely carry out all steps required to be performed and maintain all commitments set forth in this Agreement and as set forth in County laws, ordinances, rules and regulations as they pertain to the Subject Property including, but not limited to, those concerning the commencement of development, completion of development, preliminary platting and final platting.

#### **SECTION 12. DEFAULT AND REMEDIES.**

In the event of a default or breach of this Agreement or of any of its terms or conditions, the party alleging default shall give the breaching party not less than thirty (30) days' Notice of Default, in writing, unless an emergency exists threatening the health and safety of the public. If such an emergency exists, written notice shall be given in a reasonable time and manner in light of the circumstances of the breach. The time of the giving of the notice shall be measured from the date of the written Notice of Default. The Notice of Default shall specify the nature of the alleged default and, where appropriate, the manner and period of time during which said default may be satisfactorily cured. During any period of curing, the party charged shall not be considered in default for the purposes of termination or zoning reversion, or the institution of legal proceedings. If the default is cured, then no default shall exist and the charging party shall take no further action.

#### **SECTION 13. ZONING REVERSION CONSENT.**

The execution of this Agreement shall be deemed written consent by Applicants to change the zoning of the Subject Properties to its prior designation upon failure to comply with the terms and conditions imposed by the approved conditional rezone and this Agreement. No reversion shall take place until after a hearing on this matter pursuant to Idaho Code §67-6511A. Upon notice and hearing, as provided in this Agreement and in Idaho Code §67-6509, if the properties described in attached Exhibit "A " are not used as approved, or if the approved use ends or is abandoned, the Board of County

Commissioners may order that the property will revert to the zoning designation (and land uses allowed by that zoning designation) existing immediately prior to the rezone action, i.e., the Subject Property conditionally rezoned from "A" (Agricultural) Zone designation to "CR-RR" (Conditional Rezone – Rural Residential Zone designation shall revert back to the "A" (Agricultural) Zone designation.

#### **SECTION 14. COMPLIANCE WITH LAWS.**

Applicants agree that they will comply with all federal, state, county and local laws, rules and regulations, which appertain to the Subject Properties.

#### **SECTION 15. RELATIONSHIP OF PARTIES.**

It is understood that this Agreement between Applicants and the County is such that Applicants are an independent party and are not an agent of the County.

#### **SECTION 16. CHANGES IN LAW.**

Any reference to laws, ordinances, rules, regulations, or resolutions shall include such laws, ordinances, rules, regulations, or resolutions as they have been, or as they may hereafter be amended.

#### **SECTION 17. NOTICES.**

Except as otherwise provided in this Agreement and/or by law, all notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof, (1) when delivered in person on a business day at the address set forth below, or (2) in the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage paid, certified or registered mail, return receipt requested, at the addresses set forth below.

Notices and communications required to be given to County shall be addressed to, and delivered at, the following address:

Director  
Development Services Department  
Canyon County Administration Building  
111 11<sup>th</sup> Ave. N. Ste.310  
Caldwell, Idaho 83605

Notices and communications required to be given to Applicants shall be addressed to, and delivered at, the following address:

Name: Darren Goldberg/LGD Ventures  
Street Address: P.O. Box 9325  
City, State, Zip: Boise, ID 83707

A party may change its address by giving notice, in writing, to the other party, in the manner provided for in this section. Thereafter, notices, demands, and other pertinent correspondence shall be addressed and transmitted to the new address.



**SECTION 18.        TERMINATION.**

This Agreement may be terminated in accordance with the notice and hearing procedures of Idaho Code §67-6509, and the zoning designation upon which the use is based reversed, upon failure of Applicants, a subsequent owner, or other person acquiring an interest in the property described in attached Exhibit "A" to comply with the terms of this Agreement. Applicants shall comply with all commitments in this Agreement prior to establishing the approved land use.

**SECTION 19.        EFFECTIVE DATE.**

The commitments contained in this Agreement shall take effect in the manner described in this Agreement upon the County's adoption of the amendment to the zoning ordinance as set forth herein.

**SECTION 20.        TIME OF ESSENCE.**

Time is of the essence in the performance of all terms and provisions of this Agreement.

**IN WITNESS WHEREOF**, the parties hereto have hereunto set their hands and seals the day and year first above written.

**BOARD OF COUNTY COMMISSIONERS  
CANYON COUNTY, IDAHO**

**APPLICANT**

\_\_\_\_\_  
Commissioner Leslie Van Beek

\_\_\_\_\_  
Darren Goldberg/ LGD Ventures, LLC

\_\_\_\_\_  
Commissioner Keri Smith

\_\_\_\_\_  
Commissioner Pam White

ATTEST:        Chris Yamamoto, Clerk

BY: \_\_\_\_\_  
Deputy

DATE: \_\_\_\_\_

**(All Applicants must sign and their signatures must be notarized)**

STATE OF IDAHO )  
 ) ss.  
County of Canyon )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant.

**Notary Public for Idaho**

Residing at:

**My Commission Expires:**

Agreement Number: \_\_\_\_\_  
Development Agreement

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**The Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 13, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho;**

**Excepting therefrom:**

**Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 13, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, the INITIAL POINT of this road right-of-way; thence  
South 0°05'02" East (formerly stated at South 0°13'25" West) 1,325.25 feet along the East line of the said Northwest Quarter of the Northeast Quarter, to the Southeast corner thereof; thence  
South 89°44'01" West 60.00 feet along the South line of the said Northwest Quarter of the Northeast Quarter; thence  
North 0°05'02" West 1,325.22 feet parallel with the said East line to a point on the North line of said Northwest Quarter of the Northeast Quarter; thence  
North 89°42'12" East 60.00 feet along the said North line to the INITIAL POINT of this road right-of-way.**



## **EXHIBIT "B"**

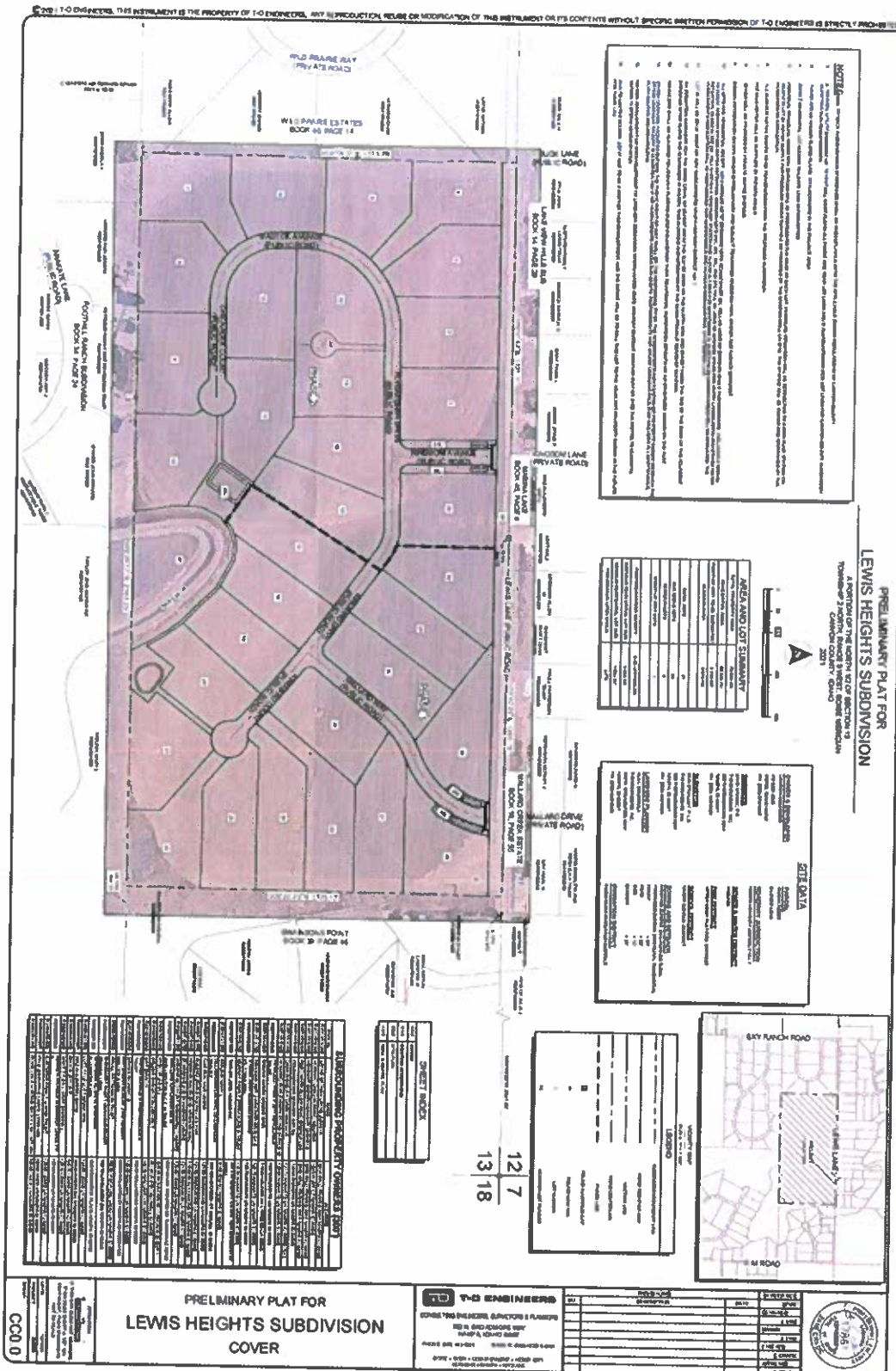
### **CONDITIONS OF APPROVAL FOR RZ2021-0030**

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The property shall be developed in general conformance with the preliminary plat Exhibit 4, attached to the development Agreement as Exhibit C.
3. The development shall be platted pursuant to CCZO 07-17-09 & 07-17-13.
4. The applicant 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."
  - Commencement shall be the submission of a Preliminary Plat application, submittals and fees to Development Services Department.
5. All storm water drainage shall be retained on site.
6. All exterior lighting shall be shielded downward and directed away from adjacent properties.
7. Internal roadways shall be public roads and built to Nampa Highway District No. 1 standards.
8. Pressurized irrigation shall provide irrigation water to each residential lot within the subdivision.
9. A lighted bus stop area shall be placed near the entrance of the subdivision prior to the Board's signature on the final plat.

**Access:**

10. The requirements of Nampa Highway District No. 1 shall be met.

# EXHIBIT "C"





IMAGES WERE FLOWN IN THE FALL OF 2020.

# Goldberg Small Air Photo 1 Mile

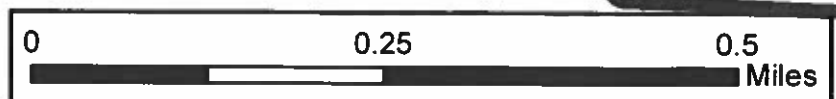
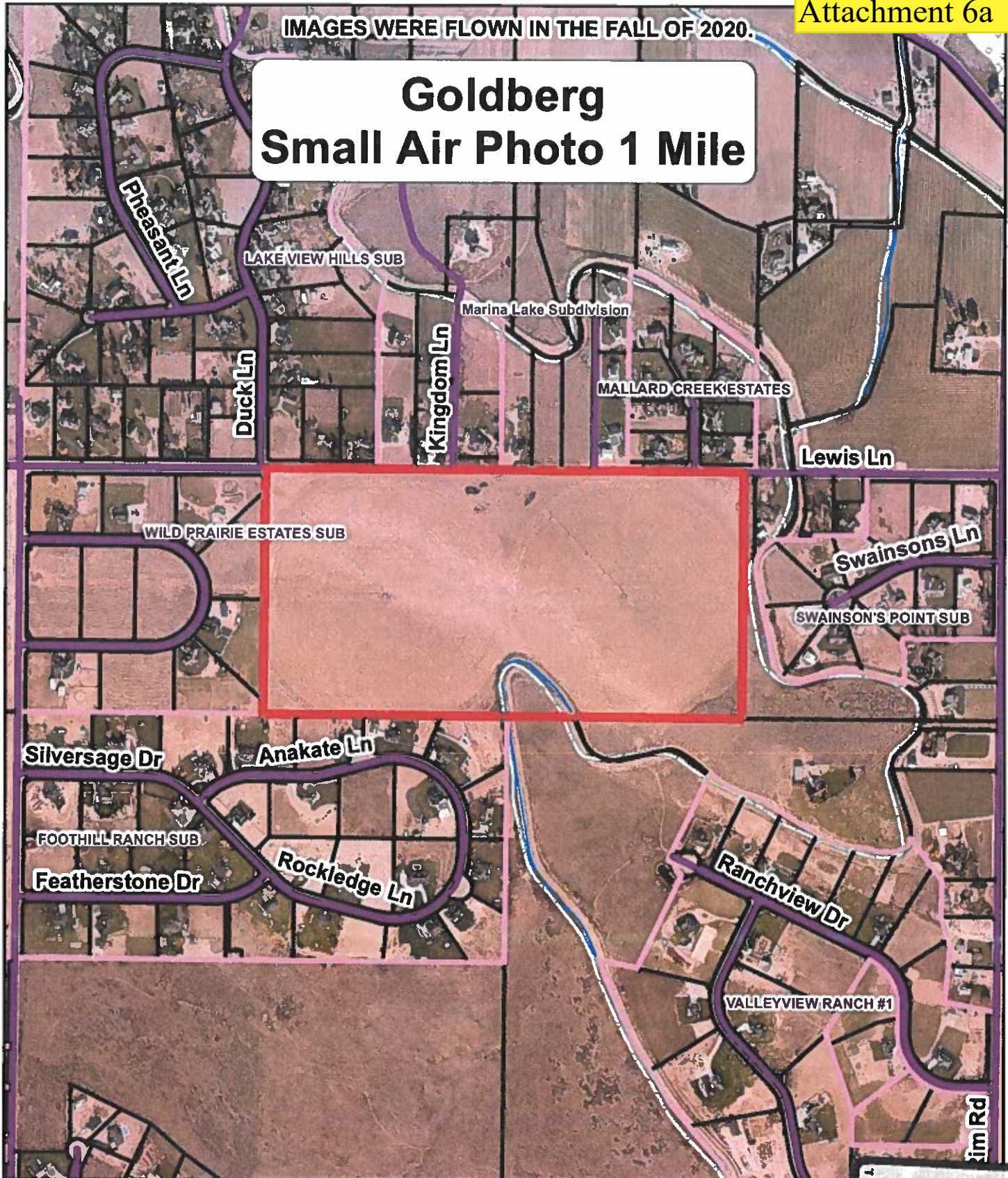


EXHIBIT  
*Fa*



## Goldberg Small Vicinity Map

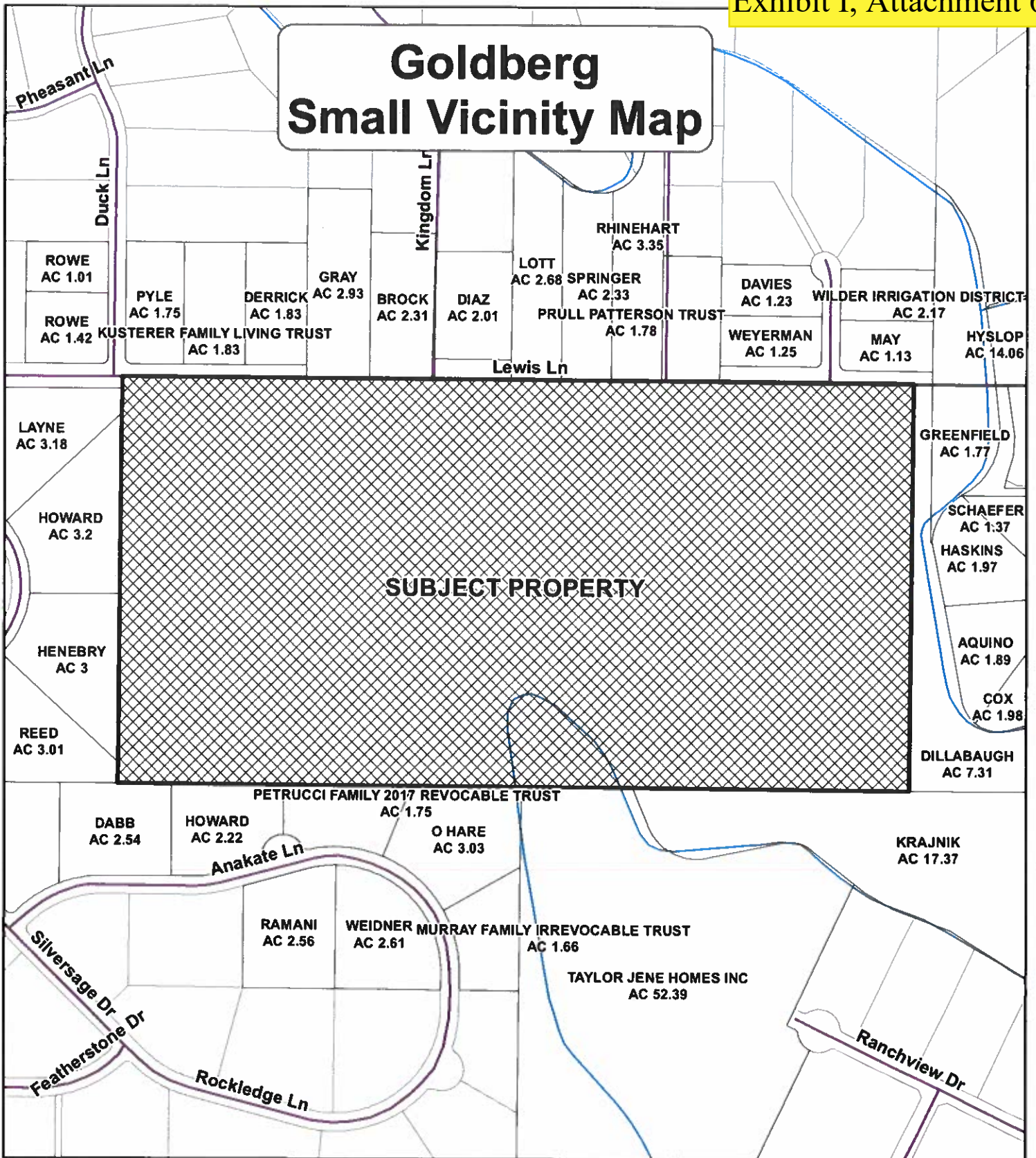
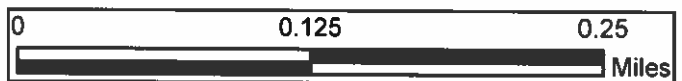
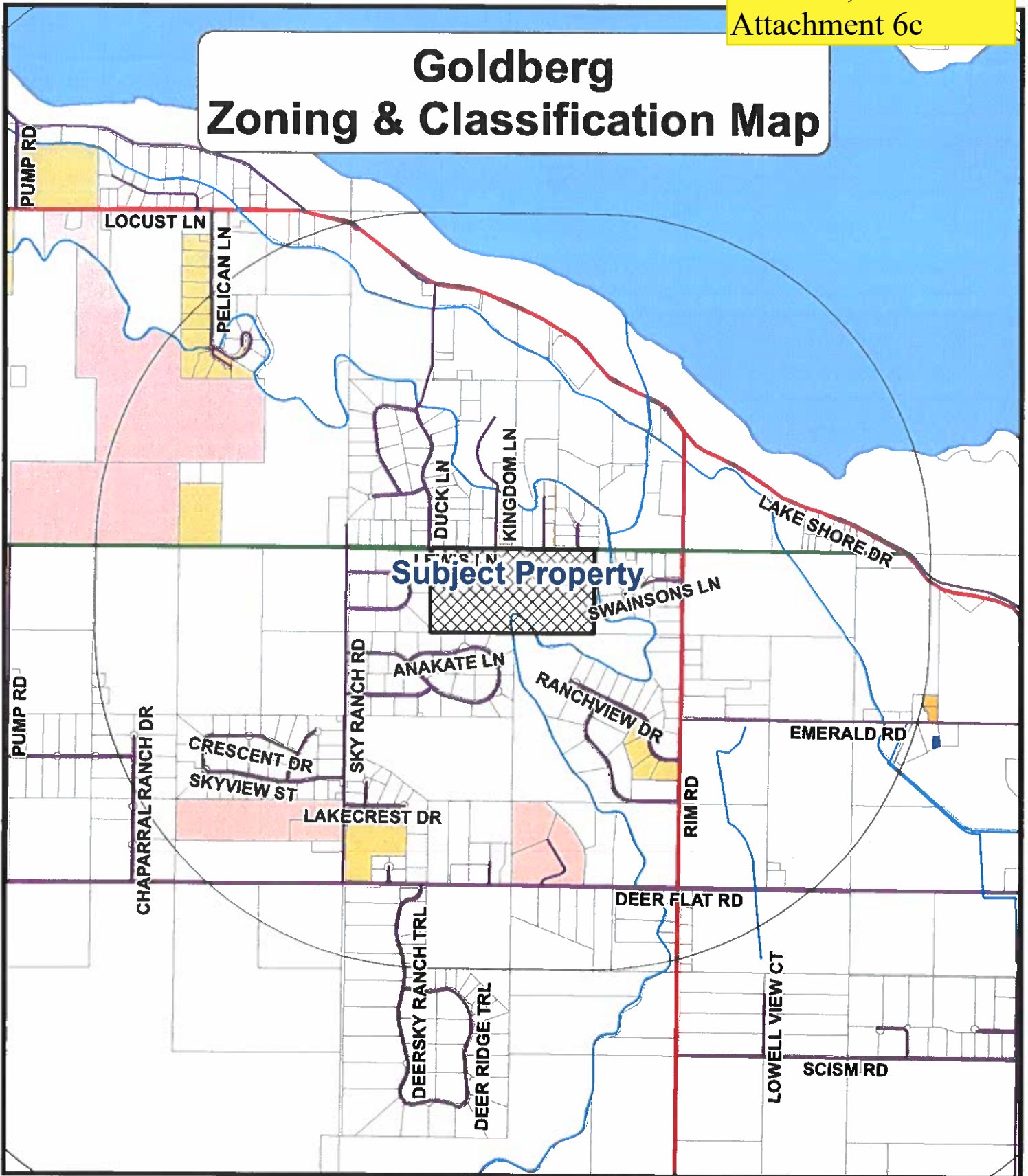


EXHIBIT  
76



# Goldberg Zoning & Classification Map



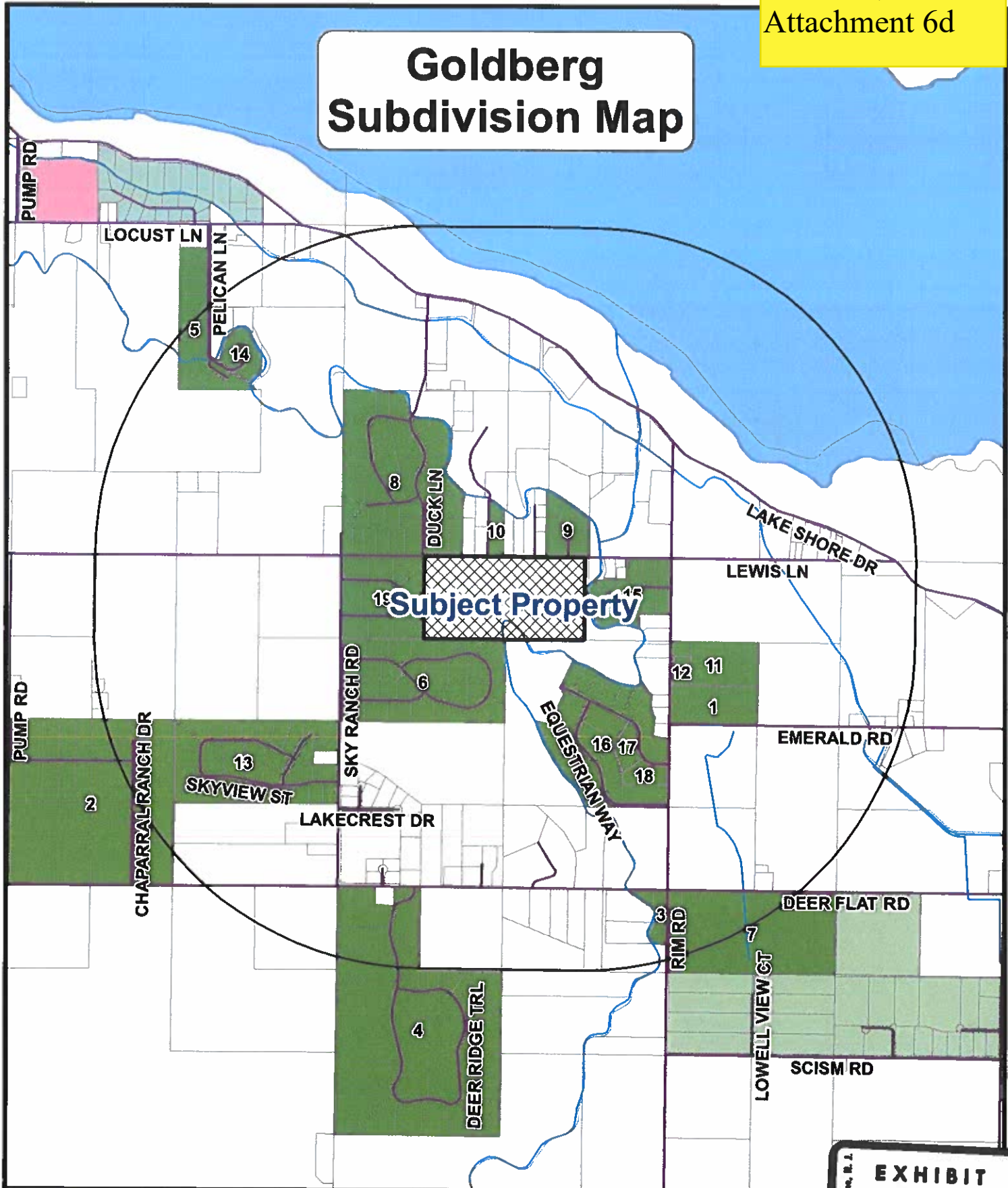
## ZONING

|       |       |       |    |
|-------|-------|-------|----|
| RR    | R2    | CR-C2 | C  |
| CR-RR | C1    | M1    | AG |
| R1    | CR-C1 | CR-M1 |    |
| CR-R1 | C2    | M2    |    |





# Goldberg Subdivision Map



- MOBILE HOME PARKS 1
- Prelim Subs
- SUBS

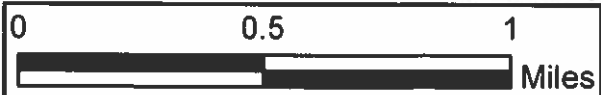


EXHIBIT  
7d



## SUBDIVISION & LOT REPORT

| NUMBER OF SUBS              | ACRES IN SUB | NUMBER OF LOTS  | AVERAGE LOT SIZE   |
|-----------------------------|--------------|-----------------|--------------------|
| 19                          | 973.69       | 272             | 3.58               |
| NUMBER OF SUBS IN PLATTING  | ACRES IN SUB | NUMBER OF LOTS  | AVERAGE LOT SIZE   |
| 69                          | 4.62         | 216             | 0.54               |
| NUMBER OF LOTS MOBILE       | AVERAGE      | MEDIUM          | MAXIMUM            |
| 69                          | 4.62         | 216             | 78.53              |
| NUMBER OF MOBILE HOME PARKS | ACRES IN MHF | NUMBER OF SITES | AVG HOMES PER ACRE |
|                             |              |                 |                    |

## PLATTED SUBDIVISIONS

| SUBDIVISION NAME                      | Label | LOCATION | ACRES  | NO. OF LOTS | AVERAGE LOT SIZE | CITY OF...      | Year |
|---------------------------------------|-------|----------|--------|-------------|------------------|-----------------|------|
| SKY RANCH ESTATES                     | 1     | 2N3W13   | 78.43  | 38          | 2.06             | COUNTY (Canyon) | 1996 |
| SUNSET WEST SUB                       | 2     | 2N3W11   | 12.74  | 8           | 1.59             | COUNTY (Canyon) | 1994 |
| CHAPARRAL RANCH SUB                   | 3     | 2N3W14   | 161.24 | 22          | 7.33             | COUNTY (Canyon) | 2002 |
| DEER RIM PROPERTIES                   | 4     | 2N3W24   | 6.31   | 5           | 1.26             | COUNTY (Canyon) | 1995 |
| DEERSKY RANCH                         | 5     | 2N3W24   | 199.23 | 41          | 4.86             | COUNTY (Canyon) | 2001 |
| FOOTHILL RANCH SUB                    | 6     | 2N3W13   | 80.32  | 31          | 2.59             | COUNTY (Canyon) | 2004 |
| GOOSE CROSS ESTATES                   | 7     | 2N2W19   | 82.29  | 6           | 13.72            | COUNTY (Canyon) | 1994 |
| LAKE VIEW HILLS SUB                   | 8     | 2N3W12   | 102.53 | 44          | 2.33             | COUNTY (Canyon) | 1974 |
| MALLARD CREEK ESTATES                 | 9     | 2N3W12   | 14.04  | 8           | 1.75             | COUNTY (Canyon) | 1989 |
| NORTH RIM VIEW SUB                    | 10    | 2N2W18   | 22.57  | 4           | 5.64             | COUNTY (Canyon) | 2005 |
| VALLEYVIEW RANCH #1                   | 11    | 2N3W13   | 78.09  | 18          | 4.34             | COUNTY (Canyon) | 2006 |
| SWANSON'S POINT SUB                   | 12    | 2N2W18   | 25.01  | 12          | 2.08             | COUNTY (Canyon) | 2007 |
| WILD PRAIRIE ESTATES SUB              | 13    | 2N3W13   | 40.16  | 11          | 3.65             | COUNTY (Canyon) | 2007 |
| BAR 20 RANCH SUBDIVISION              | 14    | 2N3W18   | 19.94  | 4           | 4.99             | COUNTY (Canyon) | 2010 |
| Marina Lake Subdivision               | 15    | 2N3W12   | 4.95   | 2           | 2.47             | COUNTY (Canyon) | 2016 |
| RE-PLAT OF NORTH RIM VIEW SUBDIVISION | 16    | 2N2W18   | 3.00   | 2           | 1.50             | County (Canyon) | 2016 |
| VALLEYVIEW RANCH SUBDIVISION NO. 2    | 17    | 2N3W13   | 4.98   | 2           | 2.49             | CANYON COUNTY   | 2020 |
| VALLEYVIEW RANCH SUBDIVISION NO. 3    | 18    | 2N3W13   | 5.03   | 2           | 2.52             | CANYON COUNTY   | 2020 |
| FINAL PLAT FOR PELICAN SUBDIVISION    | 19    | 2N3W11   | 32.82  | 12          | 2.74             | CANYON COUNTY   | 2021 |

## SUBDIVISIONS IN PLATTING

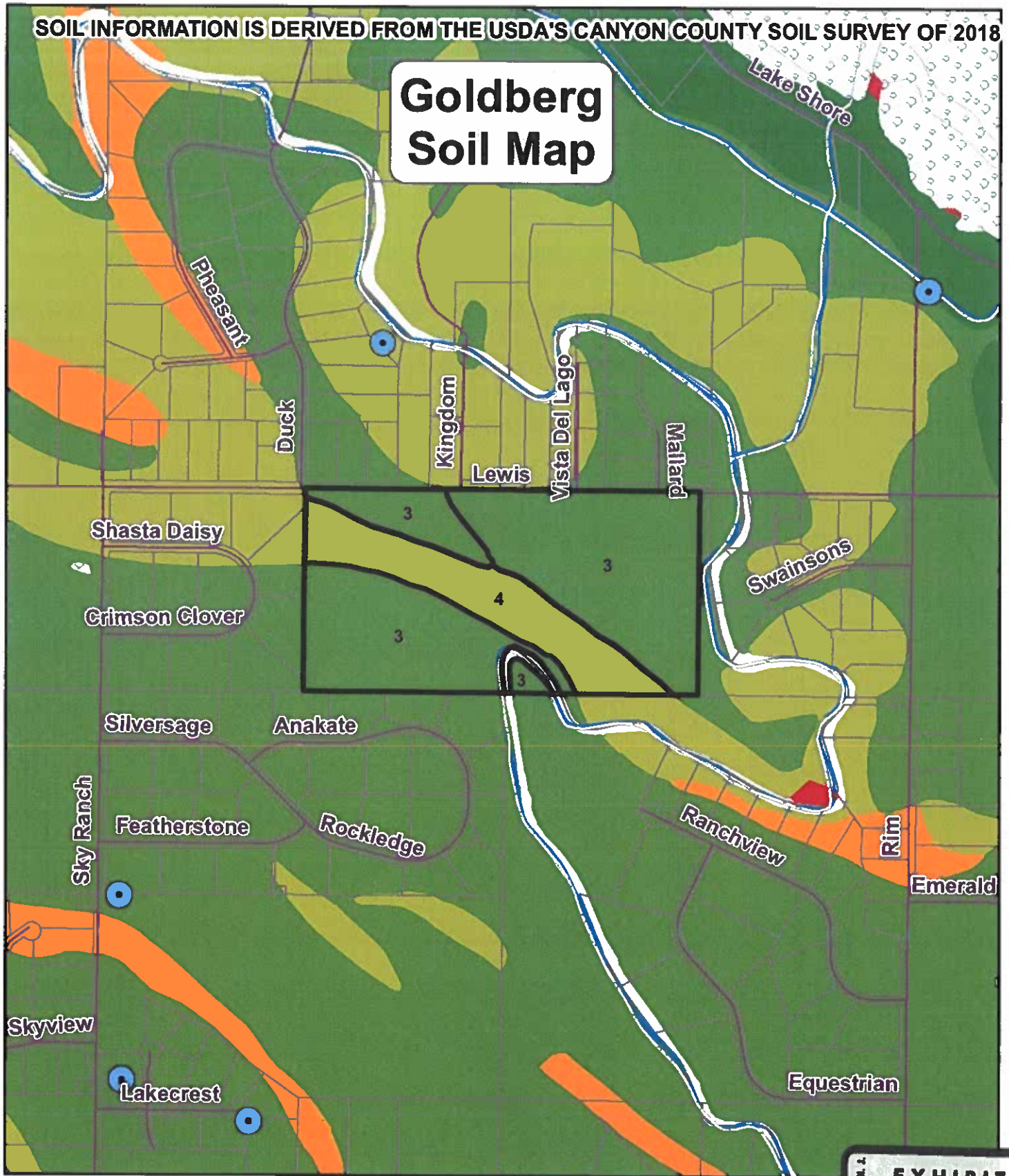
| SUBDIVISION NAME | ACRES | NO. OF LOTS | AVERAGE LOT SIZE |
|------------------|-------|-------------|------------------|
|                  |       |             |                  |

## MOBILE HOME & RV PARKS

| SUBDIVISION NAME | SITE ADDRESS | ACRES | NO. OF SPACES | UNITS PER ACRE | CITY OF... |
|------------------|--------------|-------|---------------|----------------|------------|
|                  |              |       |               |                |            |

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Goldberg Soil Map



- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- ▲ 10.000001 - 49.800000

■ GEO-THERMAL LOCATIONS  
■ Wetlands

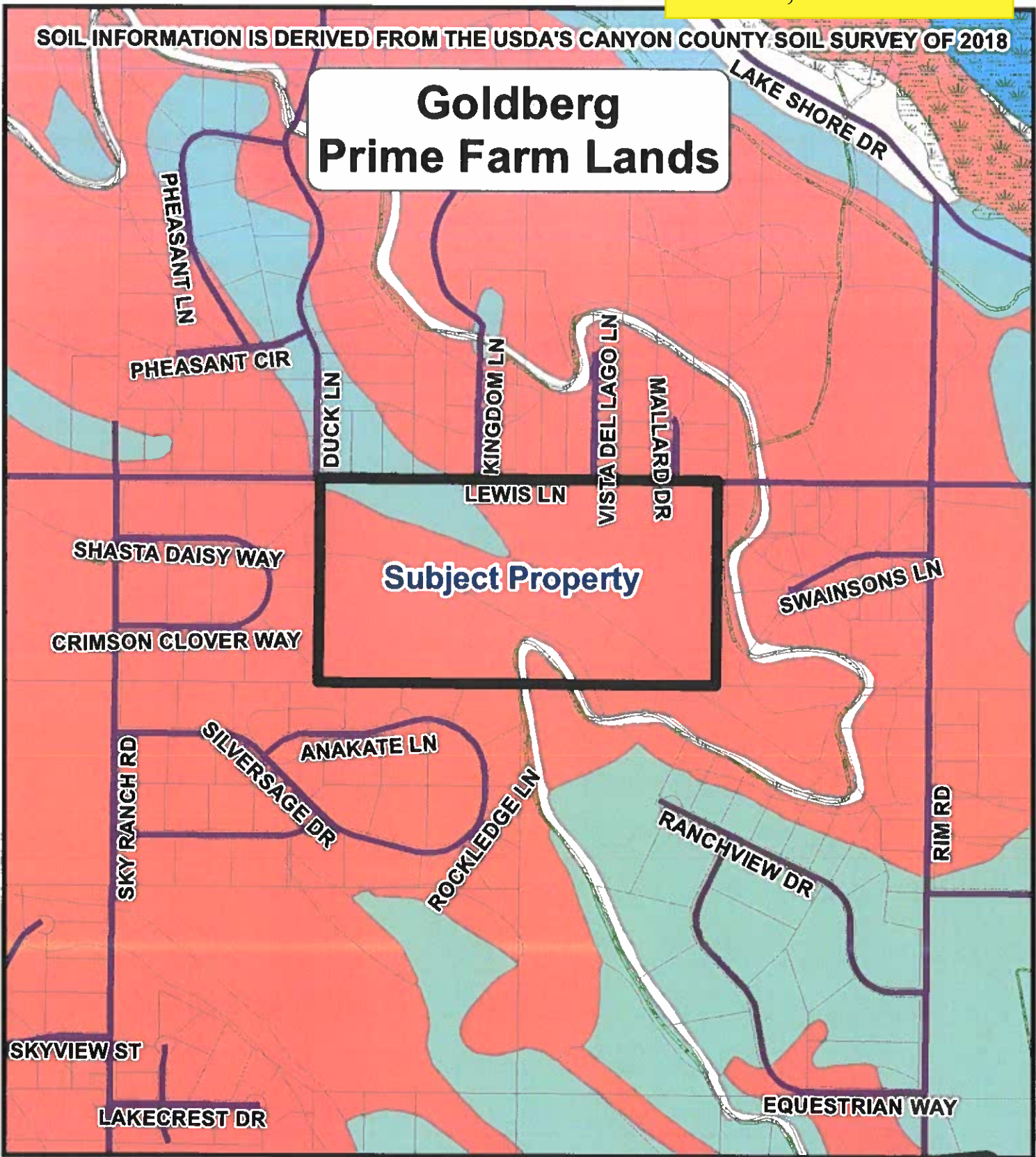


EXHIBIT  
7e  
 FENCIO-Byrnes, M. J.



SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

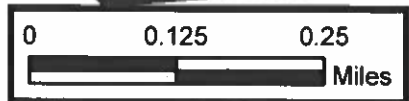
# Goldberg Prime Farm Lands



- TAXLOTS
- City Limits
- WETLANDS
- 2C\_Hydro

- NOT PRIME FARMLAND
- PRIME FARMLAND IF IRRIGATED
- PRIME FARMLAND IF IRRIGATED AND DRAINED

EXHIBIT  
7f





# SOIL REPORT

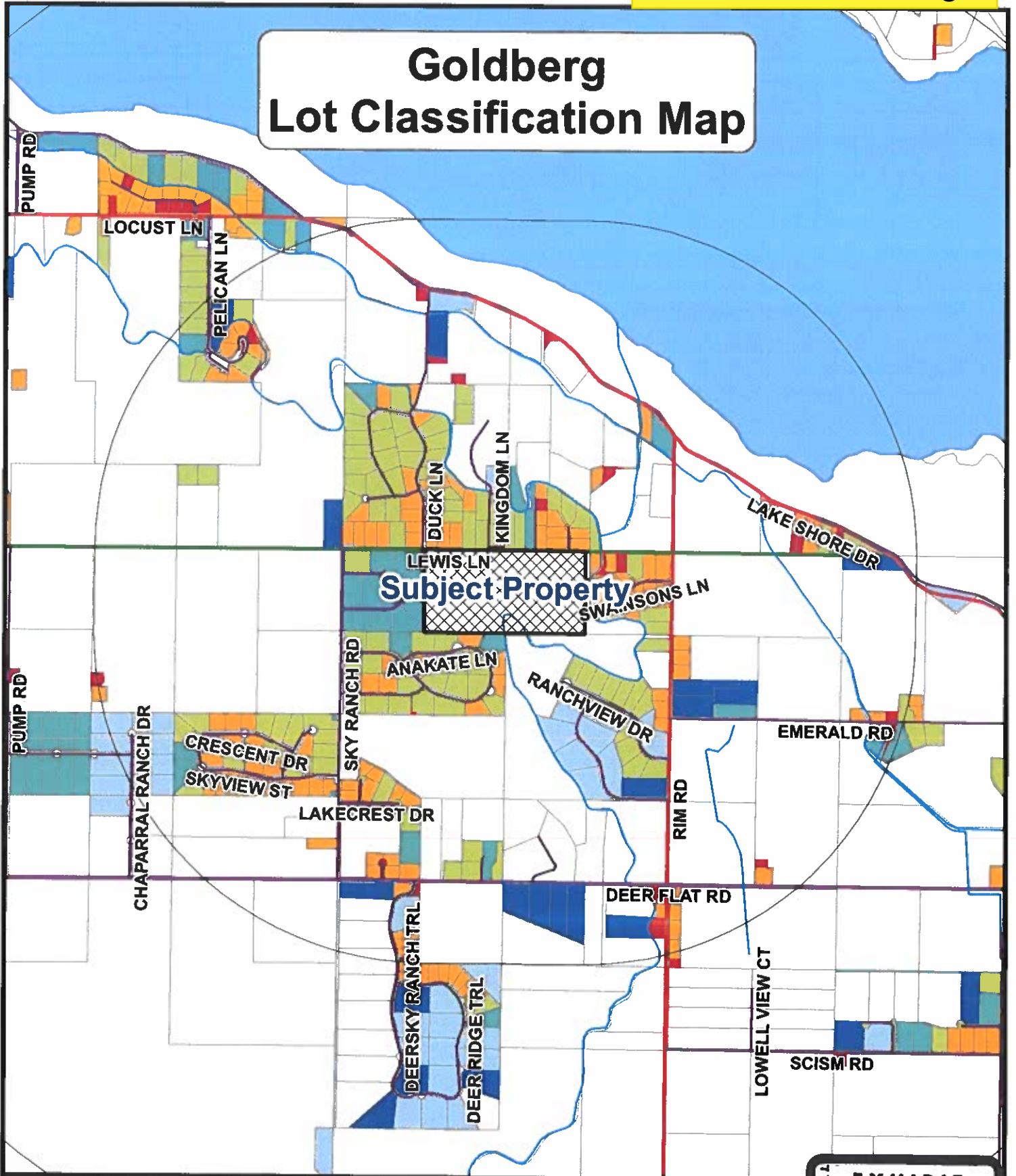
| SOIL CAPABILITY CLASS | SOIL CAPABILITY        | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |
|-----------------------|------------------------|----------------|---------|------------|
| 4                     | MODERATELY SUITED SOIL | 788479.56      | 18.10   | 23.33%     |
| 3                     | MODERATELY SUITED SOIL | 280134.36      | 6.43    | 8.29%      |
| 3                     | MODERATELY SUITED SOIL | 938195.28      | 21.54   | 27.76%     |
| 3                     | MODERATELY SUITED SOIL | 1331672.76     | 30.57   | 39.40%     |
| 3                     | MODERATELY SUITED SOIL | 41120.64       | 0.94    | 1.22%      |
|                       |                        | 3379602.60     | 77.59   | 100%       |

# FARMLAND REPORT

| SOIL NAME | FARMLAND TYPE               | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |
|-----------|-----------------------------|----------------|---------|------------|
| Mgd       | Not prime farmland          | 788479.56      | 18.10   | 23.33%     |
| MgC       | Prime farmland if irrigated | 280134.36      | 6.43    | 8.29%      |
| MnC       | Not prime farmland          | 938195.28      | 21.54   | 27.76%     |
| MnC       | Not prime farmland          | 1331672.76     | 30.57   | 39.40%     |
| MnC       | Not prime farmland          | 41120.64       | 0.94    | 1.22%      |
|           |                             | 3379602.60     | 77.59   | 100%       |

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2008

# Goldberg Lot Classification Map



**Legend**

|           |
|-----------|
| 0.0 - 1.0 |
| 1.1 - 2.0 |
| 2.1 - 3.0 |
| 3.1 - 4.0 |
| 4.1 - 5.0 |
| 5.1 - 6.0 |

- Interstate
- Expressway
- Proposed Expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector

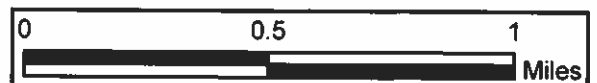


EXHIBIT  
7g



NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ,  
NITRATE PRIORITY 2020.

# Goldberg Nitrate Priority & Wells

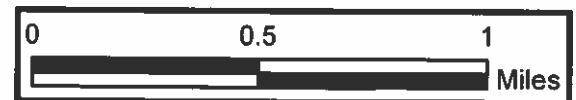
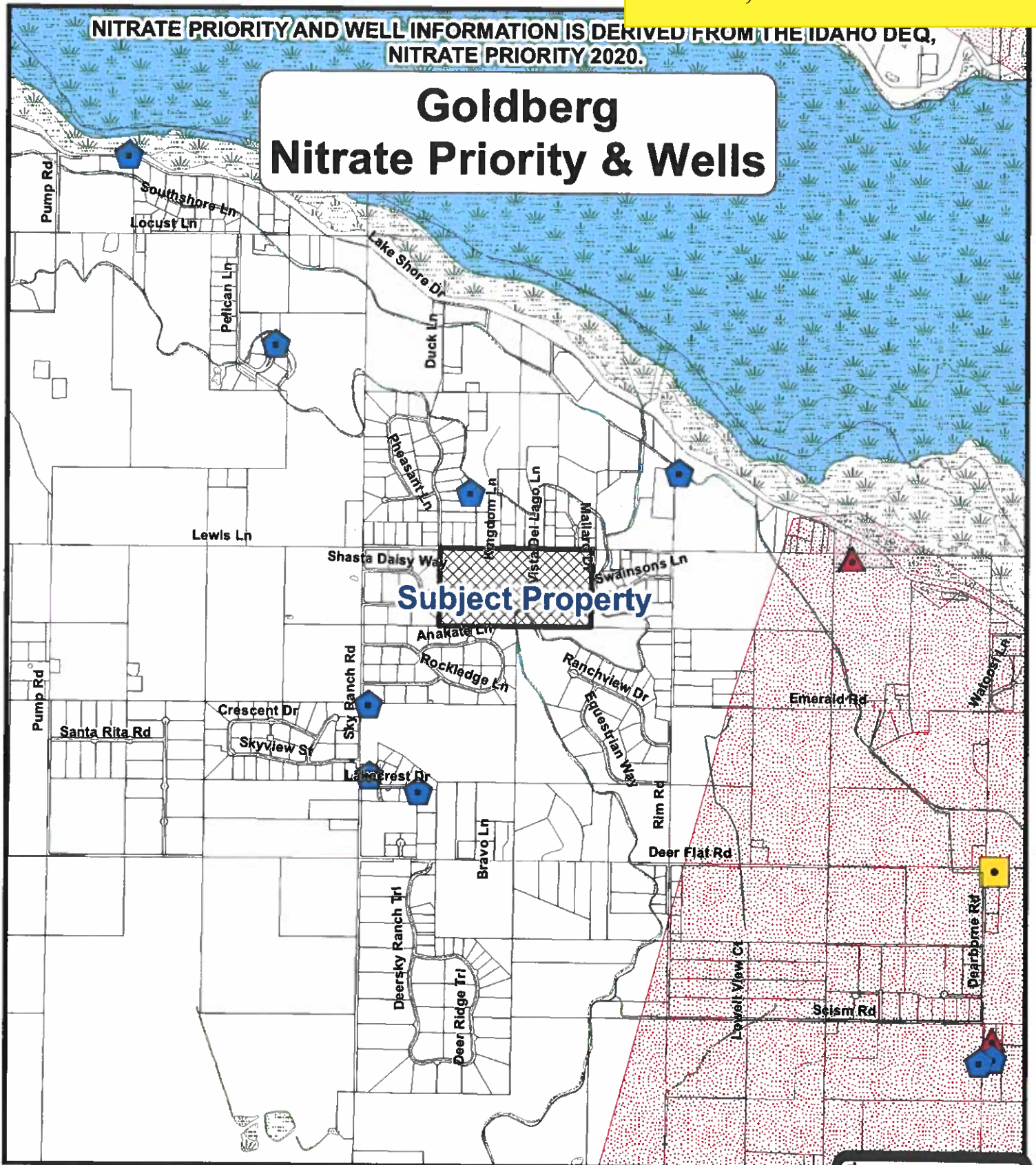
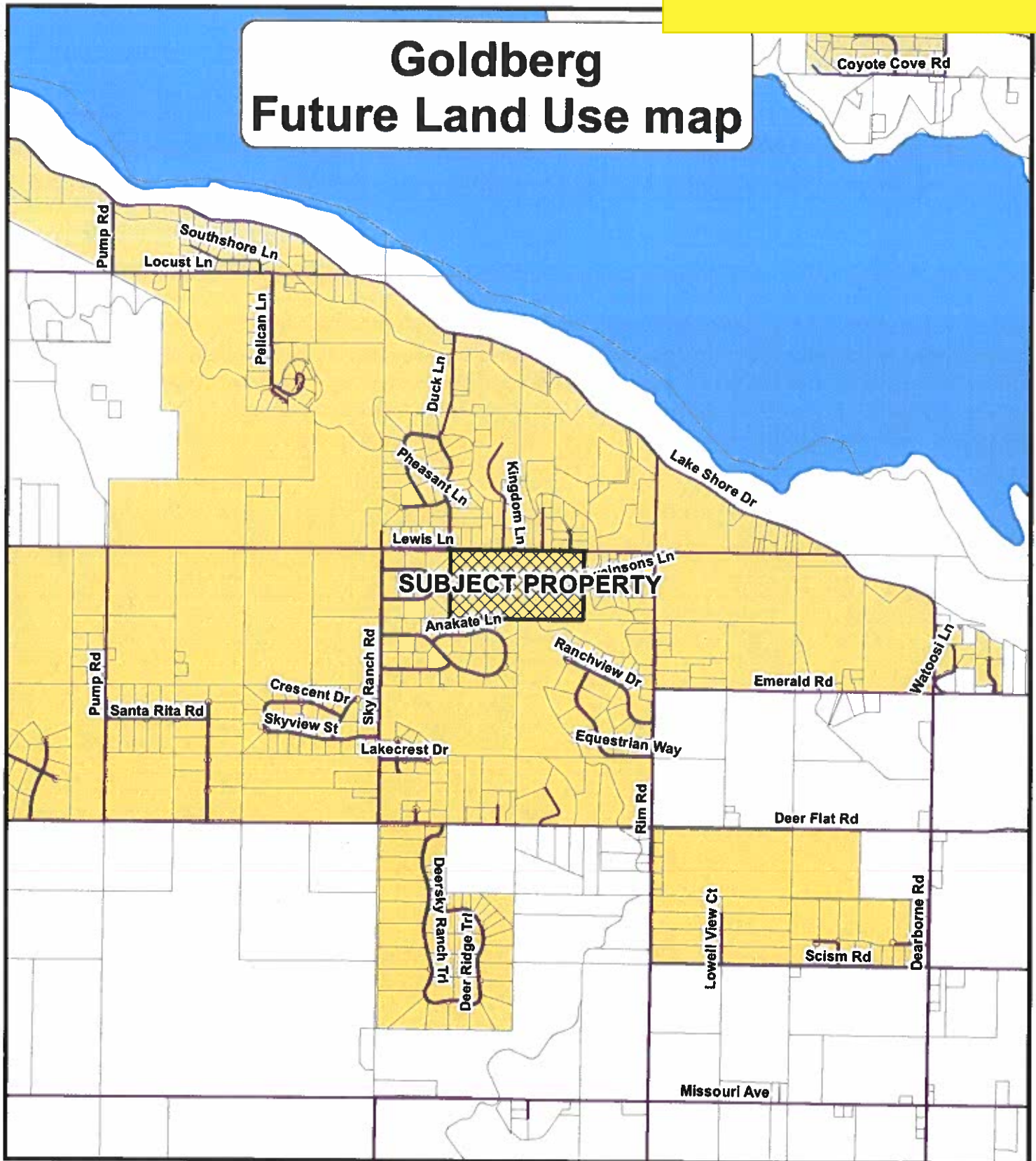


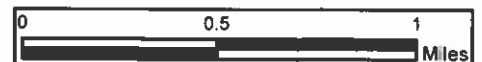
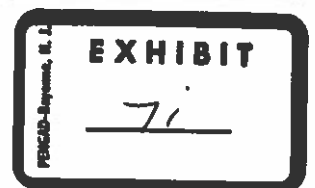
EXHIBIT  
7h



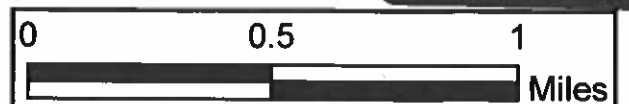
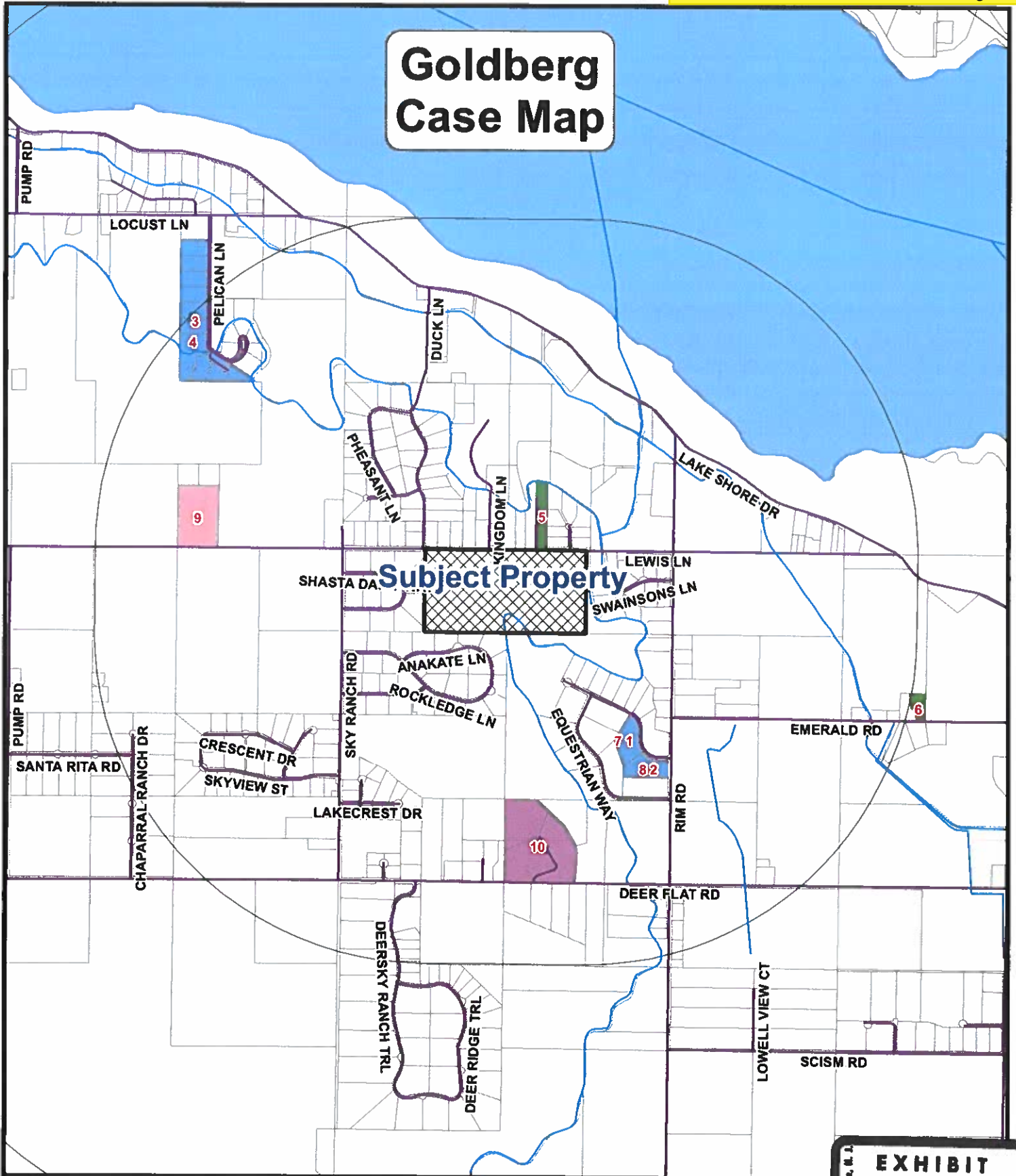
# Goldberg Future Land Use map



- Legend**
- COMMERCIAL
  - INDUSTRIAL
  - RESIDENTIAL
  - Scenic\_Byway



# Goldberg Case Map

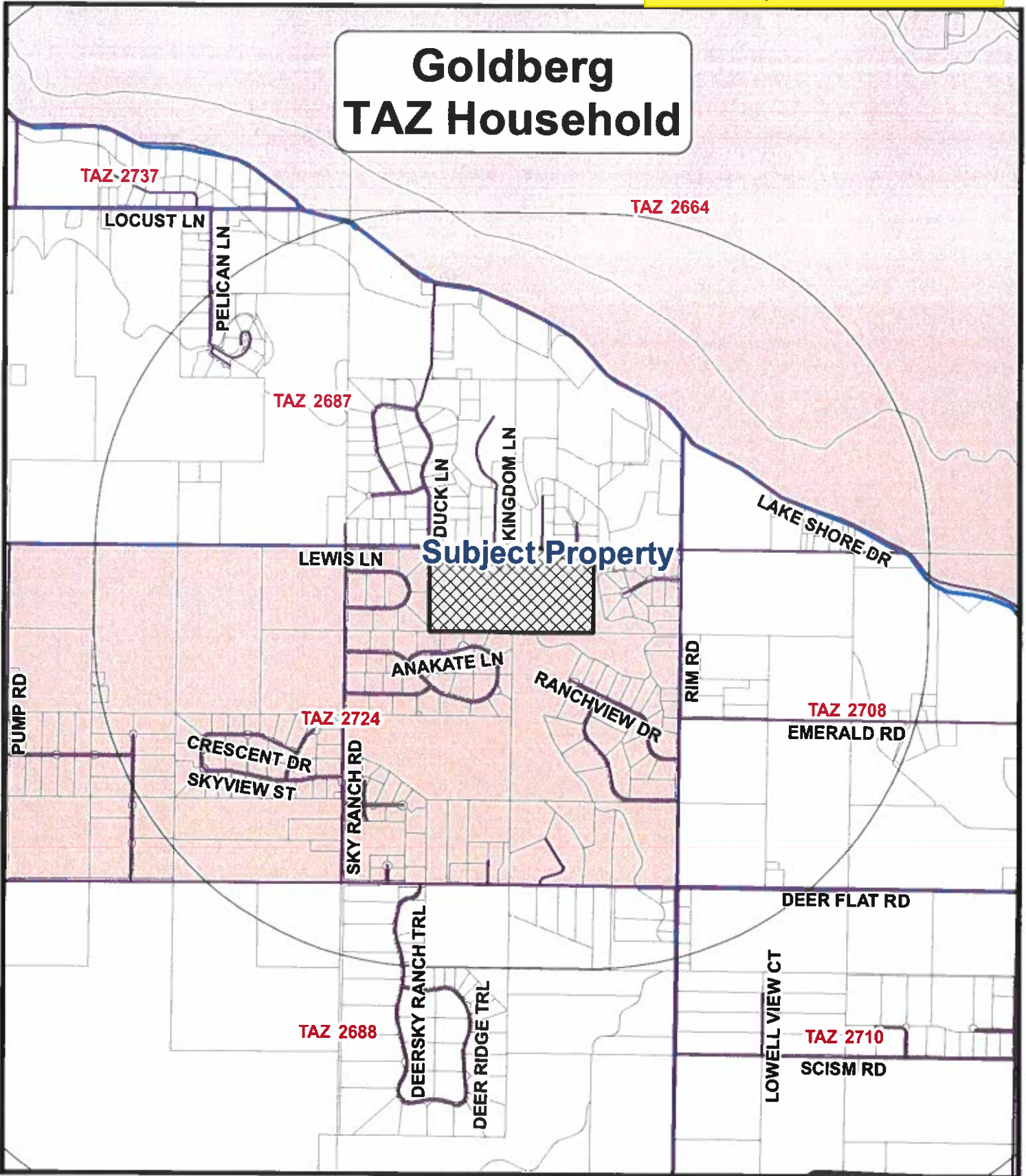


## CASE SUMMARY

| ID | CASENUM     | REQUEST                               | CASENAME                          | FINALDECIS |
|----|-------------|---------------------------------------|-----------------------------------|------------|
| 1  | RZ2019-0029 | Rezone AG to RR                       | Jett Elizabeth                    | APPROVED   |
| 2  | RZ2020-0009 | Rezone AG to RR                       | Newell                            | APPROVED   |
| 3  | RZ2019-0003 | Rezone AG to RR                       | Pelican Line LLC                  | APPROVED   |
| 4  | SD2019-0014 | Pelican Sub                           | Pelican Sub                       | APPROVED   |
| 5  | RZ2018-0003 | AG to R1                              | Schwab                            | APPROVED   |
| 6  | PH2018-22   | Rezone AG to R1                       | Shaul Parker                      | APPROVED   |
| 7  | SD2020-0008 | Short Plat Valley View Ranch Sub No.  | Valley View Ranch Sub No.2        | APPROVED   |
| 8  | SD2020-0015 | lat. Valleyview Ranch Subdivision No. | Valleyview Ranch Subdivision No.3 | APPROVED   |
| 9  | RZ2020-0010 | Rezone AG to RR                       | Walker Investment Trust           | APPROVED   |
| 10 | RZ2019-0006 | AG to CR                              | Wood Brothers Holding, LLC        | APPROVED   |

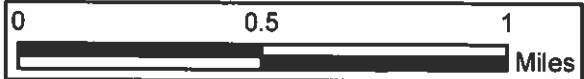


# Goldberg TAZ Household

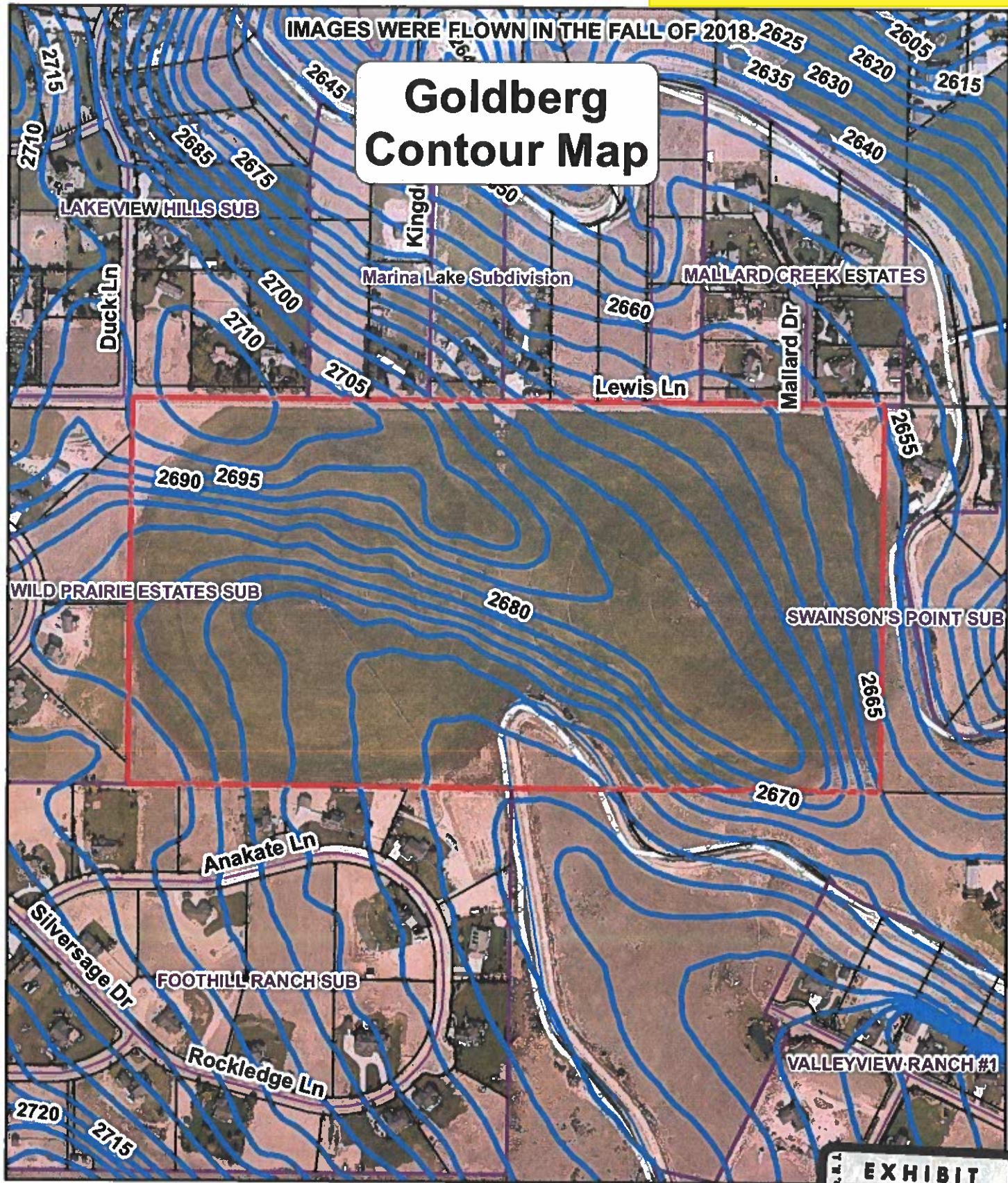


| TAZ HouseHold 2020-2040 |           |  |            |
|-------------------------|-----------|--|------------|
|                         | 4 - 50    |  | 251 - 500  |
|                         | 51 - 150  |  | 501 - 750  |
|                         | 151 - 250 |  | 751 - 1263 |

EXHIBIT  
7k







### Legend

-  SUBJECT\_PROPERTY  
 TaxParcels  
 SectionContours  
 Wetlands

# EXHIBIT

74

0 200 400 600 Feet



# Goldberg Dairy, Feedlot, and Gravel Pit Map

Subject Property

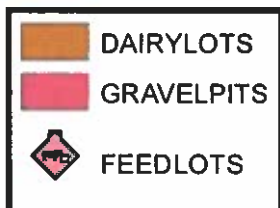
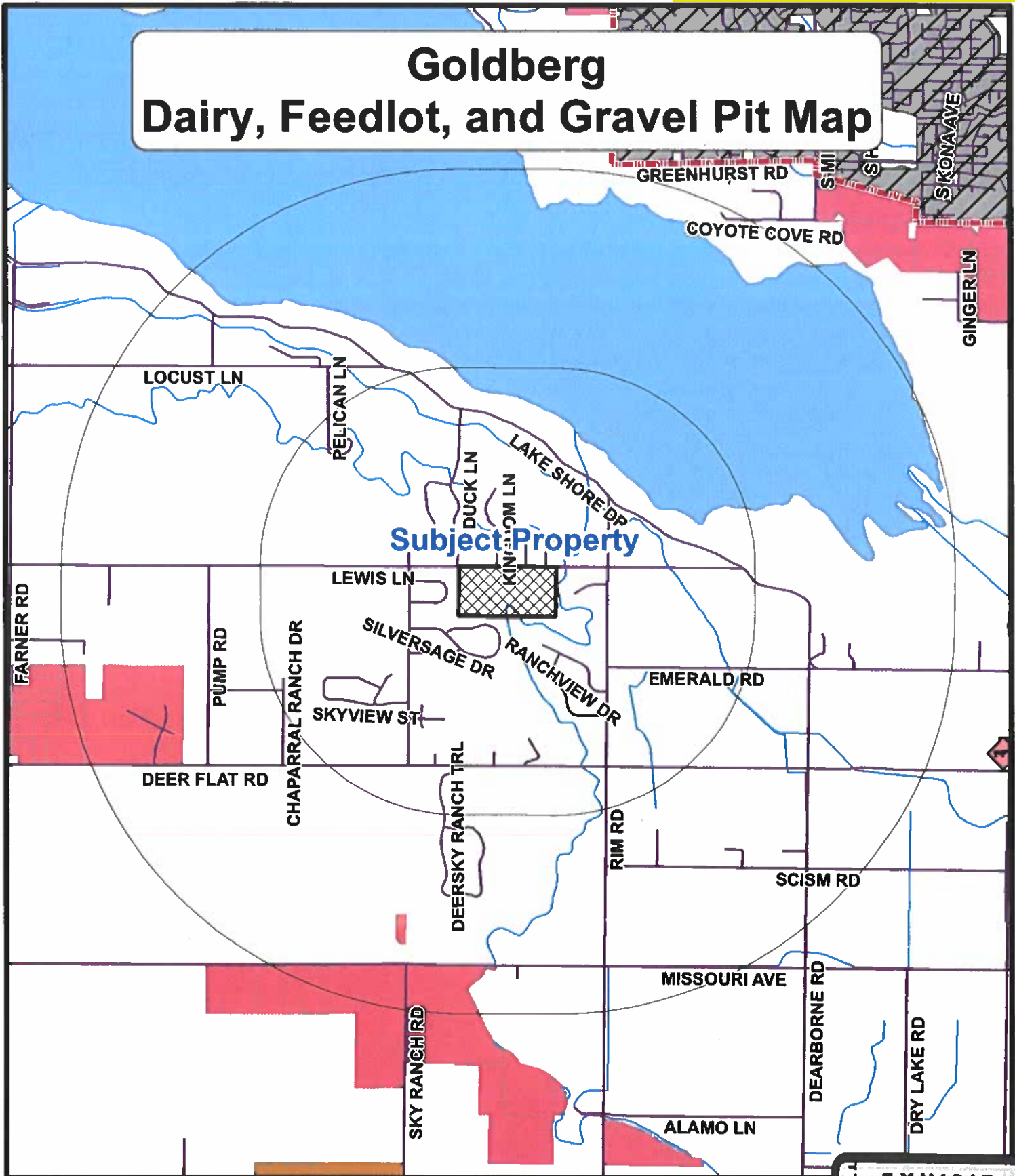


EXHIBIT  
7m







**NAMPA SCHOOL  
DISTRICT**

Re: RZ2021-0030 & SD2021-0018

To Whom It May Concern:

Nampa School District has reviewed RZ2021-0030 & SD2021-0018. The children from these homes will attend the following schools:

- Lake Ridge Elementary School
- South Middle School
- Skyview High School

We do have concerns about capacity at these schools at this time. Additions to Skyview High School at this time will move it to likely have to compete in the 5A sports and activities classification. The district does allow for open enrollment at any school where capacity allows it.

This subdivision is entirely within the Nampa School District attendance boundary. It does border Vallivue School District on the north side of Lewis Lane west 12488 LEWIS LN.

We do encourage the developer to consider adding a lighted area near an entrance to the subdivision for waiting for the school bus for increased safety. The morning pick time for this subdivision will frequently be in the dark, and Lewis Lane is posted at 50 miles per hour.

Sincerely,

Peter Jurhs  
Executive Director of Operations

*Inspiring Excellence — Every Child, Every Day*

619 S. Canyon St. Nampa, ID 83686  
[www.nsd131.org](http://www.nsd131.org)



**Jennifer Almeida**

**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Thursday, December 2, 2021 3:06 PM  
**To:** Jennifer Almeida  
**Subject:** [External] FW: Agency Notification RZ2021-0030 SD2021-0018  
**Attachments:** RZ2021-0030 SD2021-0018.pdf; SKM\_C36821051208080.pdf

Good Afternoon Jennifer,

Nampa Highway District #1 granted a Variance for access to W. Lewis Ln subject to the Final Plat being recorded.

That being said, we will still require construction plans to be submitted, along with the associated review fees, and approved by the Highway District.

We have no objection to the approval of the Preliminary Plat and rezone of the property subject to the previous comment.

Thank you,

Eddy

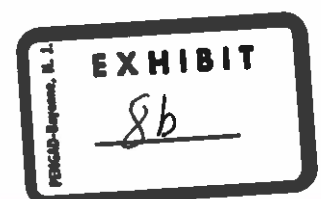
Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

**From:** BPuleo <Bonnie.Puleo@canyoncounty.id.gov>  
**Sent:** Thursday, December 2, 2021 1:17 PM  
**To:** 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'stephen.fitzner@phd3.idaho.gov' <stephen.fitzner@phd3.idaho.gov>; 'twallen@nsd131.org' <twallen@nsd131.org>; 'pjurhs@nsd131.org' <pjurhs@nsd131.org>; Eddy Thiel <eddy@nampahighway1.com>; 'd3development.services@itd.idaho.gov' <d3development.services@itd.idaho.gov>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'lori.kent@id.nacdnet.net' <lori.kent@id.nacdnet.net>; AJ Mondor <AJ.Mondor@canyoncounty.id.gov>; 'cmiller@compassidaho.org' <cmiller@compassidaho.org>; 'edward\_owens@fws.gov' <edward\_owens@fws.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'casey.pozzanghera@idfg.idaho.gov' <casey.pozzanghera@idfg.idaho.gov>; 'rirwin@idahopower.com' <rirwin@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>  
**Subject:** Agency Notification RZ2021-0030 SD2021-0018

Good afternoon:

Please see the attached agency notice. Please direct your comments or questions to Planner Jennifer Almeida at [Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)

Thank you,





# APPLICATION TO VARY STANDARDS

NHD-005  
Rev Sep 2015  
Page 1 of 2

7:30  
May 11th

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

I certify that I am the applicant (or authorized representative of applicant), that I have read Section II (Information to Applicant), that I have completed Section III (Applicant Questionnaire), and that the statements and representations made herein are true and correct.

Alec Egurrola  
NAME OF APPLICANT  
332 N Broadmore Way  
ADDRESS  
Nampa ID 83687  
CITY STATE ZIP

Alec Egurrola  
SIGNATURE OF APPLICANT  
04/20/2021  
DATE  
(208) 442-6300  
PHONE (CELL NUMBER PREFERRED)

## SECTION II - INFORMATION TO APPLICANT

The District Standards are published in the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts. Section 2140.010 of those Standards discusses the purpose for variances, and reads as follows:

"The Highway District may grant variances in order to prevent or to lessen such practical difficulties and unnecessary physical hardships as would result from a literal interpretation and enforcement in certain of the regulations prescribed by these Standards.

A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing 1) undue hardship because of special characteristics applicable to the site, and 2) the variance is not in conflict with public interest. Hardships must result from special site characteristics, from geographic, topographic or other physical conditions, or from population densities, existing street locations or traffic conditions.

The purpose of a variance is to provide fair treatment and to see that individuals are not penalized because of site characteristics beyond their control."

Section 2040.030 of those Standards discusses the duration of approval, and reads as follows:

"The use or construction permitted under the terms of any variance shall be commenced within a six (6) month period. If such use or construction has not commenced within such time period, the variance shall no longer be valid. Prior to the expiration of the six (6) month period, the District, upon request of the applicant, may extend the variance for up to an additional six (6) months from the original date of approval. No additional extension will be allowed."

An electronic version of the Standards can be found on the "Manuals, Forms and Maps" page of the Highway District web site at [www.nampahighway1.com](http://www.nampahighway1.com).

## SECTION III - APPLICANT QUESTIONNAIRE (TO BE COMPLETED BY APPLICANT)

Attach additional pages as necessary for answers.

1. What is the Section title and number of the Standards from which you wish to vary? 3061.010 "Roadway Spacing Policy"
2. What specifically do you wish to do differently from what the Standards allow? Allow two new local road points of direct access onto a minor arterial: Lewis Ln.

SCANNED



## APPLICATION TO VARY STANDARDS

NHD-005  
Rev Sep 2015  
Page 2 of 2

3. Why do you wish to vary from the Standards? \_\_\_\_\_

To provide access for a proposed residential development as Lewis Ln is the only highway district maintained road accessible to the property. This proposed 33 home development will ideally have 2 points of access on Lewis for site & emergency access efficiency.

4. Explain why this variance would not be detrimental to public health, safety or welfare, and not materially injurious to other properties in the vicinity:

Both proposed points of access are aligned with existing intersections of Mallard Drive and Kingdom Lane. See attached report; a T-O performed sight distance analysis concludes current sight distance exceed minimum AASHTO requirements for design speed of 50 mph.

5. What undue hardship would result if this variance were not granted? \_\_\_\_\_

Not granting the variance at worst case would make the subdivision infeasible. It could lead to consideration of alternatives with less efficient & safe access and less than feasible layout.

6. Provide the following information regarding the property/site:

Street Address Lewis Ln

Side of Road: ☐ North ☒ South ☐ East ☐ West

Between: Rim Rd

&

Duck Ln

(NAMES OF CLOSEST CROSS STREETS)

### SECTION IV - REVIEW (TO BE COMPLETED BY HIGHWAY DISTRICT STAFF)

STAFF REPORT COMPLETED AND ATTACHED: ☒ Yes ☐ No

APPLICATION FEE PAID: ☒ Yes ☐ No

SITE PLAN SUBMITTED: ☒ Yes ☐ Not needed

Edward Neal  
SIGNATURE - HIGHWAY DISTRICT STAFF

5-6-21  
DATE

### SECTION V - DECISION (TO BE COMPLETED BY HIGHWAY DISTRICT BOARD OF COMMISSIONERS)

DECISION OF THE HIGHWAY DISTRICT BOARD OF COMMISSIONERS: ☐ Approved ☐ Denied

☒ Approved subject to conditions

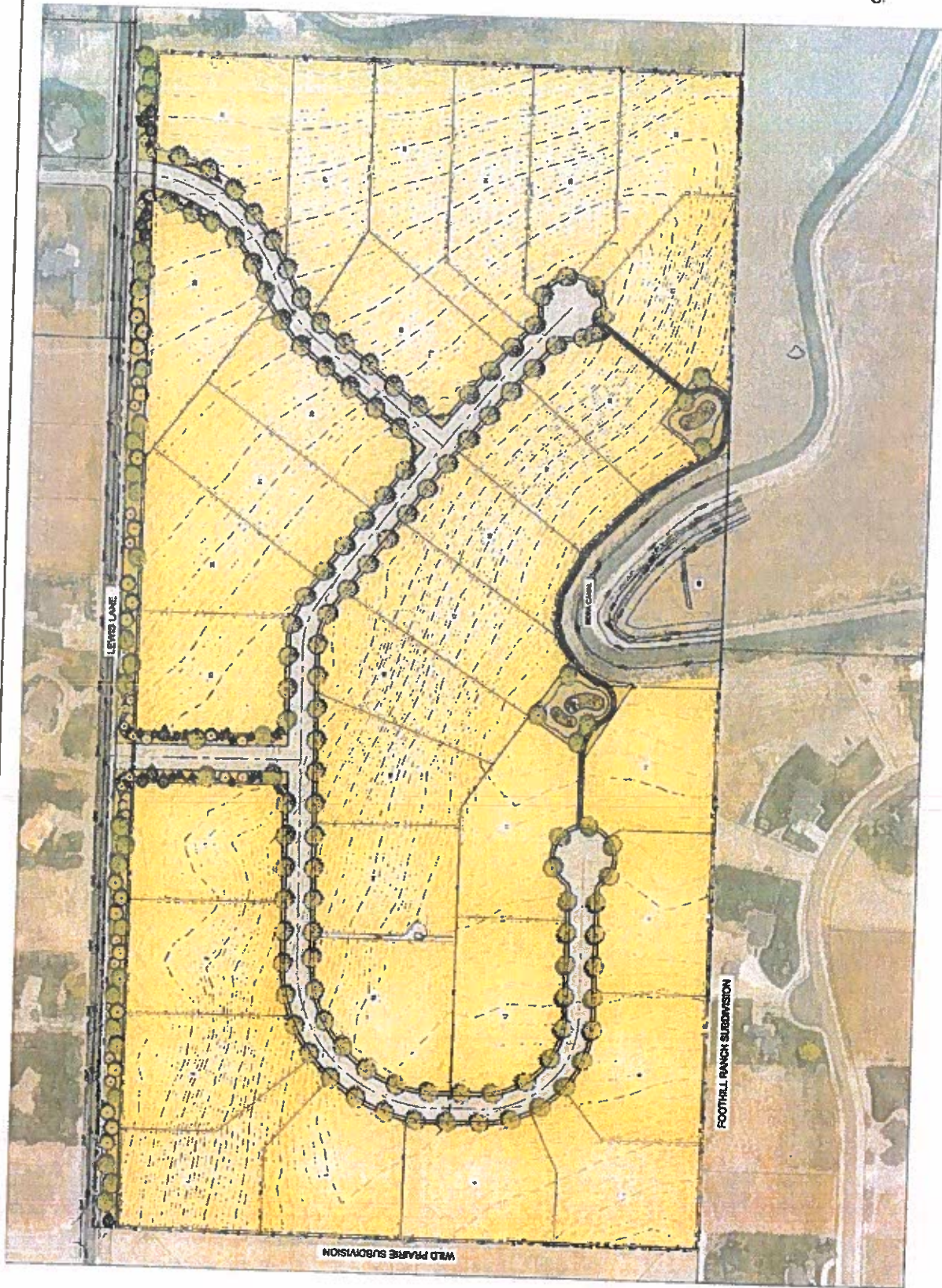
BASIS OF DECISION (WITH ANY APPLICABLE CONDITIONS): Commissioners approved the Variance for 2 new Subdivision accesses subject to the Final Plat being recorded. for the ~~subdivision~~ Subdivision. Lewis Heights

SIGNED: \_\_\_\_\_

RK Smith  
CHAIRMAN OF THE BOARD

5-11-21  
DATE






  
 0 10 20 30 40 50 60 70 80 90 100
   
 GOLDBERG SUBDIVISION

**700 CONCRETE**
  
 100% CONCRETE
   
 100% CONCRETE
   
 100% CONCRETE
   
 100% CONCRETE

April 12, 2021

Nampa Highway District #1  
4507 12<sup>th</sup> Ave RD  
Nampa, ID 83686

RE: Goldberg Country Subdivision

To whom it may concern,

The following information was gathered during a site investigation regarding the sight distance at the proposed west entrance to the Goldberg Country Subdivision off Lewis Lane between Sky Ranch Road and Rim Road. The goal of this analysis is to determine if there is enough sight distance along Lewis Lane to allow for the construction of a new local road for subdivision access for 33 future residential lots. Lewis Lane is classified as a Principal Arterial and is managed by Nampa Highway District No. 1. A site visit was performed, and pictures taken on April 7, 2021.

#### **SIGHT DISTANCE SUMMARY**

Lewis Lane Design Speed Limit: 50 mph  
Average Downgrade Slope Near Access: -4%  
Design Vehicle: Passenger Car  
ISD: Intersection Sight Distance

Stopping Sight Distance for Level Approach: 425 ft.  
Adjusted Stopping Sight Distance at -4% Grade: 460 ft.

Left Turn Time Gap at Level Grade: 7.5 sec.  
Left-Turn ISD at level grade: 555 ft.  
Left Turn Time Gap at -4% grade: 7.7 sec.  
Left Turn ISD at Level Grade: 570 ft

Right Turn Time Gap at Level Grade: 6.5 sec  
Right Turn ISD at Level Grade: 480 ft.  
Right Turn Time Gap at -4% Grade: 6.6 sec.  
Right Turn ISD at Level Grade: 490 ft.



**SIGHT DISTANCE CONCLUSION**

Measured Sight Distance East: +1,000 ft  
Measured Sight Distance West: 945 ft

There is no sight obstruction to the east with sight distance exceeding 1,000 ft. (see image 1). Sight distance to the west of the proposed subdivision access is affected by a hill as shown in images 2 and 3. Based on AASHTO design guidelines, the worst-case site distance is for left hand turns out of the subdivision looking at east bound traffic. The minimum required site distance for the posted speed limit and existing road profile is 570 feet. Our field observations show there is approximately 945 feet of site distance. Therefore, the available site distance exceeds the minimum requirement.

Please feel free to call me with any questions at 208-442-6300

Sincerely,  
T-O Engineers  
Zane Cradic, P.E.  
Project Manager

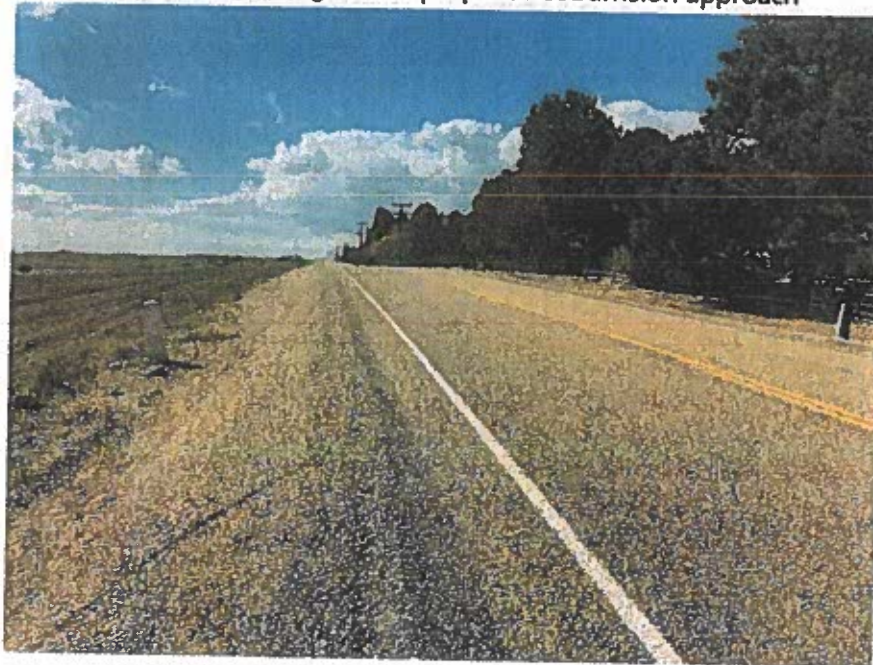




**T-O ENGINEERS**



**Image 1 – Looking east at proposed subdivision approach**



**Image 2 – Looking west at proposed subdivision approach**



Image 3 – Looking east at approximately 945' west of proposed subdivision approach



**Alec Egurrola  
C/O LGD Ventures, LLC  
0 W. Lewis Ln.  
Nampa, Idaho 83686**



| ROAD NAME   | FUNCTIONAL CLASSIFICATION | FRONTAGE | SPEED LIMIT |
|-------------|---------------------------|----------|-------------|
| W. Lewis Ln | Rural Minor Arterial      | 2580 ft. | 50 mph      |

**Request:**

Alec Egurrola, representing LGC Ventures, LLC, is asking for a variance of Section 3061.020.A in the ACCHD Standards Manual which allows no new direct access to Arterial Roadways to install 2 new residential points of access onto W. Lewis Ln.

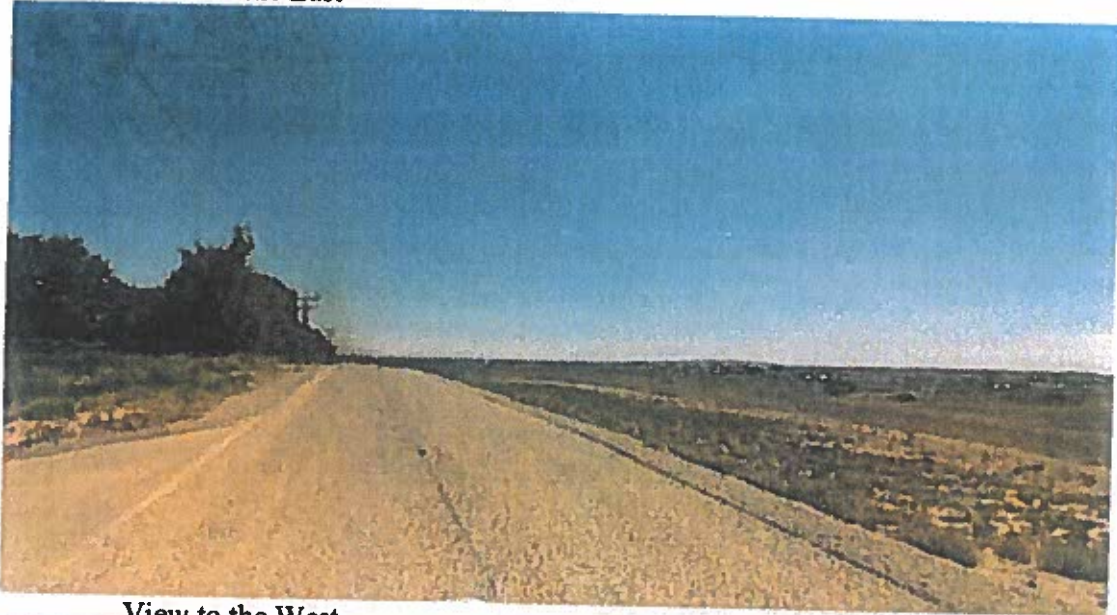
**Reason For Request:**

Alec Egurrola is asking for the variance of Section 3061.020.A in the ACCHD Standards Manual to install 2 new subdivision accesses onto W. Lewis Ln., which has the functional classification of a Rural Minor Arterial, to serve a new public subdivision. The property is currently served by ag approaches to serve the farm field.

**Findings For Consideration:**

1. Sight Distance at the subject property is acceptable.
2. ACCHD Standards allows no direct access to Arterial Roadways.
3. The subject property is 78.5 acres being served by Ag accesses.

View to the East



View to the West









**Jennifer Almeida**

**From:** Doug Critchfield <critchfielddd@cityofnampa.us>  
**Sent:** Thursday, December 2, 2021 4:48 PM  
**To:** Jennifer Almeida  
**Cc:** Rodney Ashby  
**Subject:** [External] RE: [External] Agency Notification RZ2021--0030 SD2021-0018

Hi Jennifer. This proposed action would allow for 1-acre or larger residential lot development. The area proposed for this development is surrounded by large lot residential development. Nampa is seeking to expand its area of impact to the properties just east of the Mora Canal. The proposed land use setting for this area expansion is Very Low Density Residential. This would be compatible with the proposed rezoning and associated development. Nampa supports the County's efforts to preserve agricultural land where feasible. Nampa Planning and Zoning has no objections to this proposal.

Thank you - Doug

**From:** BPuleo <Bonnie.Puleo@canyoncounty.id.gov>  
**Sent:** Thursday, December 2, 2021 3:51 PM  
**To:** '3tjj@frontiernet.net' <3tjj@frontiernet.net>; Media - KBOI Radio News <670@kboi.com>; 'aburton@caldwellschools.org' <aburton@caldwellschools.org>; Addressing <Addressing@cityofnampa.us>; 'admin1@kunalibrary.org' <admin1@kunalibrary.org>; 'admin2@kunalibrary.org' <admin2@kunalibrary.org>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'ann\_jacops@hotmail.com' <ann\_jacops@hotmail.com>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'Aubrie.hunt@dhw.idaho.gov' <Aubrie.hunt@dhw.idaho.gov>; Daniel Badger <BadgerD@cityofnampa.us>; Deborah Rosin <rosind@cityofnampa.us>; 'BKINNEY@IDAHOPOWER.COM' <BKINNEY@IDAHOPOWER.COM>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'brock.cornell@isda.idaho.gov' <brock.cornell@isda.idaho.gov>; 'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>; 'canyoudigit@frontier.com' <canyoudigit@frontier.com>; 'CARL@BLACKCANYONIRRIGATION.COM' <CARL@BLACKCANYONIRRIGATION.COM>; 'cdillon@usbr.gov' <cdillon@usbr.gov>; 'cenww-rd@usace.army.mil' <cenww-rd@usace.army.mil>; 'CHOPPER@CANYONHD4.ORG' <CHOPPER@CANYONHD4.ORG>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'clerk@greenleaf-idaho.us' <clerk@greenleaf-idaho.us>; 'clittle@achdidaho.org' <clittle@achdidaho.org>; 'craigbrown@cwidaho.cc' <craigbrown@cwidaho.cc>; Doug Critchfield <critchfielddd@cityofnampa.us>; 'ddenney@homedaleschools.org' <ddenney@homedaleschools.org>; 'deb0815@yahoo.com' <deb0815@yahoo.com>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'dholzhey@marsingschools.org' <dholzhey@marsingschools.org>; Diana Little <Diana.Little@canyoncounty.id.gov>; 'djharrold@frontier.com' <djharrold@frontier.com>; 'droot@cityofcaldwell.org' <droot@cityofcaldwell.org>; electionsclerk <electionsclerk@canyoncounty.id.gov>; 'facjhill@gmail.com' <facjhill@gmail.com>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; 'farmers.union.ditch@gmail.com' <farmers.union.ditch@gmail.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; 'flo.ghighina@itd.idaho.gov' <flo.ghighina@itd.idaho.gov>; 'GMPRDJENNIFER@GMAIL.COM' <GMPRDJENNIFER@GMAIL.COM>; 'gtiminsky@starfirerescue.org' <gtiminsky@starfirerescue.org>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'horner.marci@westada.org' <horner.marci@westada.org>; Brent Hoskins <hoskinsb@cityofnampa.us>; Joe Huff <huffj@cityofnampa.us>; 'IDL\_jurisdictional@idl.idaho.gov' <IDL\_jurisdictional@idl.idaho.gov>; 'info@canyoncountyhistory.org' <info@canyoncountyhistory.org>; 'info@canyoncountymosquito.com' <info@canyoncountymosquito.com>; 'info@parmacityid.org' <info@parmacityid.org>; 'info@snakerivercanyonscenicbyway.org' <info@snakerivercanyonscenicbyway.org>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>;



**Jennifer Almeida**

**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Monday, December 6, 2021 11:37 AM  
**To:** Jennifer Almeida  
**Subject:** [External] RZ2021-0030 SD2021-0018

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

ITD has received application RZ2021-0030, SD2021-0018 for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

*Sarah Arjona*  
*Development Services Coordinator*  
*ITD District 3*  
*(208) 334-8338*

**From:** BPuleo <Bonnie.Puleo@canyoncounty.id.gov>  
**Sent:** Thursday, December 2, 2021 1:17 PM  
**To:** 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'stephen.fitzner@phd3.idaho.gov' <stephen.fitzner@phd3.idaho.gov>; 'twallen@nsd131.org' <twallen@nsd131.org>; 'pjurhs@nsd131.org' <pjurhs@nsd131.org>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'lori.kent@id.nacdnet.net' <lori.kent@id.nacdnet.net>; AJ Mondor <AJ.Mondor@canyoncounty.id.gov>; 'cmiller@compassidaho.org' <cmiller@compassidaho.org>; 'edward\_owens@fws.gov' <edward\_owens@fws.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'casey.pozzanghera@idfg.idaho.gov' <casey.pozzanghera@idfg.idaho.gov>; 'rirwin@idahopower.com' <rirwin@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>  
**Subject:** [EXTERNAL] Agency Notification RZ2021-0030 SD2021-0018

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Good afternoon:

Please see the attached agency notice. Please direct your comments or questions to Planner Jennifer Almeida at [Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)

Thank you,



Jennifer Almeida

**From:** Alec Egurrola <AEgurrola@to-engineers.com>  
**Sent:** Thursday, March 3, 2022 11:52 AM  
**To:** Jennifer Almeida  
**Cc:** TRitthaler@boiseproject.org  
**Subject:** [External] FW: Lewis Heights

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jennifer,

See below comment from Boise Project Board of Control.

Thanks,

ALEC EGURROLA | *Land Use Planner*



**T-O ENGINEERS**

332 N. Broadmore Way | Nampa, Idaho 83687

☎ 208-442-6300

[www.to-engineers.com](http://www.to-engineers.com)



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**From:** TRitthaler@boiseproject.org <TRitthaler@boiseproject.org>  
**Sent:** Thursday, March 3, 2022 11:49 AM  
**To:** Alec Egurrola <AEgurrola@to-engineers.com>  
**Subject:** Lewis Heights

Boise Project has no issues with the current plan for Lewis Heights Subdivision, however it must be understood that if our quoted easement is affected in any way during the construction phase Boise Project reserves the right to have changes be made at that time.

Thanks,  
Tom

Thomas B Ritthaler  
Assistant Project Manager  
Boise Project Board of Control  
2465 Overland Rd.  
Boise, Idaho 83705





April 7, 2022  
Planning and Zoning Commissioners  
Jennifer Almeida Planner III  
OR2021-0018 & RZ2021-0030  
Lewis Heights Subdivision submitted by T-O Engineers

You have received Exhibits addressing issues about property in this area requesting changes from Agricultural to Residential.

1. **Ashley Beverage submitted an exhibit on the Martines and Collias application pointing out issues that also apply to this land:**
  - **Agricultural Community, horse owners, water shortage** on residential wells with back up documentation on all these issues. This RZ2021-0030 application is **prime farm ground**. At present it is planted in Alfalfa, it provides hay for a lot of the individuals that have home and horses all the way around this land.
  - Looking at Lewis Lane, there are farm crops one mile and more to the East, and two miles of farmland to the East and West. At least three miles to the South. There is also a hill that blocks the view of on coming vehicles on Lewis, which will be a hazard with farm equipment. An accident waiting to happen.
  - Issues for **Crop Duster** in our area trying to make a living for 21 years and previous Commissioners have almost closed off his ability to do his job by allowing more and more land to be turned into Residential property. He can't fly over houses. He maintains 5,500 acres of land for farmers right in this area.
  - More houses would increase **Traffic, accidents, speeding** and issues with farming equipment, as presented in Ashley Beverages exhibit.
  - **TAZ studies** show 50 homes will be added through 2050 in this area, but previous Commissioners have approved **over 450 homes** in this area that have **not been built yet**. The TAZ studies are way short on their study.
  - **Water issues**, documents already submitted to you. Two of the subdivision next to this property have already given you proof of them sucking air in their community wells, (Sky Ranch & Ashley Beverage subdivision person wells, subdivision in Deer Sky Ranch, Valley View Sub.) One of those subdivisions had a house burn because the fire hydrant system was not working.
2. You have received exhibits from Claudia Haynes, one of the directors of Canyon County Alliance for Responsible Growth.
  - On our **State Law 67-6537, and Land Use Planning act. 67-6502** because of (health Issue) Arsenic in the area, new landowners are not given the information they need to protect themselves on this issue. But because Idaho is a non-disclosure state, no one has to tell new owners this information.
  - A Rezone change is **not a right, it is a request**, and all Commissioners are bound by the Laws of Idaho. The water at this applicant's property is not short of water **but the surrounding wells are having issue as we presented in former hearings**. The pivot on the land now provides some recharge. We have a unique ground with low transmissivity, material slowing recharge, depth of aquifer, and confining condition. **According to Dennis Owsley of IDWR, clay units do not yield water at a rate high enough to keep up with even a single well use in our area.**
  - **CCZO 07-06-03 C Not compatible with surrounding land uses**. And listed all the other Policies and Goals showing this. Even though it looks like a good thing to fill in with houses **the irrigation on this land helps replenish some of the water short falls in this area**. The homeowners in the area still have no proof that IDWR will keep Lake Lowell full to replenish the wells that are struggling. We have no evidence that the 450 homes already approved and **not built** in this area will not affect all the present homeowners. We are a unique area as you have read Dennis Owsley water report and you know this information.
  - If you rezone this property and allow additional houses to be built, that will not comply with Policy number 11 and 12 in the **Comprehensive Plan, Page 16-(11)**. "Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods." We have proven this with water, traffic, fire, accidents, health issues, schools, **crop duster**. (12) Property owners acknowledge and expect that Canyon County will preserve private property rights and value by enforcing regulations that will prevent incompatible and detrimental neighboring land uses. Preserve our property rights by

not depleting our aquifer. Which will destroy the value of our homes. Page 14 Property rights component, private Property rights..." the right to continue to conduct a business (Crop Duster) may be sufficient to be considered a property right.

- **Addressing a burned-out house** when fire hydrants do not work as (HOA do not maintain them properly this caused two lives.) Document showing IDWR knew in 2001 there were water issue in this area from their own news release 2001-52. You have received article after article showing water issues, even after Hydrologists have stated there is no problem, you have seen the bills the present homeowners that have had to pay. We proved this showing you documentation. Foothill Ranch Subdivision well is still sucking air. **Please protect the property rights of all the homes in this area now.** IDWR will not guarantee water to anyone. You have received proof of this in the Martinez file RZ2021-0023 to Kate Dahl.
- **Nampa Highway Department** not allowing another variance access of Locust from Eddy Thiel.
- After contacting the IDEQ talking to Mr. Steve Staufer, he informed me that Sky Ranch Estates is on a community water system and is required by law to have their water tested every year. This subdivision is close to Lewis Heights Subdivision they have had boil water orders.
- After contacting Southwest District Health (SWDH) and reviewing records of Valley View Ranch Subdivision, that land has issued with conditions of installing advanced treatment sewage disposal units capable of achieving an effluent nitrogen concentration of 27mg/L. This was a contacting Brigitte Gruenberg at SWDH on 3-16-21, she verify that any lots smaller than 5 acres would be required to put in sewage disposal units capable of achieving an effluent nitrogen concentration of 27mg/L because of the nitrate levels on this land. Yet the applicant's representative said they are not in a nitrate area, and SWDH says they are. What formal documents have you received from SWDH or IDEQ saying this water on this land is safe?
- Consider Commissioners VanBeek's, and Commissioners White's **testimony in the Trinity Estates LLC hearing** June 8, 2020. "Commissioner White is hesitant because the request is in a heavy agricultural area and she's struggling with the compatibility issue. Commissioner Van Beek referenced the established farms, dairies, and agricultural operations in the area and noted her concerns about the compatibility of residential development in an agricultural zone. She reviewed the policies and the comprehensive plan. It's a great agricultural area that is not in an area of impact or slated for residential development there are pockets of development out there.
- Also the Hearing officer Jerome Mapp's comments, about compatibility of residential developments in an agricultural zone. We printed out the hearing minutes showing this as proof.
- Very deep wells located up gradient of this land north. List of depth of wells in feet in your packet, 771, 562, 520, 540, 549, 514. According to statements from well companies these wells will cost more than \$60,000 each, and the well companies are stating they have no more pipe for wells, they are at least 1 year out for delivery of such pipe. The well companies are also stating that they are at least 1 years out for drilling any new wells.
- Cleo Miller leases this land and has a contract to **keep farming it**. He bought a pivot just to farm this land and want to keep farming it. After he finishes that contract there will be a list of farmers behind him ready to take up the lease as it is very, very, good producing farm ground.

When considering all the Ordinances, Comprehensive Plan, State Law, Idaho Constitution, and Land Use issues in the area as you add more development to the equation, you are creating a "TAKING" of the present property owners that are already facing other issues. This is why land use decisions are so critical, this will impede the farmers and other businesses in the area.

Canyon County Alliance for Responsible Growth, who has a membership of more than 50 families, would respectfully request that you deny this application for rezone and the building of more homes in the proposed area for the protection of the present homeowners: Property rights and businesses in the immediate area.

The statements I have made above are not just my opinion they are facts I have attached documents to prove these facts also news articles backing up this information.

Thank you,

Claudia Haynes  
Director of the Canyon County Alliance for Responsible Growth  
8830 Deersky Ranch Trail  
Nampa, Idaho 83686  
[Claudialee3@aol.com](mailto:Claudialee3@aol.com)

From: Claudia Haynes claudiale3@aol.com  
Subject: Ashley Beverage letter to the P&Z on [REDACTED]  
Date: February 9, 2022 at 10:26 AM  
To: Claudia Haynes claudiale3@aol.com

CH

From: Ashley Beverage <crashlyashley8@ [REDACTED]>  
Sent: [REDACTED]  
To: Jennifer.Almeida@canyoncounty.id.gov <Jennifer.Almeida@canyoncounty.id.gov>  
Cc: Ashley Beverage [REDACTED]  
Subject: [REDACTED]

January 30, 2022

Parcels: [REDACTED]

Canyon County-

*Ashley Beverage Exhibition Another hearing  
Most all applies to this Land  
RZ-2021-0030 OR-2021-0018*

Thank you for the opportunity to provide input on this upcoming land use hearing.

As a nearby neighbor, I have some concerns and considerations that I would like to have on record for this Comprehensive Plan Map Amendment and Conditional Rezone with Development Agreement. Our property is less than 2 miles away from the proposed subdivision. I have lived at this property for over 14 years and feel like I have a solid understanding of the area.

As a Native Idaho Resident, I have concerns with how much farm ground has already been developed. While this has been good in allowing people new homes and opportunities to help with the growing population of our area, it has also hurt our future. With less ground being farmed this is causing us to bring in more items that in the past we have had locally available. I see this from both a produce standpoint and aspects of our AG Community.

For example, as a horse owner I have watched the supply go down and the demand go up for hay over the years. Supply and demand issues mixed with water shortages have caused prices to continue to increase and availability to be scarcer. Yet the farmer is not making more in most cases.

If we allow another 89 acres to be developed this will take away another 89 acres of our AG community that will never come back. We need to preserve these areas so that we have a future generation of Idaho produced crops and quality of life for those that choose to be out of town. This land consists of 55% prime farm ground if irrigated, 11% farmland of statewide importance if irrigated, 7% prime farmland if irrigated and reclaimed of excess salts and sodium, 26% not prime farmland. This is good ground that should be preserved for farming.

We also need to take into consideration the crop dusters in our area. With an increase in homes there will be less areas for them to spray. There will be an increase in noise complaints. Smell complaints and other various issues for them trying to make a living. If approved please ensure there are clauses put in to protect the farmers, crop dusters, dairies, gravel pits, and livestock owners in this area.

Over the years I have watched a substantial increase in traffic. With the growth of the area, drivers are looking for alternatives to avoid the heavier traffic routes. This has caused a substantial increase in drivers, accidents, speeding, and other issues to this area. Adding an additional 33 homes to this area would increase traffic at a bare minimum to 132 additional cars per day (33x2 drivers x 2 trips a day). This does not take into account if there are more people living in a house hold or additional trips from their house daily. These roads in my opinion are not set up for the longevity to handle this.

Another issue that is prominent in this area are the deer and other animals with the Wild Life Refuge. The amount of road kill in this area and accidents related to this has always been an issue. There have also been wrecks when horses and cattle have been out also.

There is a nearby dairy that would be impacted by this subdivision. There are gravel pits with large dump trucks/trailers daily in these areas. This area is primarily farm land which consists of farm equipment on the roadways. Numerous running and biking events are held in this area that increased traffic would not be conducive of.





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Hoff - Amy Weidner  
308-8

3-14-2012

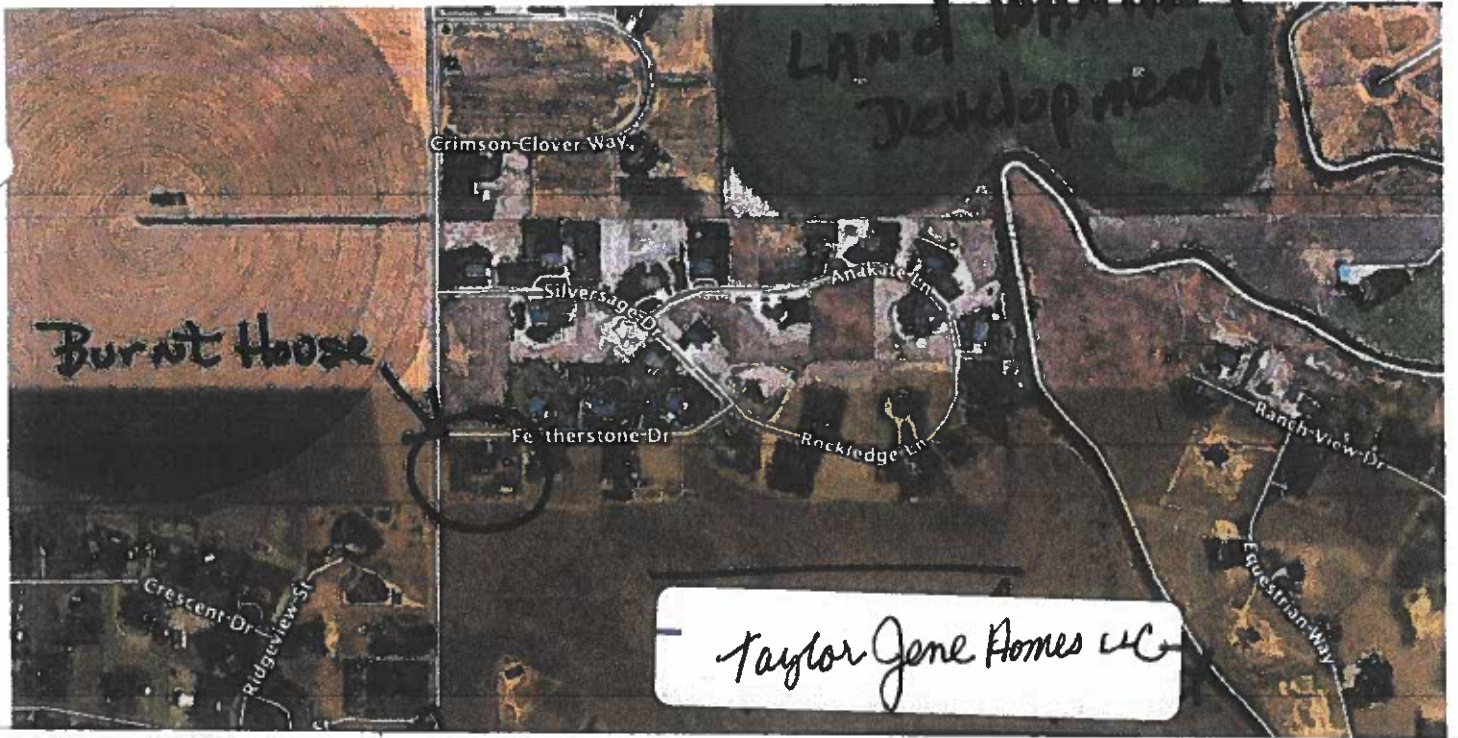




Find address or place







first house on Sky Ranch in  
Subdivision Called Foothill Ranch Sub.  
Featherstone Road. This lot touches  
this new development ~~to yesterday~~  
you are hearing.



PASCO FARMING, INC. DL.  
13735 MISSOURI AVENUE  
NAMPA, ID 83686




Canyon County Development Services  
Planning and Zoning Department  
1115 Albany Street  
Caldwell, Idaho 83605

3/25/2014

RE PH2013-6

Members of the Board

I have reviewed the letter submitted by Leland Tiegs on behalf of Pasco Farming regarding Tim and Julie Schelhorn's request to rezone a 40 acre parcel of land from agricultural to rural residential. I have also spoken with the aerial applicator. While I agree with the points in the letter, I would strongly oppose the rezone.

 Pasco Farming now has a 150 acre field about one half mile north of this property that we can no longer spray by air because it was boxed in by residential developments. We were able to have the field sprayed by air a few times last year. I understand that this caused some irritated neighbors. We have to spray at night because of the bees. We understand that this is inconvenient, trust me we don't want to be out there at midnight either. Because of the specialty crops that we raise, these applications need to have precise timing. The plane, we feel like, is a better option because while it is louder than the ground rig sprayer, it is faster. They both make noise but the ground rig takes much more time. During another application a few weeks later, the field was being sprayed by a ground rig when we received complaints. A sheriff's deputy came by and spoke to Mr. Tiegs stating that a complaint about "smell and noise" had been called in from the nearby subdivision - even though there was no violation.

Based on the map that the aerial applicator provided, I have to agree that a development on this property would keep us from doing aerial spraying on nearly three hundred acres of our farm below Deer Flat Road. Development agreements, disclosures and laws regarding the Right to Farm are not enough, because we as farmers inevitably have to deal with complaints from residential zones that are allowed to be developed near agricultural ground. And I understand that this developer has already filed complaints about agricultural operations in this area.

Aerial application is a vital part of our farming, and I have to oppose anything that would negatively impact our farming operation.

Sincerely

Ben Davis, Manager  
Pasco Farming, Inc.

PASCO FARMING, INC. DL  
13735 MISSOURI AVENUE  
NAMPA, ID 83686



Canyon County Development Services  
Planning and Zoning Department  
1115 Albany Street  
Caldwell, Idaho 83605

RE: [REDACTED]

Members of the Board,

I am writing in regards to an application by the Schelhorns to rezone a 40 acre parcel from agricultural to rural residential. This property is located just 660 feet north of several thousand acres of agricultural fields that I manage for Pasco Farming, Inc.

We have used aerial application for these fields for many years. The crops are fertilized and sprayed several times each season. The seed crops that we grow must be sprayed at night once the bees are put out on the fields for pollination. We rely heavily on aerial application in the management of our fields.

I am very concerned that the rezoning of this property may severely restrict or prohibit the aerial applications that we use on these fields.

When Deer Sky Subdivision was approved on the east end of our fields, some accommodation was made for the aerial application flight path. The lots were held to a minimum of 10 acres, and a setback of 500 feet for occupied structures was included to protect the agricultural ground.

I have discussed the potential impact with the aerial applicator that has sprayed these fields. His concern is that because the east-west passes are already limited by Deer Sky Subdivision on the east, his application passes must be primarily north-south. This carries the plane directly over the subject property in his turns. He explained that the Federal Aviation Administration flight rules allow the plane to fly over a house while entering or exiting a field, but that turns directly over a house or congested area are prohibited. The pilot added that passes over the area between the houses are permitted and can be performed if the houses are appropriately spaced.

Lower density, larger 10 to 20 acre lot sizes, and appropriate setback from the south border of the subject property for building construction may allow Pasco Farming to continue to utilize aerial application for these fields. However, even if these conditions are included, the aerial applicator runs the risk of increased complaints.

The pilot stated that the rezoning as proposed with 2 acre lot sizes changes this property to a congested area and would stop him from being able to spray a large section of our fields because of the loss of usable airspace. As such, we would request that this application for rezoning be denied because of the negative economic impact that it would have on our farming operation.

Aerial application is preferred to ground application because a large number of acres can be covered in very little time. There is no crop loss due to wheel damage. The fields do not have to be "dried out" to permit the ground rigs to enter the field (this stresses the crop). Bug infestations are controlled more quickly due to the speed of the aerial application.

On behalf of Pasco Farming, Inc., I would ask the Commissioners to support the Right to Farm as you consider this request.

Agriculture and development can peacefully co-exist in the same area, provided there is a clear understanding of what activities take place in the agricultural industry. Noise, odors, dust, fumes, and nighttime operation are part of agricultural activity.

We would support an acknowledgement of all the agricultural activity in the area, which includes aerial application, with an agreement not to protest or legally challenge any of these activities as they are lawfully conducted. We request that this be included in the deed restrictions for all lots/owners within the subject property.

We would support a restriction or zoning that would incorporate larger 10 to 20 acre lot sizes, with setbacks that would allow restricted development and still protect the farm ground, providing it would allow aerial application to continue to be performed.

As proposed, we are in opposition to this request to rezone this property because it will negatively impact our ability to spray the fields on the south side of Deer Flat Road.

However, if these issues are adequately addressed, and the rezone does not hinder our ability to continue to manage these fields, we would be neutral.

If you have any more questions, please contact me.

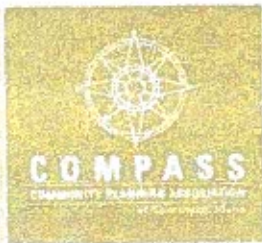
Sincerely,



Leland Tiegs, Manager  
Pasco Farming, Inc.







## State Highway 45 Greenhurst Road to Bowmont Road

### Priority 24

#### Background

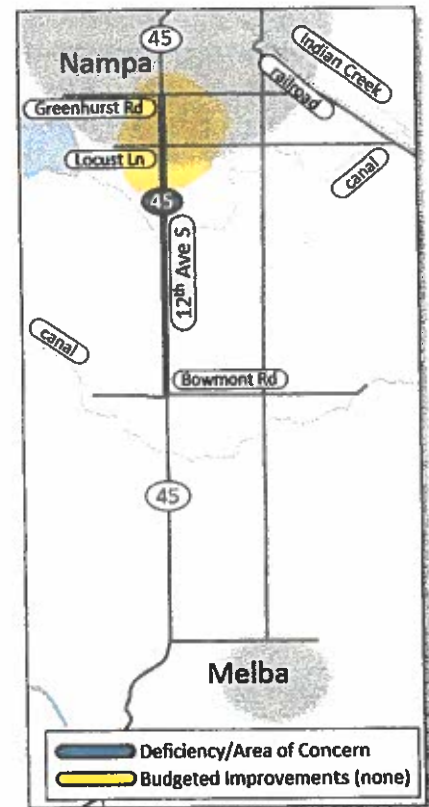
State Highway 45 is an important route for traffic through the region, as well as for local traffic in Nampa. The highway is nearly 18 miles long, connecting downtown Nampa to important activity centers in south Nampa and to communities farther south in Canyon and Owyhee Counties.

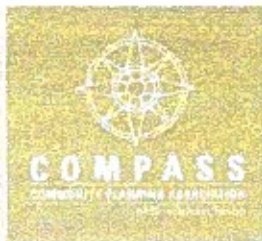
It serves a variety of travel and freight needs, including farm-to-market transport, recreational access to the Owyhee Mountains and other points of interest, and commuting into Nampa and other parts of the region.

State Highway 45 is also known as 12<sup>th</sup> Avenue within Nampa.

#### The Corridor at a Glance

- Four travel lanes from downtown Nampa past Greenhurst Road (about three miles), and two travel lanes for most of the remaining miles
  - Third travel lane about one-half mile long (north of Locust Lane)
- Bus Routes #51 and #54 (secondary service) in Canyon County provide fixed-route services along portions of 12<sup>th</sup> Avenue
- No bike lanes
- Short section of the Wilson Pathway runs parallel to the highway at Greenhurst Road
- Sidewalks along both sides of roadway from downtown Nampa past Greenhurst Road
  - Sidewalk on one side for about one-half mile (north of Locust Lane)
- Points of interest (north to south)
  - Wilson Pathway and Wilson Drain crossing
  - South Middle School adjacent to highway
  - Retail and other commercial areas along road in Nampa
  - Dispersed subdivisions and light industrial properties
  - Prime, irrigated farmland
  - Multiple irrigation canal crossings in suburban and rural areas, including New York Canal, which feeds into Lake Lowell
  - Community of Bowmont





## State Highway 45 Greenhurst Road to Bowmont Road

### Priority 24

#### Environmental Issues

Changes to a corridor can impact the surrounding environment as well as the people who live nearby. Before major road projects are built, their potential effects are analyzed to make sure they meet environmental regulations as well as provide for “environmental justice,” ensuring all people can be involved and are treated fairly.<sup>2</sup>

There are a few sensitive issues to consider in this corridor:

- **South Middle School** is adjacent to the highway, as is Nampa High School (just north of this segment).
- There is a small area with low-income and minority population concentrations on the northern end of the corridor, within the City of Nampa.

#### Budgeted Projects

**Roadway:** Idaho Transportation Department (ITD) has funding to complete the following projects:

- **Rebuild State Highway 45** from Deer Flat Road to I-84 in the City of Nampa. The project is currently under design. Construction is expected in 2017 at a **total cost of more than \$6.5 million**. This is a maintenance project only; no lanes will be added.
- Refurbish the Walters Ferry Bridge on State Highway 45 that crosses the Snake River. The project is currently in the design stage. Work is expected to occur in 2017 at a total cost of more than \$6.6 million.

#### Unfunded Future Needs

**Roadway:** State Highway 45 is an important link between Owyhee County, Melba, Nampa, and I-84. Widening this part of the highway would improve safety and provide a five-lane highway (four travel lanes with a center turning lane) from Bowmont Road to downtown Nampa and I-84. In **January 2014** the estimated cost to widen State Highway **45 to four travel lanes** was **\$64.2 million**.

**Bus Service/Park and Ride:** The regional transit services plan, *valleyconnect*, calls for the following in the near- to medium term:

- **Bus Route #72:** A rural transit route along State Highway 45 that will connect the City of Melba with downtown Nampa, where users can connect to the urban fixed route system. Rural routes serve frequent stops at 60-minute frequencies all day.
- **park-and-ride lot expansion/improvements** at the Nampa downtown transit center and in Melba

**Operations, Management and Technology Projects:** The regional Intelligent Transportation System (ITS) plan<sup>3</sup> does not call for improvements or installations on this segment of State Highway 45, but ITS installations, including fiber-optic communications and closed-circuit cameras, are proposed for other portions of the highway.

Updated July 2014

<sup>2</sup> See federal environmental justice definitions at [www.epa.gov/region07/ej/definitions.htm](http://www.epa.gov/region07/ej/definitions.htm).

<sup>3</sup> *Final Report: Treasure Valley Transportation System: Operations, Management, and ITS*, is online at [www.compassidaho.org/prodserv/cms-intro.htm](http://www.compassidaho.org/prodserv/cms-intro.htm).



Claudia L. Haynes  
6000 Densley Ranch Road  
Nampa, ID 83655-7811  
Phone: (208) 464-2862  
Email: claudia@crgalliance.com

Oct , 2021

Canyon County Hearing Examiner  
111 North 11th Ave. #104  
Caldwell, Idaho 83605

Case Name: [REDACTED]

*Exhibit  
from Another  
File  
Pertinent  
To this Application*

Exhibit 5  
Attention [REDACTED]

If you rezone this property and allow 33 houses to be built that will not comply with Policy number 11 and 12 in the Comprehensive Plan, Page 16 - (11). Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods. More houses will make this a congested area and the FAA may shut down Mr. Amen's livelihood as a crop duster. In the past 20 years, the County has allowed subdivisions to be built around this Agricultural operation and box it in. According to the Attorney General's office, if you cause this business to be shut down, you are taking the livelihood away from this business owner which is a TAKING.

(12) Property owners acknowledge and expect that Canyon County will preserve private property rights and value by enforcing regulations that will prevent incompatible and detrimental neighboring land uses. Preserve our property rights by not depleting our aquifer. Page 14. - Property rights component, private Property rights... the right to continue to conduct a business may be sufficient to be considered a property right."

Why is this important to this case?

- According to State Statutes, Title 67 Chapter 65 Planning Duties (IDAPA 67-6508) P&Z Commissioners are to conduct a comprehensive planning process designed to prepare, implement, review and update a comprehensive plan...It goes on to include all the elements of this Plan, such as Property Rights, Population, School Facilities, Transportation, Economic Development, Land Use, and Natural Resources... In addition to listing water, and water sheds, (n) farming related businesses. The Amen's Air strip and crop-dusting business. And the aquifer for the homeowners that live here now not depleting their wells.
- The list in the Comprehensive Plan is extensive on the topics of Ground Water and Surface Water; Adequate water supply; Limit water use requirements; Compatible with surrounding area; Do not destroy the existing lifestyle and environment (air strip for agricultural use); Property rights of existing homes; Critical to groundwater recharge and sources to determine impact; Groundwater quantity and quality. We have submitted exhibits substantiating our concerns and direct conflicts with each of the topics listed above should the applicants proposed subdivision be approved to proceed.

When considering all the Ordinances, Comprehensive Plan, State Law, Idaho Constitution, and Land Use issues in this area (District 63) as a whole, then add more developments to the equation, you are creating a "TAKING" of the present property owners that are already facing water issues. This is why land use decisions are so critical.

The Canyon County Alliance for Responsible Growth, who has a membership of more than 50 families, would respectfully request that you deny this application for rezone and the building of more homes in the proposed area for the protection of the present home-owners' property rights and businesses in the immediate area.

Thank you,

Claudia Haynes  
Director of the Canyon County Alliance for Responsible Growth

3



(Information From Dennis Owsley IDWR report)

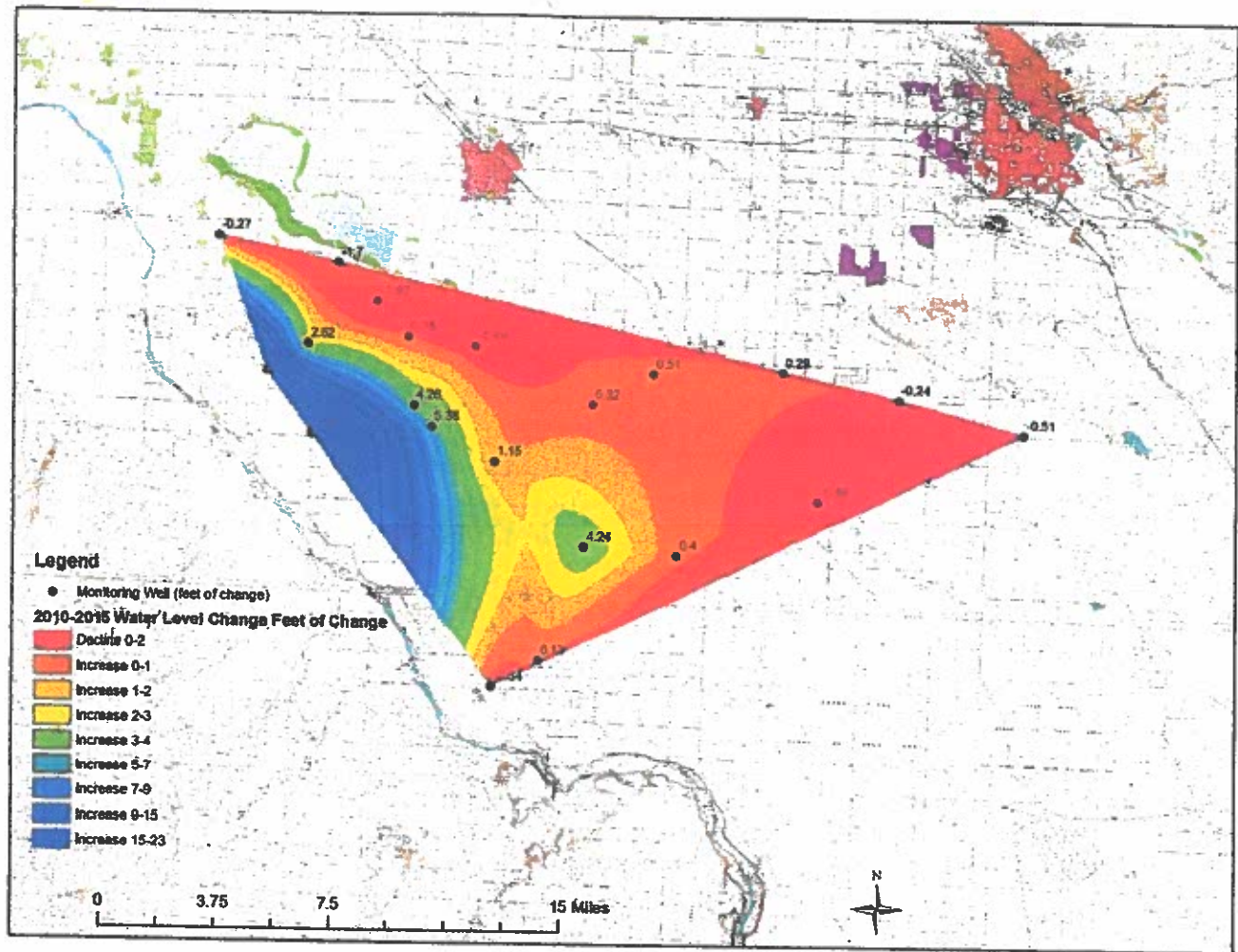


Figure 6. Water level change map 2010-2015.

### Conclusions

In conclusion, the areas with declining water levels are indicative of a stressed aquifer system that has not reached equilibrium with the current recharge and pumping rates. However, there appear to be areas that show stable or increasing water levels, suggesting recharge rates are equal to or exceeding the pumping rates. If water right applications and transfers are to be approved in the areas of stable or increasing water levels, it is recommended that some form of water level monitoring be included in the permit conditions to further monitor the water resources in the area. Additional allocation of water in the areas that have shown and continue to show declining water levels would likely result in an increase of the rate of water level declines. At this time, the data does not support or warrant the development of a ground water management area.

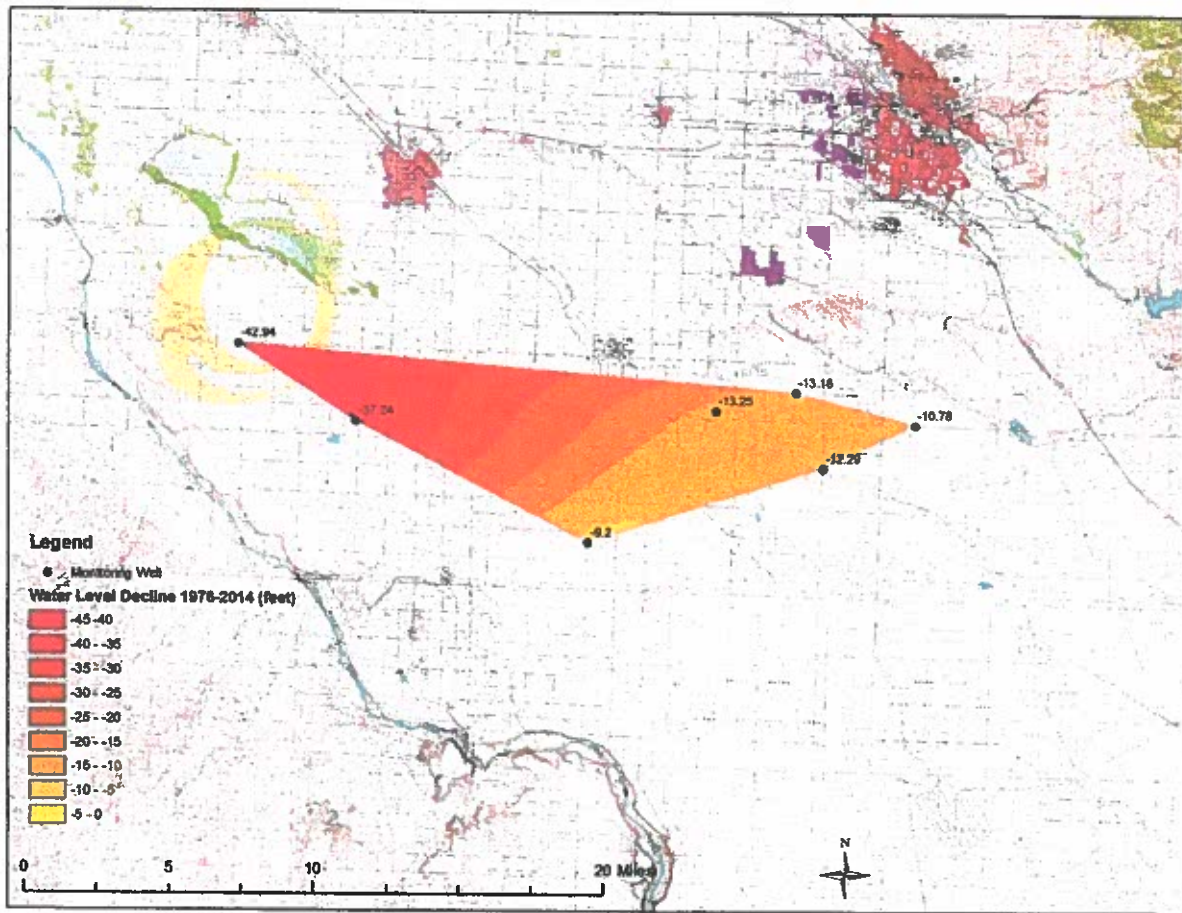


Figure 4. Water level change map from 1976-2014.

An analysis of the past decade of water level data indicated that wells were evenly distributed with rising or declining water levels ranging from increases of over 40 feet to declines exceeding 11 feet between 2004 and 2014 (Figure 5). Water levels in the western portion of the study area showed the highest water level changes and the southern portion of the study area showed the largest declines. Two wells to the southeast of Lake Lowell indicated declining water levels.

declining water levels  
ANIMOS -42.94



unconfined conditions may exist locally, but most wells completed at depth indicate confining conditions exist. Ground water flow direction in the study area is generally to the south/southwest, towards the Snake River (Owsley, 2015). Based on well driller reports in the area, well production rates range from a few gallons per minute (gpm) to over 3,000 gpm (Stevens, 1962). The wide range of well production rates is due to the variation in permeability of the interbedded lenses of clay, silt, sand, and gravel. In general, the higher the percentage of permeable sediments (sands and gravels) encountered in a well, the higher the overall yield of the well.

### Analysis of Ground Water Conditions

IDWR maintains a ground water level monitoring network in the area that consists of nine spatially distributed wells of various depths (Figure 1). Water level data from three of the wells date back to the late 1960's and all wells are still included in the Treasure Valley ground water monitoring network (Table 1).

Table 1. Summary table of water level data

| Well Number     | Primary Water Use   | Total Depth (feet) | Period of Monitoring Data | Water Level Change 2005 to 2020 (feet) |
|-----------------|---------------------|--------------------|---------------------------|----------------------------------------|
| 01N 02W 05ADD1  | Irrigation          | 720                | 1967-2021                 | 9.57                                   |
| 01N 03W 03DDD1  | Domestic            | 731                | 1989-2021                 | 64.68                                  |
| 02N 02W 20CBCB2 | Public Water System | 375                | 2003-2021                 | 6.98                                   |
| 02N 02W 32CDB1  | Domestic            | 240                | 1969-2019                 | 5.22*                                  |
| 02N 03W 06DBA1  | Domestic            | 247                | 1996-2021                 | 4.83*                                  |
| 02N 03W 11ACA1  | Domestic            | 160                | 1995-2021                 | 0.1                                    |
| 02N 03W 13DAA1  | Domestic            | 128                | 1995-2021                 | 1.59                                   |
| 02N 03W 22DDC1  | Irrigation          | 603                | 1967-2021                 | 4.42                                   |
| 02N 03W 28CDD1  | Domestic            | 485                | 1995-2021                 | 83.16                                  |

\* Water level change value is based on 2019 data, 2020 data was not available.

Seasonal fluctuations in wells in the area vary significantly, both in timing and magnitude (Figure 2). The timing of the seasonal highs and lows in a particular well depend on the depth of the well and proximity to recharge sources. In general, shallow aquifers levels increase throughout the irrigation season in response to local recharge (irrigation leakage), whereas water levels in deeper wells decrease throughout the irrigation season in response to pumping demands.

The magnitude of seasonal fluctuations range from a few feet to upwards of 100 feet. The fluctuations are based on several factors that include 1) proximity to nearby pumping wells; 2) proximity to recharge sources; and 3) the depth and aquifer material a well is completed in. Wells completed in low permeable material likely will experience greater seasonal fluctuations and produce larger cones of depression than wells completed in higher transmissivity zones of the aquifer. Well-to-well impacts (overlapping cones of depression) are more likely to occur in wells completed in low transmissivity material and in close proximity to any other wells.



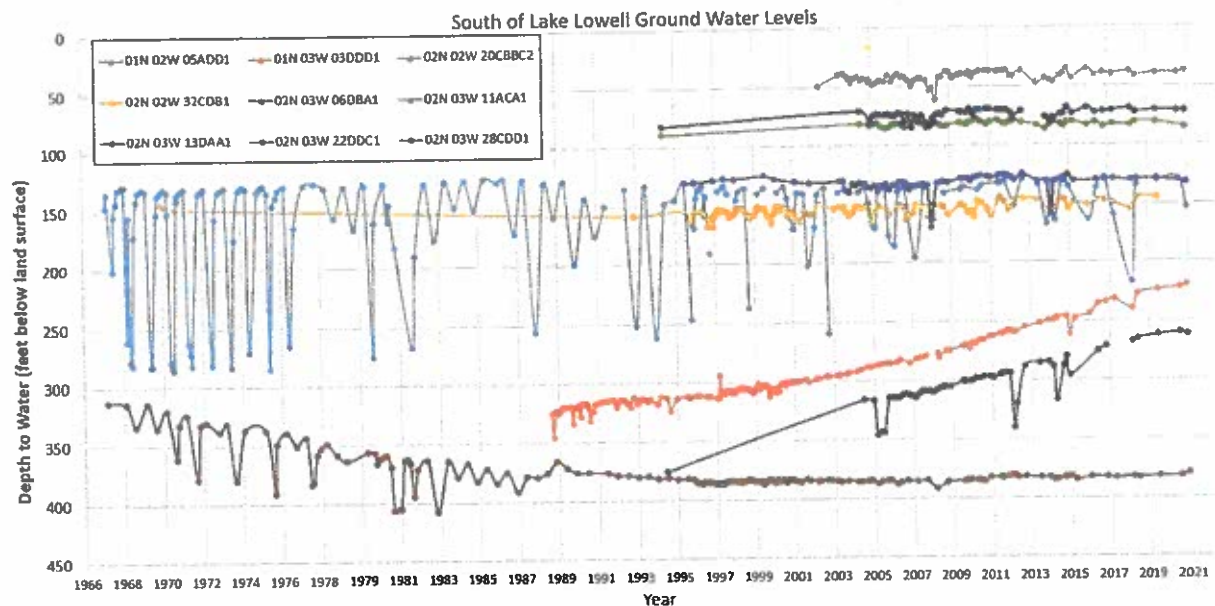


Figure 2. Hydrographs of the wells monitored in the area.

The low permeable sediments that create the confining conditions dominate the subsurface and are much less permeable than the lenses of sand that comprise the aquifer. However, these confining units are not completely impermeable, allowing for recharge to slowly percolate from overlying shallow aquifers and surface recharge sources to replenish the underlying aquifer. Based on seasonal trends and anecdotal evidence of well interference issues, the potential exists for the rates of withdrawal to exceed the rate of recharge on a short-term, or seasonal basis.

Although seasonal influences exist, the overall trend of the aquifer levels in the area appears to be stable or rising on a long-term basis (Figure 2). This indicates the aquifer is being replenished by a volume equal to or greater than the current volume of water discharged on an annual basis.

Only one well in Figure 2 has indicated any type of ground water decline. This well, 02N 03W 22DDC1, had historically shown declining water levels from the late 1960's through the late 1980's. Since that time, the aquifer levels have stabilized for the past four decades. These declines were attributed to nearby pumping wells, and the stabilization of the water level in this well corresponds to the reduction of ground water pumping in the near vicinity of this well (Bendixson, 2005). All of the other eight wells monitored in the area show stable or increasing water levels over time.

The isolated instance of the ground water declines in the 1970's and 1980's in and near well 02N 03W 22DDC1 is an indication that this portion of the aquifer can be pumped to a point of overdraft. The stabilization of water levels in this area since the 1980's shows that a reduction in pumping can be used to mitigate and stabilize areas of declining water levels. Currently, none of the water level data shows any indication that any portion of the aquifer in this area is currently in overdraft.

Land has been taken out of production because of lack of water

And 3 New wells with 200 HP motors at 660 ft

RE: Deersky Ranch Trail

From: Owsley, Dennis (dennis.owsley@idwr.idaho.gov)

To: kjcalderon@sbcglobal.net; nick.miller@idwr.idaho.gov

Cc: claudialee3@aol.com

Date: Tuesday, July 20, 2021, 12:15 PM MDT

Kim

I have been looking at the driller's reports in Claudia's subdivision.

Here is what I am seeing after my initial look:

- Our records indicate 47 well driller's reports in and around that subdivision. Nearly all of the wells are completed around 400' into a sequence of blue clay with some sand layers. There does not appear to be a whole lot of productive sand sequences beneath that property. Those clay units do not yield water at a rate high enough to keep up with even a single well used frequently.
- With this type of well density into such a low permeable portion of the aquifer, it is not a real surprise that there are overlapping cones of depression creating dewatering situations. Those cones are additive, so if one well is pumping, it is most likely impacting the neighbors well water level too. With everyone in that area pumping, everyone's cones are adding together and they are basically dewatering the aquifer on a short-term basis. The density and spacing of the wells for that subdivision is very similar to what you design for a dewatering project like a mine or tunnel construction. I would suspect that if everyone shut their wells off for a small duration of time, the water levels would recover in all of the wells.
- The vast majority of the wells are not well constructed. I hate to continue to preach this, but wells drilled with drive shoes and completed open hole are not well built wells and have a tendency to have more issues than well built wells. It would be interesting to determine the wells with issues versus the wells without issues and comparing construction details of each.

Hind sight is 20/20, but one or two well-constructed community wells for that subdivision would have likely alleviated a lot of these issues. There appear to be a couple of larger irrigation wells surrounding this property, which cannot help the situation.

There are a lot of wells really close together trying to withdraw water from a clay dominant aquifer, all at the same time. This is ultimately the problem. If these wells were drilled into a more productive portion of the aquifer, we would likely not be seeing these well to well impacts.

Hopefully they have decided not to irrigate with ground water and have developed a water conservation plan for that subdivision.

I would like to measure a couple out there and get some current numbers on water levels. I have a request in to my supervisors to do that, but have not heard back. I'll incorporate at least one into the long term network and we can start comparing water levels on an annual basis, because it is the year to year trends that indicate the health of an aquifer.

Email From Dennis Owsley

do not yield water at a  
Rate high enough to keep  
up with even a single  
well used frequently

Exhibit #  
#100



yields were considerably lower than others in the area, and the triangular shape provided short rows and made it difficult to farm. The current farmer who farms several hundred acres in the area said this small project will not negatively impact his farming operations. The applicant will include right-to-farm language in the CC&R's and on the plat, and they will comply with agency requirements. Following his testimony, Mr. Lakey responded to questions from Commissioners Van Beek and Dale.

Amy Woodruff gave testimony regarding the technical aspects of the project regarding ground water, onsite septic systems, and traffic. This project is not in a nitrate priority area which means ground water in the area does not exceed 10 milligrams per liter of nitrate so it's not in a groundwater area that's being monitored for nitrate at this time. The Idaho Department of Water Resources does not view the location as somewhere they are looking at closely for groundwater depletion. Commissioner White had questions regarding arsenic levels. Ms. Woodruff said they typically see arsenic in the deep wells around Marsing and south of Dry Lake. She doesn't have specific well data for Trinity itself, but she knows there are some under the counter-type treatments if arsenic is encountered for individual wells. To her knowledge arsenic has not been an identified problem for this property. A nutrient pathogen study was done in 2007 and so they know quite a bit about ground water and the hydraulic gradient in the area and it goes south and west toward the Snake River. Trinity will develop an irrigation system that uses their surface water right so they won't be using their individual wells to irrigate, they'll be using for potable purposes only. Trinity will dedicate a 50-foot half-section right-of-way and the west boundary (Marsing Road) will be developed as an arterial road. There will be one access onto Lakeshore Drive and it will be developed as a collector road. Both roads will be improved to handle a lot more traffic volume.

Greg Schatzel is the project developer and said the current farmer has issues with silt and costly problems with filters and pumps. Mr. Schatzel bought several developments in 2006 and 2007 and this is the third of four projects he's worked on. In other developments he put in a road, fences, and CC&R's but he couldn't sell them; however, when the market improved he was able to sell them. Commissioner White said it was suggested that two 12-acre pieces would be a better fit and she wanted to know if that was a deal breaker. Mr. Schatzel said it is a deal breaker and financially it would not make a lot of sense.

Following testimony, Commissioner Dale made a motion to close public comment. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioner White is hesitant because the request is in a heavy agricultural area and she's struggling with the compatibility issue. Commissioner Van Beek referenced the established farms, dairies, and agricultural operations in the area and noted her concerns about the compatibility of residential development in an agricultural zone. She reviewed the policies of the comprehensive plan. It's a great agricultural area that is not in an area of impact or slated for residential development although there are pockets of development out there. She appreciates that the developer wants to put high-end homes out there but once that grounds develops it becomes impossible for farmers and it creates a domino effect where they cannot compete because the

Public hearing - Trinity Estates LLC  
6/8/2020

AR SEN





Hearing Ex Mr. Mapps  
Statement

**Fish & Wildlife Habitat Policy No. 1:**

Encourage the protection of natural resources such as, but not limited to, the Snake River, Boise River, Lake Lowell, Deer Flat National Wildlife Refuge, and Fort Boise Wildlife Management Area.

- 4.4 Whether the proposed use will be injurious to other property in the immediate vicinity and / or will negatively change the essential character of the area?**

Mr. Mapp cited the following from the staff report:

If the proposed use is developed as described in the applicant's Letter of Intent, the development will be injurious to properties in the immediate vicinity. The property is surrounded by large agricultural parcels. The applicant has proposed lot sizes averaging 1.63 acres with the minimum being 1.5 acres. Adding twelve residences in this agricultural area may impede the ability of those farmers to operate without complaints of noise and/or smells. The subject property is also in close proximity to the Deer Flat National Wildlife Refuge. Adding twelve additional residences in this area may be detrimental to the refuge and wildlife.

The proposal will negatively change the character of the area by introducing residential development with relatively small lot sizes. The character of the area is currently agricultural and this development is premature. The median lot size in the area within one mile is 6.28 acres, which is much larger than what the applicant has proposed. Furthermore, there are no platted subdivisions or subdivisions in platting within one mile of the subject property.

- 4.5 Whether, if applicable, adequate water, sewer, irrigation and drainage and storm water drainage facilities and utility systems will be provided to accommodate said use as described below?**

Mr. Mapp cited the following from the staff report:

- |    |            |                                              |
|----|------------|----------------------------------------------|
| a) | Sewer:     | Individual septic systems                    |
| b) | Water:     | Individual domestic wells                    |
| c) | Drainage:  | No changes proposed                          |
| d) | Utilities: | Currently available to the subject property. |

Southwest District Health (SWDH) stated their requirements and recommendations (Exhibit C.5).

- 4.6 Whether legal access to the subject property for the development exists or will exist at the time of final plat?**

Mr. Mapp cited the following from the staff report:

Canyon Highway District No.4 has stated their requirements and recommendations (Exhibit C.2).

- 4.7 Whether there will be undue interference with existing or future traffic patterns.**

Mr. Mapp cited the following from the staff report:

From: Claudia Haynes claudiale3@aol.com  
Subject:  
Date: August 30, 2021 at 8:36 AM  
To:



June 10, 2020

Ms. Elizabeth Jett  
12093 Ranchview Dr.  
Nampa Id 83686

RE: Valleyview Ranch Subdivision #2

Ms. Jett,

Southwest District has conducted a subdivision review on the site located at *Section 13, Township 2N, Range 3W*. The request is to split the current parcel (*Lot 3 Block 2 of Valleyview Ranch Subdivision #1*), and have it re-platted into 2 new lots. (1 buildable, one existing dwelling). The Engineering Report and associated plans and specifications appear to meet applicable regulations.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

**Condition(s) of approval:**

- SWDH previously approved Valleyview Ranch Subdivision #1 under the condition of installing advanced treatment sewage disposal units capable of achieving an effluent nitrogen concentration of 27 mg/L. This condition will be required for this approval also.
- No further reduction in size for these newly created lots will be approved.

If you have questions, please contact me at 208.899.1285, or via e-mail: Chris.Ellis@phd3.idaho.gov

Respectfully,

Chris Ellis, REHS/RS  
Land Development Senior

c: Joe Canning PE/PLS. B&A Engineers, Inc., 5505 West Franklin Rd., Boise ID 83705  
File copy

**Healthier Together**

13307 Miami Lane • Caldwell, ID 83607 • (208) 455-5400 • FAX (208) 455-5405

Septic System  
ISSUE  
Next to this Lewis Heights  
Sub  
this is from Southwest Dis.  
Health in 2020

Water issues

From: Claudia Haynes claudiale3@aol.com  
Subject: Water in Idaho Press Trib.  
Date: November 21, 2021 at 3:21 PM  
To: Claudia Haynes claudiale3@aol.com

CH

[https://www.idahopress.com/townnews/meteorology/what-will-it-take-to-meet-irrigation-demand-this-year/article\\_318910c3-46f4-5e45-be14-2ea91d5dcccce.html?utm\\_medium=social&utm\\_source=email&utm\\_campaign=user-share](https://www.idahopress.com/townnews/meteorology/what-will-it-take-to-meet-irrigation-demand-this-year/article_318910c3-46f4-5e45-be14-2ea91d5dcccce.html?utm_medium=social&utm_source=email&utm_campaign=user-share)

# What will it take to meet irrigation demand this year?

By CAROLYN KOMATSOULIS ckomatsoulis@idahopress.com

## A world with less water: Idaho farmers sound off on drought impacts

The Boise reservoir system needs an estimated 73% of its average streamflow to meet 2022 irrigation demand, according to an official at the Idaho Fall Water Supply Outlook meeting.

But that is only enough to bring reservoirs back to their current level, noted Idaho Department of Water Resources Hydrologist David Hoekema. And current levels are lower than normal following the hottest summer on record. "We're now starting off with a really wet fall, which is great, we need that moisture," Hoekema said. "In November and December, we don't have a lot of snow pack yet. ... We've got a long way to go before we pull out of drought." Early precipitation doesn't guarantee drought relief. In 1992 and 2001, the beginning of the water year was very wet and those years both ended in severe drought, Hoekema said. The entire Gem State is in a drought and almost 90% of the state is in a severe drought or worse, according to the University of Nebraska – Lincoln drought monitor. About 5% of the state is in an exceptional drought, the worst category. Each of the Boise reservoirs — Arrowrock, Lucky Peak and Anderson Ranch — are less than 35% full, according to the Bureau of Reclamation. Lucky Peak is the least full, at 19%, as of mid-November.

Idaho agriculture depends on irrigation because of a lack of precipitation in the summer. This spring, farmers pulled water from reserves to irrigate earlier. The heat meant farmers needed to irrigate more, leaving reservoirs depleted. This situation was unexpected, the Idaho Press previously reported. The snowpack should have been adequate but an extremely dry spring and extreme heat caused a problem. In a world warming due to



# Water and weather experts: Most of Idaho is in drought



Lucky Peak Lake is seen from Lucky Peak Reservoir View Point east of Boise on Wednesday. As recently as Jan. 10, the entire state had seen above average precipitation thanks to storms coming through in late December and early January. The faucet has turned off since, however, and the majority of the state is in a drought.

By ERIN BANKS RUSBY  
erusb@idahopress.com

BOISE — Dry conditions in January and February have brought drought to most of Idaho and altered the outlook for snowpack heading into the spring and summer, weather and water experts said at a virtual meeting Thursday afternoon.

"Water supply is a growing concern across the state, especially the continuation of a dry period we've been in," said David Hoekema, a hydrologist with the Idaho Department of Water Resources. "And so I think we need to get the word out...that there's significant drought potential going forward from this point," he said.

As recently as Jan. 10, the entire state had seen above average precipitation thanks to storms coming through in late December and early January, Hoekema said. But then the big faucet in the sky turned off.

"Pretty much statewide since that point, we flatlined on precipitation," Hoekema said. "And that's a big concern from a drought perspective."

LOCAL



Mores Creek and the Roble Creek region is seen from the road above the canyon east of Boise on Wednesday. As of Feb. 1, 15% of Idaho was not in a drought according to David Hoekema, a hydrologist with the Idaho Department of Water Resources.

https://www.idahopress.com  
ee  
drought/pa...-a-1 2019 bank Rusby in Archive



Mores Creek Lucky Peak Bridge and the Robbie Creek region are seen from the road east of Boise on Wednesday. Dry conditions in recent weeks has altered Idaho's outlook for snowpack with the spring and summer approaching, according to weather and water experts. JAKE KING/IDAHO PRESS

## Water/ from A1

The state was seeing improvements in drought conditions up through January and officials wanted to hold off on altering drought designations in hopes that additional storms would come through, but now, they will likely need to expand the drought designations if dry conditions continue, Hoekema said.

As of Feb. 1, only 15% of the state is not in drought, Hoekema said. The areas not in drought included a large swath of the panhandle, most of Custer County, and a small section of western Butte County, according to a map from the U.S. Drought Monitor presented at the meeting.

Dry conditions across the state have been driven by La Niña, which has been pushing storms north and east of Idaho, said Troy Lindquist, a senior service hydrologist at the National Weather Service. The state could see some precipitation early next week, but the pattern bringing dry conditions is likely to continue, he said.

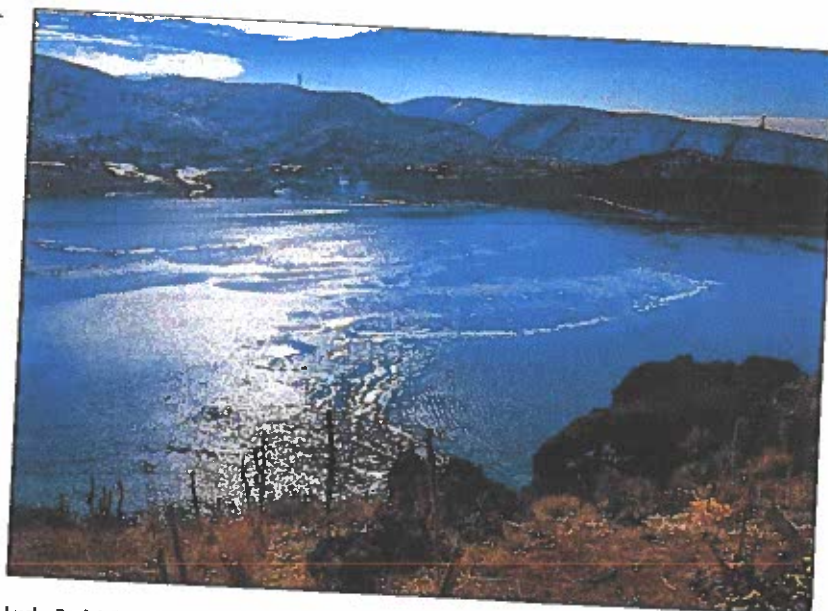
Whereas snowpack was above average in most basins a month ago,

most are now seeing at or below normal snowpack, said Mark Robertson, a hydrologist with the Natural Resources Conservation Service. The Boise River Basin's snowpack has now dropped below normal, and is also denser than normal for this time of year, Robertson said. Denser snowpack could make it "a little more ripe and mature and portending early melt," he said.

Currently, runoff from the Boise River Basin is 112% above normal, Robertson said. There are no plans at the moment to slow flows to conserve runoff for later months said Ryan Hedrick, a hydrologist with the Bureau of Reclamation.

Through May, with the continuation of La Niña, all of Idaho has equal chances of seeing normal, above normal, or below normal precipitation and above or below normal temperatures, while the panhandle region is slightly favored to have below-normal temperatures, Lindquist said.

Heading into summer, the state is predicted to have below-normal precipitation and higher than normal temperatures, Lindquist said.



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# Water and weather experts: Most of Idaho is in drought



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JAKE KING/IDAHO PRESS

By ERIN BANKS RUSBY  
erusby@idahopress.com

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## LOCAL

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JAKE KING/IDAHO PRESS

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JAKE KING/IDAHO PRESS



Farmland in Canyon County.

CSNAFZGER/SHUTTERSTOCK

## With more growth coming, Canyon Co. looks to preserve farmland in draft plan

By MARGARET CARMEL  
BoiseDev Sr. Reporter

More than 100,000 new people could live in Canyon County by 2040, and county urban planners are working on where to put them.

Since 2019, Canyon County's Planning and Development Services Department has been putting together its next comprehensive plan to guide growth and development in Ada County's booming neighbor for the next decade. The draft plan, called Growing Together, is still in development and is open to feedback from residents, business owners, and other interest groups. It is expected to be voted on in the spring of 2022.

You can give your feedback on the website: [canyonco.org](http://canyonco.org). Canyon County has hosted several workshops on the proposal and will host another on Feb. 23 from 11 a.m. to 2 p.m. at the Canyon County Administrative Building in Caldwell.

As Canyon County grows, planners say the goal for the comprehensive

Caldwell to allow special event centers, businesses, and other specific uses for agri-tourism.

Canyon County Development Services Steve Fultz said another goal is to keep development near urban areas within the impact areas for the cities. This allows agriculture to keep operating without causing confrontations with residential neighborhoods, and it keeps the cost of services, and property taxes costs, controlled.

"COMPASS is saying by 2040 we might be looking at an additional 100,000 people in Canyon County, so how do we keep that urban type of growth and development within those corridors where it makes sense where you have the utilities in place, or they are easily extendable?" He said. "We want to be able to be very smart in that growth."

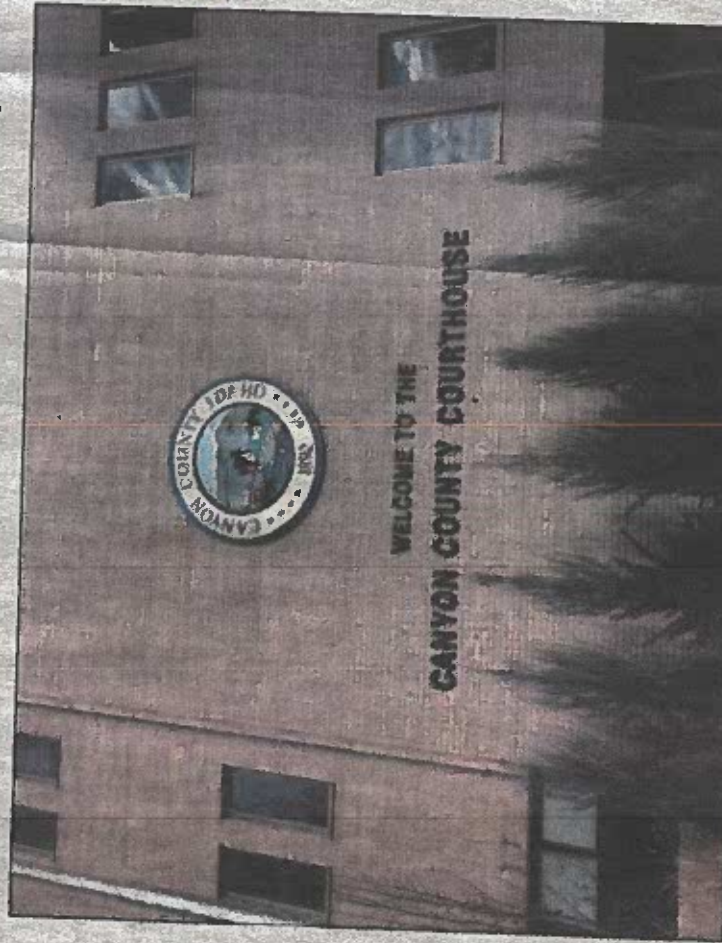
### CONCERNS FROM REAL ESTATE GROUPS, HOME BUILDERS

This plan needs some changes, according to some big players in Canyon County.

the draft comprehensive plan. The letter praised the commissioners for their service and vowed to offer input on the new plan.

It didn't offer specific critiques, but Lahey did refer to the goal of working to "maintain the correct balance of individual property rights and protection of viable farmland." He said the county's current comprehensive plan is still working well, and there's no need to pass it on the county's schedule for spring because it doesn't leave enough time for stakeholders, like his group, to give their input and make changes.

"My clients strongly support the conservative principles of protecting the rights of individual property owners to use their land and promoting the lightest touch of the hand of government in people's lives," Lahey wrote in the letter obtained by BoiseDev in a public records request. "They also understand the value in encouraging preservation of prime farmland for continued agricultural



MARGARET CARMEL/BOISEDEV

### WHAT COULD CHANGE?

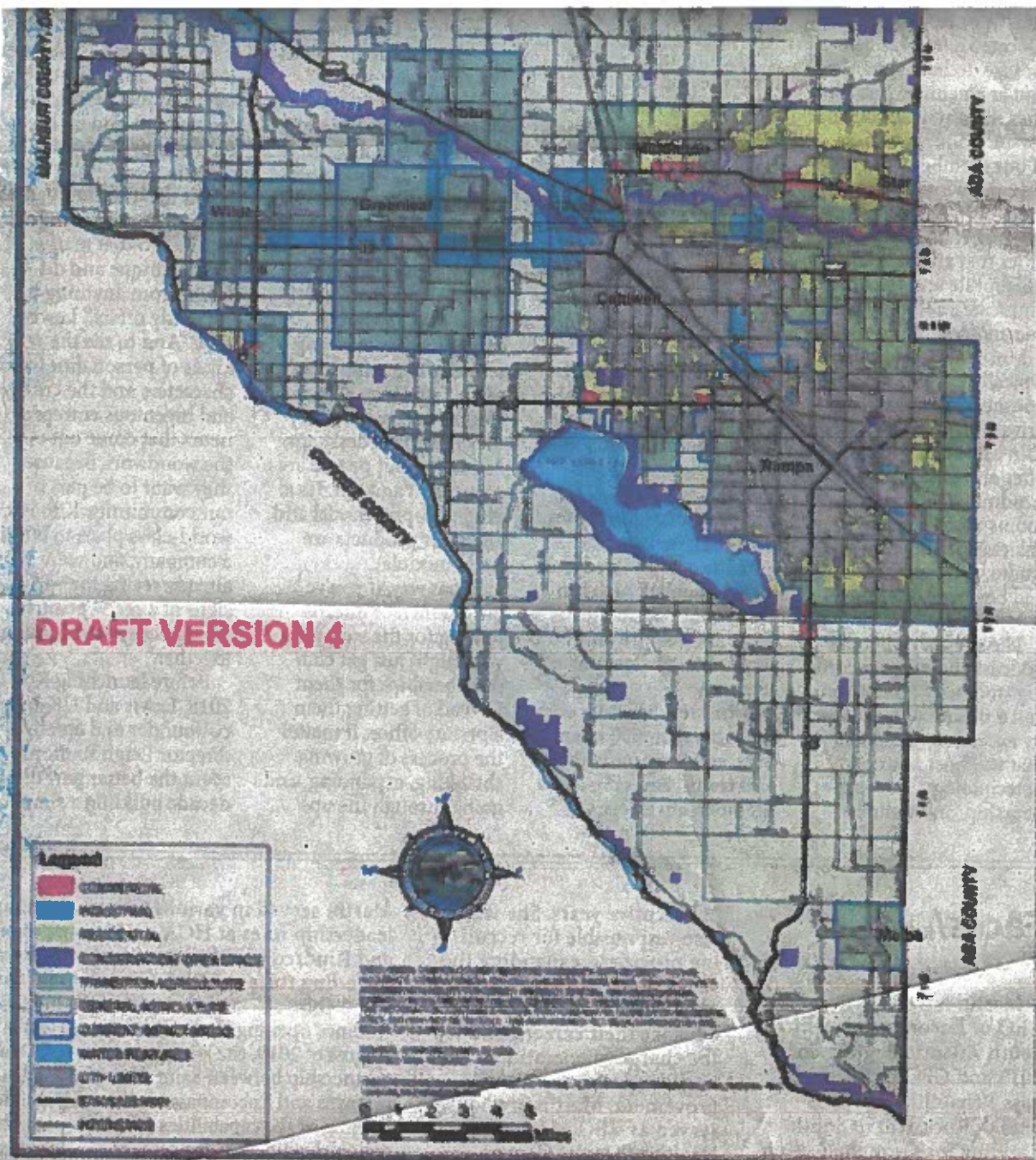
In the past, Canyon County didn't differentiate between different types of farms very much.

Instead of generally allowing agriculture anywhere in the large county, this new draft comprehensive plan categorizes agricultural uses more

operations. The proposed general agriculture zone is designed to "protect and stabilize" the county's agricultural economy by allowing farming-centric businesses while limiting residential development. More intensive agricultural uses, like feedlots, will

Treasure Valley, we're seeing a lot of growth," Elizabeth Allen, a planner with Canyon County, told BoiseDev. "We're seeing the cities expand and (with agricultural uses)... we're running into more incompatibilities among uses where we can't keep continuing putting these





COURTESY OF CANYON COUNTY

## Growth/ from C1

Lahey, nor the Snake River Building Contractors Association responded to a request for an interview to discuss their more specific concerns. The Nampa Association of Realtors told BoiseDev to reach out to the CEO of Idaho Realtors, who did not respond to an email.

### RURAL LIVING COMES WITH TRADE-OFFS

Alan Mills, a real estate broker who lives near Middleton and a member of the Caldwell Board of Realtors, said he is

regulations trying to push development closer to urban areas. He said any zoning plan should allow for residential development on agricultural land on parcels that won't support farming, either due to the lack of water or bad soil.

He praised Fultz's work on the project and was optimistic changes could be made.

"We have cases out here north of Middleton and other areas that don't have any water rights, and it's really poor ground," Mills, a former Canyon County Planning Commissioner, said. "...The widely accepted rule (in the past)

ground for something other than ag, so hobby farms and hobby farmers who like to do outdoor activities can use that for a better purpose than the farmer who can't even farm it. Those areas don't always lie in the right place though, i.e. impact areas."

When asked about how developments far from city centers are more expensive to provide fire, police, and parks services to, Mills said people who live in these areas accept the tradeoffs. He said landowners like himself with large lots do not need to go to a park or use recreation programs

outside on their property. And if it takes a little more time for a first responder to come to his home if he calls 911, then so it goes.

"Where is your high crime?" he said. "The crime is concentrated in high-density areas to a huge degree, and I am still paying the (Canyon County) sheriff for that type of thing. I have been 31 years in the house I am in, and I haven't called any of them yet, nor the fire department. When they're called out there, I will accept they will take three minutes more to get to me than they would downtown. That's





BRIAN MYRICK / IDAHO PRESS

The Boise skyline was inundated with smoke last summer because of drought, western wildfires and rising temperatures. Those trends could very well continue this summer, according to climate experts.

## Drought expected to continue in southern Idaho this spring, summer

Western wildfires will likely impact Treasure Valley air quality again

By CAROLYN KOMATSOULIS  
ckomatsoulis@idahopress.com

Idahoans, especially in the southern part of the state, should expect to remain in a drought this year, climate experts said in a media call this week.

**LOCAL**

There was optimism earlier this year the state could have normal snowpack after a series of snowstorms in December and early January. But a high pressure ridge parked off the West Coast has largely kept moisture away from the entire Pacific Northwest region.

"Reservoir levels in southern and eastern Oregon and southern Idaho are near historic lows," Britt Parker, NOAA National Integrated Drought Information System regional drought information coordinator, said.

Over 80% of the Gem State is currently experiencing drought, according to the U.S. Drought Monitor. This time last year, slightly less than 25% of Idaho was experiencing drought.

## Drought/ from A1

However, last year's drought was unexpected. Snowpack should have been adequate but last spring and summer were extremely dry and hot.

Last summer was the hottest on record in Boise, the Idaho Press previously reported, with 18 days where temperatures hit or exceeded 100 degrees.

Regionally, around 74% of the entire Pacific Northwest is in drought. Over 18% is in extreme or exceptional drought conditions, the highest levels.

"This reflects long-term precipitation deficits for much of the interior northwest," Parker said.

Dry conditions across the state have been driven by La Niña, which has been pushing storms north and east of Idaho, the Idaho Press previously reported. La Niña is a cooling period of the ocean's surface that impacts rainfall and in turn affects winter weather around the world.

Other Pacific Northwest states are also experiencing dryness. Over 90% of Oregon is in drought but Washington is faring much better, with slightly more than 50% of the state experiencing drought conditions.

There isn't any indication climate change is playing a big role, said Larry O'Neill, from the Oregon Climate Office. But it is very unusual to get three years in a row that are very dry in Oregon.

What goes on in the rest of the Pacific Northwest can also affect Idaho. For example, drought can be a contributing factor to wildfires. Last year, the smoke from wildfires around the western United States impacted air quality in the Treasure Valley and Idaho as a whole.

"Not only are water supply issues going to be more acute ... but we're starting to get concerned about the general dryness of the landscape and what it means for wildfire risk," O'Neill said. "In central Oregon fire districts, they're projecting an above normal potential for wildland fire. This is really concerning."

The Significant Wildland Fire Potential Outlook shows above-normal chances for wildfire for a portion of central Oregon in May and June. In Idaho, chances appear normal.

For that area of central Oregon, the concern for May pertains to backyard burning and project fires that might get out of hand.

The projection for central Oregon is because of ongoing extreme drought conditions and the prediction for a drier than normal drier-than-normal spring.

In terms of temperature and precipitation, this spring should look pretty normal in Boise, as the area typically sees high temperatures in the 50s and 60s and roughly 3-5 inches of rain, according to the National Weather Service.

Heading into summer, the state is predicted to have below-normal precipitation and higher than normal temperatures, the Idaho



# Idaho, again, tops per capita farm revenue ranking in West

By SEAN ELLIS

Idaho Farm Bureau Federation

SEP 1, 2021

Recently released federal show that Idaho, once again top Western state when it comes to farm income on a per capita basis.

Per capita farm income is derived by dividing the total number of people in a state by the total amount of farm cash receipts produced in that state. Farm cash receipts is the revenue that farmers and ranchers receive for selling their commodity.

Idaho farmers and ranchers produced \$4,421 per Idahoan in 2020, according to data released Sept. 2 by USDA's Economic Research Service and crunched by University of Idaho Agricultural Economist Ashlee Westerhold.

That placed Idaho No. 1 among the 11 Western states in that category. Again, Idaho has ranked at the top in per capita farm income in the West for many years.

"It demonstrates how big agriculture is in Idaho, again and again and again," UI Agricultural Economist Garth Taylor said about the per capita ranking. "It shows how important agriculture is to the state's economy and to the average Idahoan."

California led the nation last year in total farm cash receipts at \$49 billion, but that state had 39.5 million people in 2020, making California's per capita farm income total \$1,241.

Put simply, that means farming is way more important to the average Idahoan than it is to the average Californian.

Idaho Farm Bureau Federation President Bryan Searle, a farmer from Shelley, said the per capita number is a simple yet effective way to show how important agriculture is to the average Idahoan compared to people in other states.

"That per capita number reflects how critical the state's agricultural industry is to people in Idaho," Searle said. "I hope it encourages people to think about how important farming and ranching are to the state's overall economy and way of life."

Taylor said the per capita number could also be viewed as a reflection of how agriculture is treated in Idaho vs. other states.

## Revenue/ from B9

The economic and political climate in Idaho is favorable toward the farming and ranching industry, something that is not true in many other Western states, he said.

"Hardy a week goes by when you don't see

an anti-ag article ... out of Oregon, California and some other states," Taylor said. "It's anti-ag statements all the time, almost weekly, in those states. You don't see that in Idaho."

According to the recently released USDA data, Idaho farmers and ranchers brought in \$8.1

billion in farm cash receipts in 2020 and Idaho's population was 1.839 million last year.

That means the state's farmers and ranchers produced \$4,421 in farm revenue per Idahoan in 2020, well above second-place Montana, which had a per capita farm income total of \$3,460 last year.

Wyoming ranked third in the per capita category at \$2,629 and was followed by New Mexico (\$1,415), Washington (\$1,284), Colorado (\$1,258), California (\$1,241), Oregon (\$1,195), Utah (\$548), Arizona (\$538) and Nevada (\$215).

\$8.1 Billion Farming in Idaho

March 25, 2022

Jennifer Almeida Planner III **Exhibit #2**

Planning and Zoning Commissioners

OR2021-0018 & RZ2021-0030

Lewis Heights Subdivision Submitted by T-O Engineers

**Exhibit 10A States a lot of information that should be read very carefully Please.**

**1. SPF WATER ENGINEERING REPORT:**

**Page 1. states "Groundwater levels within the local area are stable and show no indication of over appropriation.**

----- But this information cannot be proven as there are no records kept. We have supplied date from other hearings showing wells failed in this area. Idaho Water Center on 322 E. Front street Ste 648, Boise Ph 208-2874800 [dwrinto@dwr.idaho.gov](mailto:dwrinto@dwr.idaho.gov) Claudia Haynes personally called office on March 24, 2022 Talked to **Chad** first at 208 3342190, asked him if you have a water right or just a domestic well how much water are you allowed to use in one day. He gave me the number of **13,000 gal per day** for inside of the house use and land under 1/2 acre of land depending on where your land is. Then I asked when someone is out of water in the domestic well who do they report this information to at IDWR, He said no one that he knows of keep records of this information as it is usually a mechanical problem and not an out of water experience.

**I was then transferred to Alen he confirmed there is no log made of any out of water issues anywhere in Idaho. But the Area South of Lake Lowell is an area of concern, and they are all looking at this very seriously but he could not name anyone what is working on a study at this time.**

**Page 2, IDWR has no reporting on failed wells in the area. There is nowhere to report failed wells in this area. After experiencing a failed well I (Claudia Haynes) called and wrote to IDWR to give them the information on my own well, they do not have a list, a person, a monitoring process for the information. We have supplied Board of Commissioners with this information, but no State Agency has a way to keep records of this information only individuals reporting to Commissioners directly.**

**2. MAP FROM SPF WATER ENGINEERING, LLC PAGE 3:**

**WELLS 4,5,6,7,8,9, VERY DEEP. 517, 536 542, 549, and 628 feet (stated on page 4 of SPF Water Engineering report. In Deersky Ranch Sub, Sky Ranch, Foothill Ranch and Wild Prairie subdivisions, all have had problems with wells, going dry. From bad construction, or low water, or failed or bad systems being installed by well drillers. Common wells and or community wells have had issues and we have given this information to the Board of Commissioners at other hearings in this area.**

**3. Drawdown Analysis information from SPF Water Engineering page 11.** Commissioner Smith, you indicated that a map Claudia Haynes showed you in another hearing that the date was too old. All Reports from Hydrograph or dated back to give a history of water 1960, 1966, 1980, 1996, history is vital when it comes to reports like this that is why the map I showed you from IDWR was a good document. One that should be considered in your decision-making process.

**Read page 11 of this report: "daily average use of 300 gallons per day per household." ----- Each domestic well is approved for 13,000 gal per day by State Law. 300gal @day for 365 days = 109,500 one year / 13,000gals @ day for 365 days = 4,745,000 Gal one year. The aquifer does not have this amount of water**

**Page 13. Recommendation for Well Construction: "typical well depths of 230 to 300 feet for lowest elevation lots and approximately 280 to 350 feet for the highest elevation lots -- If this is the case then why are there wells in the area from 517 to 628?**

**Page 14. "Conclusions: The drawdown analysis suggests that the addition of 33 new domestic wells to the area will have a minimal impact on current ground water levels near the subdivision." Many (perhaps most) well failures are not caused by water-level declines in an aquifer, but rather because of either excessive sand production or loss of productivity caused by plugging of well screens or perforations, or by collapse of open boreholes. Instead, they more often fail due to loss of productivity resulting in excessive drawdown." ----- Again, there is no reports from IDWR or well companies showing any date on where wells have failed, dried up, no one is keeping records of or reporting this information. Not even well companies.**

**4. Fire Suppression:** No report from Upper Deer Flat Fire Department for Fire Hydrants or underground tank or water supply on sight for Fire Suppression.

**5. This property is in the Nitrate Priority area.** SWDH has not updated the map showing this but water reports from this are from individual property owners have submitted water report in other land use cases in this area showing this information. I have been informed by the Director that SWDH is in the process or developing a new map, it is not available at this time. Arsenic is also in this area and SWDH has not shown this on the map at this time or on Line. Again people in this area have had their wells tested and proof of this info has been submitted at other hearings in this area.

**6. Geotech, inc. page 8 dated May 10, 2021. Ground Water:** According to the State of Idaho Department of Water Resources Well Drillers' logs, ground water in the vicinity is approximately 150 to 203 feet below the existing ground surface. Transient high ground water condition could develop over a clay or less permeable layer and this condition could generate down gradient seepage. **----- This could cause a problem with septic systems and cause leakage like what happened in the subdivision next to this property. (Swanson Heights)**  
**Sincerely,**

Claudia Haynes,  
Canyon County Alliance for Responsible Growth  
8830 DeerSky Ranch Trail  
Nampa, Idaho 83686.







## MEMORANDUM

**DATE:** October 15, 2021

**TO:** Darren Goldberg

**FROM:** Andrew Francis, P.G.  
Terry Scanlan, P.E., P.G.

**RE:** Lewis Heights Subdivision Water Use Assessment

*Andrew Francis* Digitally signed by Andrew Francis  
Date: 2021.10.15 15:57:58 -06'00'

### Summary

Development of Lewis Heights Subdivision will have a net benefit to local groundwater levels because new groundwater pumping for domestic purposes (estimated at 11 acre-feet per year increase) will be more than offset by a decrease in irrigation pumping (estimated at 51 to 81 acre-feet per year decrease). The net decrease in irrigation pumping will result from decreasing the irrigated area within the Subdivision from the current 77 acres to an estimated 60 acres or less following development.

Groundwater levels within the local area are stable and show no indication of over appropriation.

### Introduction

Lewis Heights Subdivision (Subdivision), consisting of 33 individual 2-acre lots, has been proposed in Canyon County. The Subdivision is located approximately 1 mile south of Lake Lowell in the NENW and NWNE quarter-quarters of Section 13, Township 2 North, Range 3 West, and has a total area of 78.53 acres. Elevations within the Subdivision range from approximately 2650 feet to 2700 feet

The property is currently utilized for irrigated agricultural purposes. Irrigation is supplied from groundwater as authorized by water right 63-3532B. The water right allows diversion of 1.14 cfs (513 gpm) from one well for irrigation of 77 acres with a priority date of October 21, 1966. Water is supplied from the irrigation well to two center pivot sprinklers and to hand-line sprinklers. The water right report is provided in Appendix A.

The individual lots and common areas of the Subdivision will be irrigated from the existing irrigation well on the property through a pressurized irrigation system. The well driller's report for the existing irrigation well is included in Appendix A. Each residential lot will have its own domestic well and it is anticipated water from these wells will be used for indoor domestic purposes only.

The purpose of this memorandum is to estimate the impact of the proposed Subdivision on local groundwater resources resulting from construction and use of 33 new domestic wells. In addition, recommendations for the construction of the new domestic wells are provided.



To characterize local hydrogeologic conditions, driller's reports for wells near the Subdivision were downloaded from the Idaho Department of Water Resources (IDWR) database to determine lithology and existing well capacities. IDWR groundwater-level monitoring data were reviewed to determine regional trends in groundwater levels. The following is an outline of items covered in this document:

1. Driller's Reports
  - a. Well Construction
  - b. Lithology and Aquifer Conditions
  - c. Water Levels
  - d. Aquifer Hydraulic Parameters
2. Hydrographs
  - a. Regional Trends
3. Drawdown Analysis
4. Recommendations for Well Construction
5. Conclusions

## **1. Driller's Reports**

Review of aerial photography indicates that there are approximately 100 residences located within one-half mile of the Subdivision, with each residence assumed to be supplied from an on-site domestic well. Representative well driller's reports for wells within approximately one-half mile of the proposed Subdivision were obtained from IDWR's well log database for review. Well locations are presented in Figure 1 with important construction information in Table 1. The well labels in Figure 1 correspond to log numbers in Table 1. All wells in Table 1 were constructed for domestic water supply. Also depicted in Figure 1 is the location of the existing irrigation.

Three (3) well logs for irrigation wells within 2 miles of the proposed Subdivision were reviewed for pumping test information. The irrigation wells are designed for high yields, and provide a more accurate indication of aquifer hydraulic characteristics. Pumping test results from these wells were used to determine a range of aquifer transmissivity. The well locations are presented in Figure 2 with the corresponding construction and pumping test information in Table 2.

All well logs reviewed are included in Appendix B.



Figure 1. Driller's Logs within ½ mile of the proposed Subdivision.



Table 1. Well Construction

| Well ID | Total Depth (feet) | Screen Interval (feet bgs) | Screen Length (feet) | Water Bearing Material                         | Year of Construction | Static Water Level (feet) | Yield (gpm) | Well Type |
|---------|--------------------|----------------------------|----------------------|------------------------------------------------|----------------------|---------------------------|-------------|-----------|
| 1       | 301                | 286-296                    | 10                   | Sand                                           | 2008                 | 115                       | 45          | Domestic  |
| 2       | 195                | No Screen                  | No Screen            | Sand                                           | 2004                 | 135                       | 15          | Domestic  |
| 3       | 283                | 278-283                    | 5                    | Sand                                           | 2018                 | 167                       | 60          | Domestic  |
| 4       | 326                | 316-326                    | 10                   | Fractured blue clay with fine black sand       | 2016                 | 190                       | 50          | Domestic  |
| 5       | 362                | 302-362                    | 60                   | Blue clay with coarse sand layers              | 2018                 | 168                       | 80          | Domestic  |
| 6       | 330                | 280-320                    | 40                   | Sand                                           | 2008                 | 185                       | 20          | Domestic  |
| 7       | 517                | 477-517                    | 40                   | Fine Blue Sand                                 | 2005                 | 205                       | 30          | Domestic  |
| 8       | 542                | 470-490; 530-540           | 30                   | Fine Blue Sand                                 | 2005                 | 203                       | 50          | Domestic  |
| 9       | 549                | 449-469; 529-549           | 40                   | sandstone/blue clay with sand strips/blue sand | 2006                 | 247                       | 60          | Domestic  |
| 10      | 328                | 313-328                    | 15                   | Medium blue sand                               | 2015                 | 160                       | 35          | Domestic  |
| 11      | 235                | 230-235                    | 5                    | tan sand                                       | 2015                 | 112                       | 75          | Domestic  |
| 12      | 185                | No Screen                  | No Screen            | Sand/Joint Shale                               | 2003                 | 106                       | 40          | Domestic  |
| 13      | 180                | No Screen                  | No Screen            | Sandstone/Cracks                               | 2016                 | 110                       | 60          | Domestic  |
| 14      | 221                | 216-221                    | 5                    | Sand                                           | 2019                 | 105                       | 60          | Domestic  |
| 15      | 220                | 215-220                    | 5                    | Sand                                           | 2019                 | 110                       | 50          | Domestic  |
| 16      | 228                | 223-228                    | 5                    | Sand                                           | 2018                 | 80                        | 60          | Domestic  |
| 17      | 251                | 230-240                    | 5                    | Medium Coarse Sand                             | 2018                 | 146                       | 48          | Domestic  |

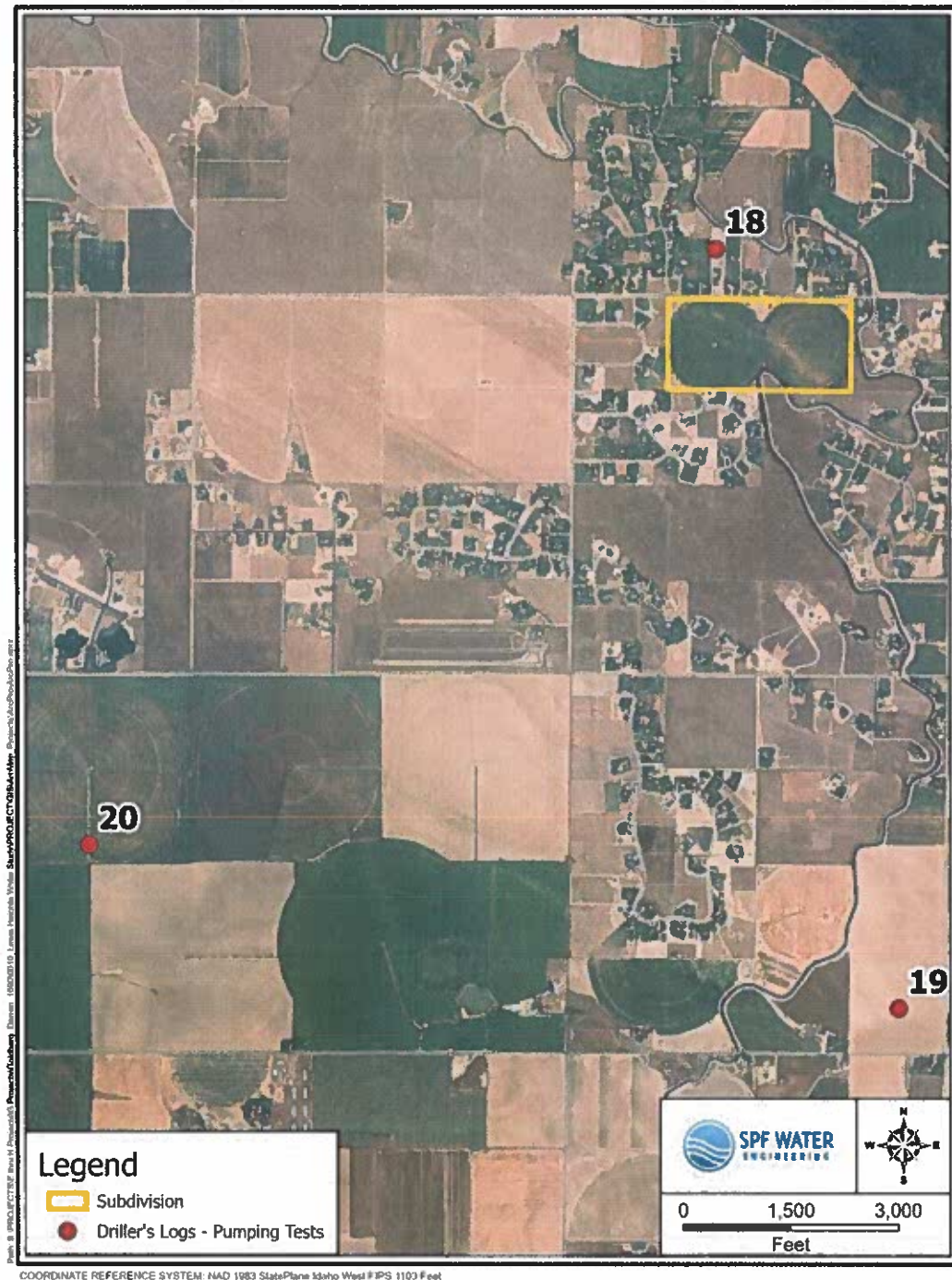


Figure 2. Well pumping test locations

Table 2. Well Testing

| Log ID | Yield (gpm) | Static (feet) | Drawdown (feet) | Specific Capacity (gpm/ft) | Transmissivity (gpd/foot) | Screen Interval                    | Well Type  |
|--------|-------------|---------------|-----------------|----------------------------|---------------------------|------------------------------------|------------|
| 18     | 1800        | 137           | 50              | 36                         | 72000                     | 212-221; 240-259; 288-298; 310-335 | Irrigation |
| 19     | 1230        | 72            | 87              | 14                         | 28000                     | 228-268; 320-350; 410-420          | Irrigation |
| 20     | 1170        | 378           | 72              | 16                         | 32000                     | 536-566; 575-595; 608-628          | Irrigation |

*a. Well Construction*

All of the domestic wells within a half mile of the Subdivision are constructed with 6-inch steel casing and either stainless steel or PVC screens with diameters between 4.5 and 6-inches. The total depths for the 17 domestic wells range between 180 and 549 feet below ground surface (bgs) with screen intervals between 5 and 60 feet in length. The shallower wells (2, 12, 13) with total depths less than 200 feet were not screened. Wells to the southwest, at higher ground surface elevations and further away from Lake Lowell, had deeper water levels and deeper completion depths. The on-site irrigation well is screened between 172 and 389 feet, but the well report does not list test pumping data.

Of the three irrigation wells, Wells 18 and 19 are screened between 200 and 400 feet bgs, and Well 20, which is located about 2 miles southwest of the Subdivision, is screened between 536 and 628 feet bgs. These irrigation wells have longer screen intervals and the driller's reports include test pumping data, which provide a more accurate characterization of aquifer hydraulic conditions in the area.

*b. Lithology and Aquifer Conditions*

The lithologic logs from the driller's reports indicate the subsurface near the Subdivision is primarily alternating layers of sand and clay with some gravel to depths of more than 500 feet. The water producing zones are primarily sand layers.

*c. Water Levels*

Depth to water (DTW) listed on well driller's logs for the 17 domestic wells within a half mile of the Subdivision were between 80 and 247 feet bgs. The 167-foot range of static water level reflects the approximate 200-foot range in ground surface elevation between wells to



the east along Rim Road and wells to the west near Sky Ranch Road. Higher elevation wells have deeper depths-to-water and lower elevation wells have shallower depths-to-water. The elevation of the water table beneath the Subdivision vicinity is approximately 2520 feet.

The water-bearing zones tapped by local wells in this area are generally considered "confined" or "semi-confined" because static water levels in completed wells rise to higher elevations than first encountered water and above the tops of the water-bearing zones. Local domestic wells are generally completed within 150 feet of the water-table. Water-bearing zones near the water table are "semi-confined" because pumping impacts can eventually propagate upward to the water table. Wells 7, 8, and 9 all located to the southwest side of the Subdivision are completed to depths greater than 500 feet which is over 300 feet below the water-table. Wells at this depth are subject to more "confined" aquifer conditions.

Groundwater flow direction in the local area is westerly, based on regional groundwater contour maps presented for spring 1996, fall 1996, spring 1998, fall 1998, spring 2000, fall 2000, and fall 2001 in Appendix E of Characterization of Ground Water Flow in the Lower Boise River Basin (Petrich and Urban, 2004, IWRRI-2004-01).

#### *d. Aquifer Hydraulic Parameters*

Hydraulic parameters of water-bearing zones can be estimated based on the character of the aquifer materials and from well pumping tests.

Typical hydraulic conductivity (K) for sands can range between 100 and 10,000 gallons/day/foot<sup>2</sup> (Freeze and Cherry, 1979). A saturated thickness of 100 feet was used based on the description of water bearing units in the irrigation driller's logs. Using the range of potential K for sands and a saturated thickness of 100 feet results in a range of estimated transmissivity (T) values between 10,000 and 1,000,000 gallons/day/foot (gpd/ft).

Table 2 includes the results from well tests reported in the driller's logs. The yield in gallons per minute (gpm) and drawdown in feet from the static water level were used to calculate the specific capacity which indicates the amount of water produced per foot of drawdown (i.e., specific capacity in gpm/ft). The results from the irrigation wells are included with values between 14 and 36 gpm/ft. Well testing results from the domestic wells were not used to calculate specific capacity values and aquifer parameters because most were tested by air-lifting which typically underestimate actual well capacities. The shorter screen intervals in domestic wells are also less likely to be reflective of the larger aquifer. All of the domestic wells are screened in discrete sand lenses that are connected to the larger aquifer system consisting of multiple sand lenses. The larger irrigation wells are screened over multiple sand lenses, so testing results are considered more representative of aquifer parameters. For confined aquifers, specific capacity multiplied by 2000 provides an empirical estimate of transmissivity (T) in gpd/ft.

A nearby irrigation well (18) just north of the Subdivision was constructed in 1966 and was test pumped at a rate of 1800 gpm with a drawdown of 50 feet. This results in a specific capacity of 36 gpm/ft and a T of 72,000 gpd/ft. A second nearby irrigation well (19), located 1.75 miles south Subdivision and constructed in 1981, was test pumped at 1230 gpm with a drawdown of 87 feet resulting in a specific capacity of 14 gpm/ft and a T of about 28,000 gpd/ft. A third irrigation well (20), located 2 miles to the south of the Subdivision and constructed in 2011, was test pumped at 1170 gpm with a drawdown of 72 feet resulting in a specific capacity of 16 gpm/ft and a transmissivity of 32,000 gpd/ft. These T values are within the range estimated based on aquifer materials.

Storativity (S) values were estimated based on the specific storage values for sands and the aquifer thickness of 100 feet used for T determination (Batu, 1998). The resulting S value is approximately 0.005, which is typical for confined/semi-confined aquifer zones in the Treasure Valley.

## 2. Hydrographs

Hydrographs from IDWR-monitored wells were reviewed to understand regional groundwater level trends. Locations for IDWR hydrographs are presented in Figure 3. The most recent water levels at each of the well locations are labeled. These wells are all within five miles from the Subdivision.

### a. Regional Trends

The individual hydrographs are presented in Figure 4. Water-level measurements date from the late 1960 to current conditions with groundwater elevations between 2550 and 2350 feet above mean sea level (feet msl). Well **02N 03W 13DAA1**, located just a half mile to the southeast of the subdivision, has seen stable to increasing water levels going back to the early 1980's. Water levels at Well **02N 03W 11ACA1** and Well **02N 03W 06DBA1**, both of which are located to the northwest the Subdivision, indicate stable to slightly increasing water levels over the past 15 years. Well **02N 03W 22DDC1**, located approximately 2 miles southwest of the Subdivision, saw declining water levels from 1966 to 1996 but water levels have been stable to slightly increasing over the past 25 years. Also included in Figure 4 is the slope equation for each hydrograph. This represents the average change in water level in feet per day. The average increase on a yearly basis for all wells except **02N 03W 22DDC1** is between 0.07 and 0.2 feet/year. **02N 03W 22DDC1** historically has seen an average yearly decline of about 1.1 foot/year going back to the 1960's, but since 1996, the well has increase on average 0.07 feet/year.

The stable to increasing water-level trends demonstrate that the aquifer is not over-appropriated in this area and has capacity for increased withdrawals.



Figure 3. Hydrograph Locations



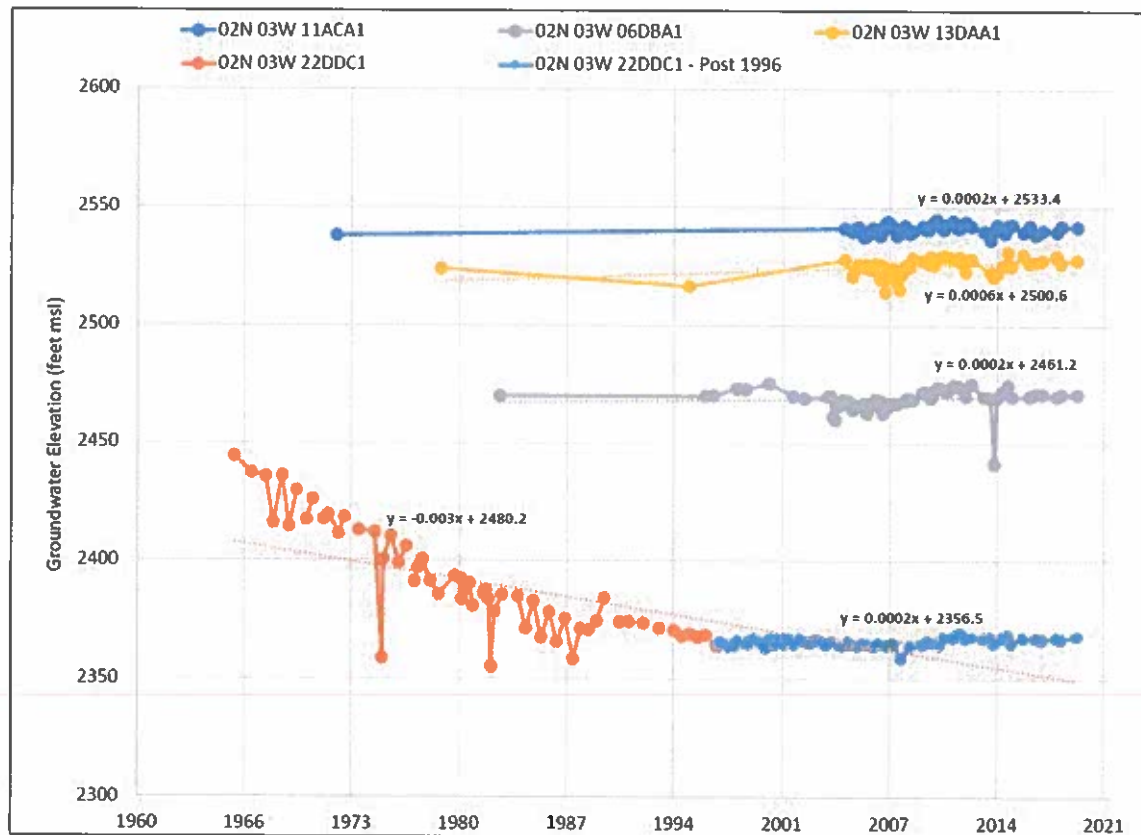


Figure 4. Hydrographs

### 3. Drawdown Analysis

The predicted drawdown due to the addition of 33 new domestic wells was determined by assuming a daily average use of 300 gallons per day (gpd) per household. This results in an average year-round, 24-hour per day, demand of 9,900 gpd or 7 gpm for the entire Subdivision. Annual demand for domestic pumping will be approximately 11 acre-feet assuming 300 gpd per home for 365 days per year.

To determine the impact of groundwater pumping associated with indoor domestic use, a drawdown analysis was performed using the Theis method. The Theis non-equilibrium well equation is a common approach for determining drawdown from pumping wells in confined aquifers. Drawdown can be calculated for any distance from a pumping well and for any duration of pumping. The Theis equation has a number of assumptions (i.e., no recharge, horizontal flow, infinite aquifer lateral extent, fully penetrating wells, and homogenous hydraulic conductivity) which are never fully satisfied in nature, but are adequately approximated in most conditions to allow reliable estimates of well interference impacts.

The analysis utilized the estimated aquifer transmissivity values determined from the results of well tests and the aquifer materials described in the driller's logs. The water producing zones are comprised of sand interbedded with clay layers. Based on these materials and well test results, it was determined that transmissivity values could range between 28,000 and 72,000 gpd/ft.

The results for the low transmissivity (28,000 gpd/ft) value analysis are presented in Figure 5; the high transmissivity (72,000 gpd/ft) value analysis is presented in Figure 6. These figures represent drawdown with increasing distance from the hypothetical well over different time periods. Drawdown was determined at distances between 100 feet to 1 mile at time intervals of 1, 7, 30, 180, and 365 days. Figure 5 shows that with an assumed transmissivity value of 28,000 gpd/ft (low estimate), the drawdown after 365 days of continuous pumping at 7 gpm was 0.3 feet at a radius of 100 feet and 0.09 feet at a radius of 1 mile. Under the high transmissivity value (78,000 gpd/ft) conditions, the estimated drawdown at 100 feet and 1 mile were 0.13 feet and 0.05 feet, respectively.

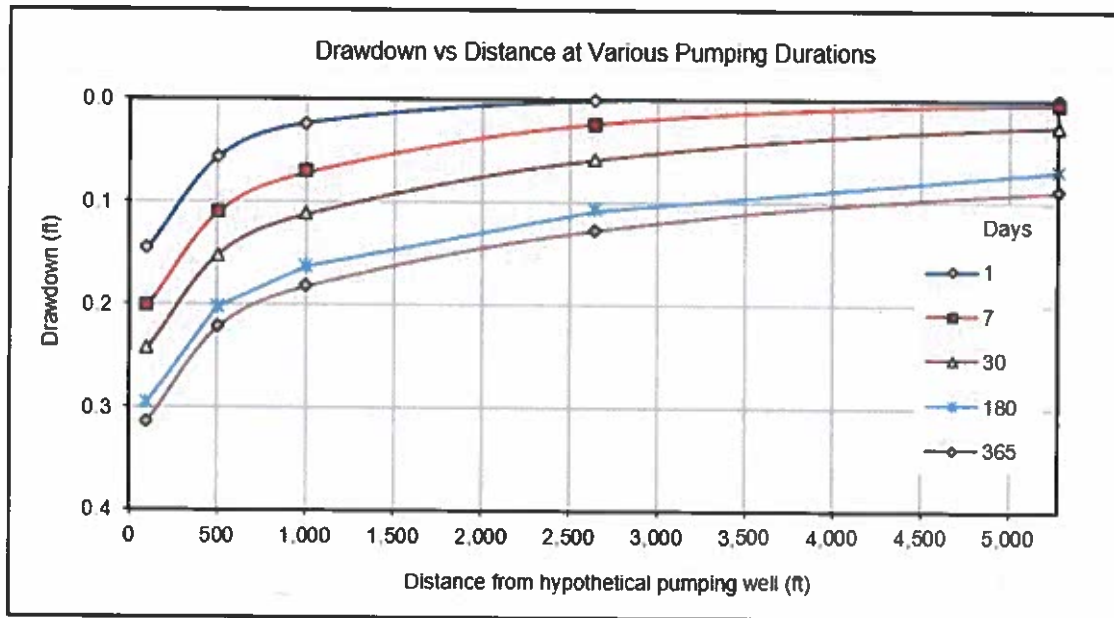


Figure 5. Low Transmissivity Drawdown Analysis.

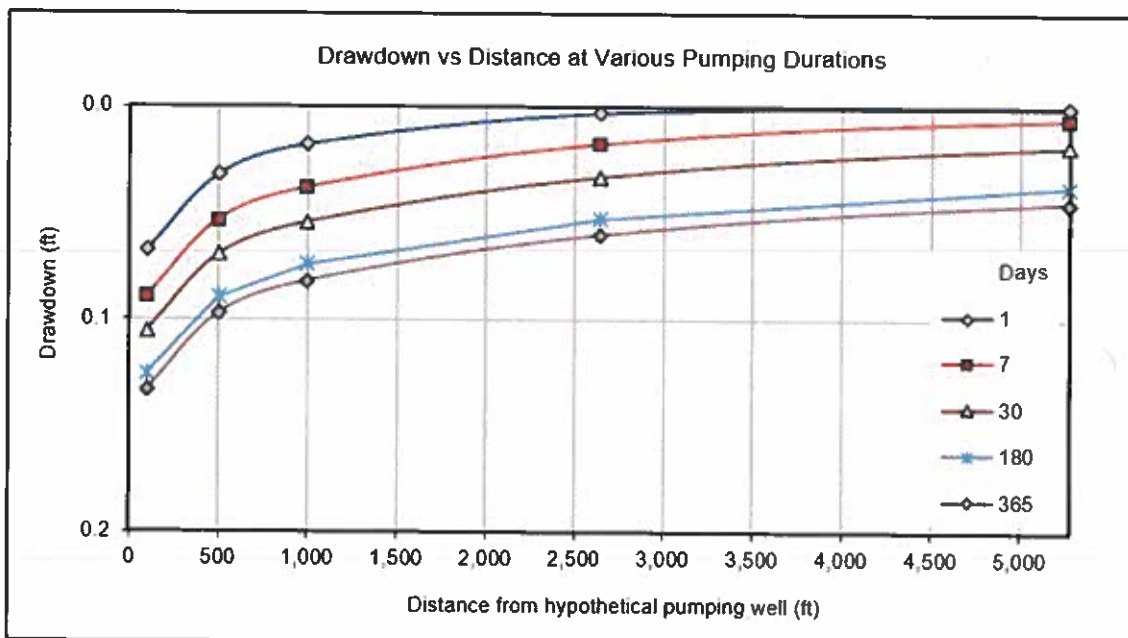


Figure 6. High Transmissivity Drawdown Analysis.



Demand for irrigation was not considered in the drawdown analysis as the property has been historically irrigated with a 1.14 cfs (514 gpm) water right and the only new additional pumping will be associated with indoor domestic use. Historically, all 77 acres of the property has been irrigated. The preliminary plat for the Subdivision includes 65 acres of residential area which includes areas (driveways, rooftops, patios, parking) that will not be irrigated. Also included are 3 acres of common area which may be partially irrigated. Following development, it is anticipated that approximately 50-60 acres of the Subdivision will be irrigated resulting in an overall decline in groundwater pumping for irrigation use. Assuming post development irrigation of 60 acres, the Subdivision property will irrigate 17 fewer acres. Assuming that each irrigated acre has used 3 acre-feet annually, development of the Subdivision will reduce groundwater pumping for irrigation by 51 acre-feet per year. Total groundwater pumping by the Subdivision (irrigation and domestic) will decrease by 40 acre-feet per year (i.e., 51 af irrigation reduction minus 11 acre-feet domestic increase) compared to predevelopment pumping.

Assuming an irrigation volume reduction of 51 acre-feet, the average irrigation season pumping rate over a 6-month irrigation season will decrease by 64 gallons per minute. Accounting for domestic pumping of 7 gpm, the net change following development of the subdivision will be an average reduction of 57 gpm during the 6-month irrigation season and an average increase 7 gpm during the 6-month non-irrigation season. On an annual basis, development of the Subdivision should reduce groundwater pumping by an annual average of 25 gpm.

Based on the estimates in Figures 4 and 5, average annual water levels at a distance of 1000 feet from the center of the Subdivision should increase between 0.3 feet and 0.7 feet, with greater increases during the irrigation season, and lesser increases (or slight decreases) during the non-irrigation.

#### **4. Recommendation for Well Construction**

Static water levels within the subdivision will range from approximately 180 feet at higher elevation lots to 130 feet at lower elevation lots. Wells should be completed at depths of 100 feet or more below the water-table, resulting in typical well depths of 230 to 300 feet for the lowest elevation lots and approximately 280 to 350 feet for the highest elevation lots.

The following construction is anticipated for the 33 domestic wells:

- 6-inch steel casing
- 10-feet of stainless-steel well screen (5-inch diameter, 0.020-inch slot size)
- 4-inch diameter pumps set at ~ 200-300 feet.

The well construction above can be accomplished either air-rotary or mud-rotary drilling techniques. If drilled with mud rotary, the well can be constructed using sand filter pack between the well screen and borehole wall which typically results in less sand pumping, higher yield, and less frequent need for redevelopment.

An alternative construction could be 4.5-inch or 6-inch PVC casing and screen, with sand filter pack. The PVC alternative must be constructed within an open borehole, requiring the mud-rotary drilling method. An advantage of PVC construction is that longer well screen lengths (40 to 80 feet) can be economically installed, resulting in greater well yields.

Regardless of the drilling and construction methods utilized, homeowners should carefully document the performance of new wells by conducting pumping tests when the well pumps are initially installed. Test data should include static water level, pumping rate, discharge pressure and pumping drawdown. Water levels and pressures should be measured at intervals of 10, 30, 60, and 120 minutes. Sand production can be evaluated by discharging into a clean 5-gallon bucket at the same intervals listed above. In the event that well yield drops in the future, this original data can be used to diagnose the cause of the loss in productivity. In most instances, a loss in productivity will be related to either a mechanical pump problem or a loss of well efficiency (i.e., plugging of well screen). Less commonly, a loss in productivity can be caused by well interference or regional water-level decline. In either event, good documentation of well and pump performance when the well and pump are in a "new" condition is useful for addressing future well problems.

## 5. Conclusions

Water-level monitoring by IDWR demonstrates that aquifer levels in the Subdivision vicinity are stable or increasing slightly. This data demonstrates that the aquifer beneath the subdivision is not over appropriated and can support additional groundwater development.

The drawdown analysis suggests that the addition of 33 new domestic wells to the area will have a minimal impact on current groundwater levels near the Subdivision. The analysis indicated that the potential drawdown to existing wells in the area from domestic pumping would be less than 0.3 feet within 100 feet of the Subdivision.

Drawdown from domestic pumping is fully offset by decreased irrigation pumping. Within the 79-acre area where the Subdivision is planned, 77 acres have been historically irrigated with a 1.14 cfs water right. The total irrigated area of the entire Subdivision will likely be less than 60 acres after development, or at least 17 acres less than what was irrigated historically. This decline in irrigation demand will result in an overall decrease in groundwater pumping. The annual volume of groundwater that will be used for indoor domestic purposes (approximately 11 acre-feet) is more than offset by the volume of water needed to irrigate 17 acres (approximately 51 acre-feet). In addition, groundwater for domestic purposes is essentially non-consumptive, and is returned to the aquifer system through drainfields, whereas irrigation is consumptive with most of the produced water lost to evapotranspiration. With the decrease in irrigation demand, there should be a positive impact to groundwater levels from development of the Subdivision.

Wells constructed with properly sized well screens are less likely to produce sand and are less likely to lose productivity due to plugging of screens and perforations. Many (perhaps most) well failures are not caused by water-level declines in an aquifer, but rather because of either excessive sand production or loss of productivity caused by plugging of well

screens or perforations, or by collapse of open boreholes. In other words, wells generally do not "go dry". Instead, they more often fail due to loss of productivity resulting in excessive drawdown. Properly constructed wells, of adequate depth and using appropriate well screens, are much more resistant to failure. Initial monitoring of well and pump performance is recommended to document "new" conditions and assist in diagnosis of any future well productivity issues.

## **Appendices**

A – Water Right 63-3532B and Existing Irrigation Well Driller's Report

B – Local Well Driller's Reports

## **References**

Batu, V., 1998. Aquifer Hydraulics: A Comprehensive Guide to Hydrogeologic Data Analysis, John Wiley & Sons, New York, 727p.

Freeze, R.A., and Cherry, J.A., 1979, Groundwater: Englewood Cliffs, NJ, Prentice-Hall

Petrich, C.R., and Urban, S.M., 2004, Characterization of Ground Water Flow in the Lower Boise River Basin. Idaho Department of Water Resources



**Attachment A**  
**Water Right 63-3532B and**  
**Existing Irrigation Well Driller's Report**

# Idaho Department of Water Resources

## WATER RIGHT REPORT

8/5/2021

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 63-3532B

| <u>Owner Type</u> | <u>Name and Address</u>                                              |
|-------------------|----------------------------------------------------------------------|
| Current Owner     | LGD VENTURES LLC<br>35 GREENHORN RD<br>HAILEY, ID 83333              |
| Original Owner    | JOHN P HOWARD<br>1987 RIDGECREST DR<br>BOISE, ID 83712<br>2083440897 |
| Original Owner    | RUTH E HOWARD<br>5121 BELAIR<br>BOISE, ID 83705<br>2083437352        |
| Original Owner    | DON A HULME<br>3820 AIRPORT AVE<br>CALDWELL, ID 83605<br>2084596910  |
| Original Owner    | WESLEY J STECK<br>821 LONE STAR RD<br>NAMPA, ID 83651<br>2084664185  |

Priority Date: 10/21/1966

Basis: Decreed

Status: Active

| <u>Source</u> | <u>Tributary</u> |
|---------------|------------------|
| GROUND WATER  |                  |

| <u>Beneficial Use</u> | <u>From</u> | <u>To</u> | <u>Diversion Rate</u> | <u>Volume</u> |
|-----------------------|-------------|-----------|-----------------------|---------------|
| IRRIGATION            | 04/01       | 10/31     | 1.14 CFS              | 346.5 AFA     |
| Total Diversion       |             |           | 1.14 CFS              | 346.5 AFA     |

Location of Point(s) of Diversion:

GROUND WATER | NENW | Sec. 13 | Township 02N | Range 03W | CANYON County

Place(s) of use:

Place of Use Legal Description: IRRIGATION CANYON County

| Township | Range | Section | Lot | Tract | Acres | Lot | Tract | Acres | Lot | Tract | Acres | Lot | Tract | Acres |
|----------|-------|---------|-----|-------|-------|-----|-------|-------|-----|-------|-------|-----|-------|-------|
| 02N      | 03W   | 13      |     | NWNE  | 39    |     |       |       |     |       |       |     |       |       |
|          |       |         |     | NENW  | 38    |     |       |       |     |       |       |     |       |       |

Total Acres: 77

Conditions of Approval:

1. TRANS. 2075.
2. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
3. R01 A measuring device of a type approved by this Department shall be maintained as a part of the diverting works.
4. S39 The use of water for irrigation under this right may begin as early as March 1 and may continue to as late as November 15, provided other elements of the right are not exceeded. The use of water before April 1 and after October 31 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.

Dates:

Licensed Date:

Decreed Date: 02/06/2009

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: OR



**Water District Number:** TBD

**Generic Max Rate per Acre:**

**Generic Max Volume per Acre:**

**Civil Case Number:**

**Old Case Number:**

**Decree Plaintiff:**

**Decree Defendant:**

**Swan Falls Trust or Nontrust:**

**Swan Falls Dismissed:**

**DLE Act Number:**

**Cary Act Number:**

**Mitigation Plan:** False

State of Idaho  
Department of Water Resources

# Water Right

63-3532B

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 8/5/2021



Legend

- Point of Diversion
- Place of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters



USE TYPEWRITER OR  
BALLPOINT PEN

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

State law requires that this report be filed with the Director, Department of Water Resources  
within 30 days after the completion or abandonment of the well.

| <b>1. WELL OWNER</b><br>Name <u>Wade Broomfield</u><br>Address <u>P.O. Box 877, Nampa, Idaho 83651</u><br>Owner's Permit No. _____                                                                                                                                                                                                                                                            | <b>7. WATER LEVEL</b> Department of Water Resources<br>Static water level <u>150</u> feet below land surface.<br>Flowing? <input type="checkbox"/> Yes <input type="checkbox"/> No G.P.M. flow _____<br>Temperature _____ °F. Quality _____<br>Artesian closed-in pressure _____ p.s.i.<br>Controlled by: <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                          |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
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| <b>2. NATURE OF WORK</b><br><input checked="" type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement<br><input type="checkbox"/> Abandoned (describe method of abandoning)<br>_____                                                                                                                                                                | <b>8. WELL TEST DATA</b><br><input type="checkbox"/> Pump <input type="checkbox"/> Bailor <input type="checkbox"/> Other<br><table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th>Discharge G.P.M.</th><th>Drawdown</th><th>Hours Pumped</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Discharge G.P.M. | Drawdown                 | Hours Pumped |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| Discharge G.P.M.                                                                                                                                                                                                                                                                                                                                                                              | Drawdown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Hours Pumped     |                          |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                          |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                          |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                          |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| <b>3. PROPOSED USE</b><br><input type="checkbox"/> Domestic <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Test <input type="checkbox"/> Other (specify type) _____<br><input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Stock <input type="checkbox"/> Waste Disposal or Injection                                    | <b>9. LITHOLOGIC LOG</b> <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th rowspan="2">Hole<br/>Diam.</th><th colspan="2">Depth</th><th rowspan="2">Material</th><th colspan="2">Water</th></tr><tr><th>From</th><th>To</th><th>Yes</th><th>No</th></tr></thead><tbody><tr><td>28</td><td>0</td><td>14</td><td>Topsoil, Caliche</td><td> </td><td> </td></tr><tr><td> </td><td>14</td><td>25</td><td>Sand, Gravel, River Rock</td><td> </td><td> </td></tr><tr><td> </td><td>25</td><td>37</td><td>Clay</td><td> </td><td> </td></tr><tr><td> </td><td>37</td><td>82</td><td>Sand Fine to Med.</td><td> </td><td> </td></tr><tr><td> </td><td>82</td><td>85</td><td>Clay</td><td> </td><td> </td></tr><tr><td> </td><td>85</td><td>93</td><td>Sand Fine, some Clay</td><td> </td><td> </td></tr><tr><td> </td><td>93</td><td>115</td><td>Clay</td><td> </td><td> </td></tr><tr><td> </td><td>115</td><td>122</td><td>Sand Fine</td><td> </td><td> </td></tr><tr><td> </td><td>122</td><td>136</td><td>Clay, Some Sand</td><td> </td><td> </td></tr><tr><td> </td><td>136</td><td>154</td><td>Sand Fine</td><td> </td><td> </td></tr><tr><td> </td><td>154</td><td>172</td><td>Clay</td><td> </td><td> </td></tr><tr><td> </td><td>172</td><td>203</td><td>Brn. Sand Fine</td><td> </td><td> </td></tr><tr><td> </td><td>203</td><td>205</td><td>Clay</td><td> </td><td> </td></tr><tr><td> </td><td>205</td><td>211</td><td>Brn. Sand Fine to Med.</td><td> </td><td> </td></tr><tr><td> </td><td>211</td><td>223</td><td>Clay w/some Sandstone</td><td> </td><td> </td></tr><tr><td> </td><td>223</td><td>248</td><td>Sand Fine to Crse.</td><td> </td><td> </td></tr><tr><td> </td><td>248</td><td>254</td><td>Brn. Clay</td><td> </td><td> </td></tr><tr><td> </td><td>254</td><td>257</td><td>Brn. Sand Fine to Med.</td><td> </td><td> </td></tr><tr><td> </td><td>257</td><td>268</td><td>Brn. Clay</td><td> </td><td> </td></tr><tr><td> </td><td>268</td><td>271</td><td>Sand Fine to Med.</td><td> </td><td> </td></tr><tr><td> </td><td>271</td><td>283</td><td>Clay</td><td> </td><td> </td></tr><tr><td> </td><td>283</td><td>292</td><td>Sand Fine to Med.</td><td> </td><td> </td></tr><tr><td> </td><td>292</td><td>295</td><td>Clay &amp; Sandstone</td><td> </td><td> </td></tr><tr><td> </td><td>295</td><td>308</td><td>Sand Fine to Crse.</td><td> </td><td> </td></tr><tr><td> </td><td>308</td><td>320</td><td>Clay w/some Sandstone</td><td> </td><td> </td></tr><tr><td> </td><td>320</td><td>345</td><td>Blue Clay</td><td> </td><td> </td></tr><tr><td> </td><td>345</td><td>351</td><td>Blue Sand Fine to Med.</td><td> </td><td> </td></tr><tr><td> </td><td>351</td><td>354</td><td>Blue Clay</td><td> </td><td> </td></tr><tr><td> </td><td>354</td><td>372</td><td>Blue Sand Fine to Med.</td><td> </td><td> </td></tr><tr><td> </td><td>372</td><td>375</td><td>Blue Clay</td><td> </td><td> </td></tr><tr><td> </td><td>375</td><td>388</td><td>Blue Sand Fine to Med.</td><td> </td><td> </td></tr><tr><td> </td><td>388</td><td>398</td><td>Blue Clay</td><td> </td><td> </td></tr></tbody></table> | Hole<br>Diam.    | Depth                    |              | Material | Water       |           | From     | To       | Yes         | No        | 28       | 0        | 14          | Topsoil, Caliche |          |          |             | 14        | 25       | Sand, Gravel, River Rock |             |           |          | 25       | 37     | Clay |    |                    |            | 37         | 82                 | Sand Fine to Med. |            |                    |            | 82         | 85 | Clay |  |  |  | 85 | 93 | Sand Fine, some Clay |  |  |  | 93 | 115 | Clay |  |  |  | 115 | 122 | Sand Fine |  |  |  | 122 | 136 | Clay, Some Sand |  |  |  | 136 | 154 | Sand Fine |  |  |  | 154 | 172 | Clay |  |  |  | 172 | 203 | Brn. Sand Fine |  |  |  | 203 | 205 | Clay |  |  |  | 205 | 211 | Brn. Sand Fine to Med. |  |  |  | 211 | 223 | Clay w/some Sandstone |  |  |  | 223 | 248 | Sand Fine to Crse. |  |  |  | 248 | 254 | Brn. Clay |  |  |  | 254 | 257 | Brn. Sand Fine to Med. |  |  |  | 257 | 268 | Brn. Clay |  |  |  | 268 | 271 | Sand Fine to Med. |  |  |  | 271 | 283 | Clay |  |  |  | 283 | 292 | Sand Fine to Med. |  |  |  | 292 | 295 | Clay & Sandstone |  |  |  | 295 | 308 | Sand Fine to Crse. |  |  |  | 308 | 320 | Clay w/some Sandstone |  |  |  | 320 | 345 | Blue Clay |  |  |  | 345 | 351 | Blue Sand Fine to Med. |  |  |  | 351 | 354 | Blue Clay |  |  |  | 354 | 372 | Blue Sand Fine to Med. |  |  |  | 372 | 375 | Blue Clay |  |  |  | 375 | 388 | Blue Sand Fine to Med. |  |  |  | 388 | 398 | Blue Clay |  |  |
| Hole<br>Diam.                                                                                                                                                                                                                                                                                                                                                                                 | Depth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  | Material                 | Water        |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | From                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | To               |                          | Yes          | No       |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| 28                                                                                                                                                                                                                                                                                                                                                                                            | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 14               | Topsoil, Caliche         |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 25               | Sand, Gravel, River Rock |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 37               | Clay                     |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 37                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 82               | Sand Fine to Med.        |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 82                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 85               | Clay                     |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 85                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 93               | Sand Fine, some Clay     |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                               | 115                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 122              | Sand Fine                |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 122                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 136              | Clay, Some Sand          |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 136                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 154              | Sand Fine                |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 154                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 172              | Clay                     |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 172                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 203              | Brn. Sand Fine           |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 203                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 205              | Clay                     |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 205                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 211              | Brn. Sand Fine to Med.   |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 211                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 223              | Clay w/some Sandstone    |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 223                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 248              | Sand Fine to Crse.       |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 248                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 254              | Brn. Clay                |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 254                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 257              | Brn. Sand Fine to Med.   |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                               | 268                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 271              | Sand Fine to Med.        |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 271                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 283              | Clay                     |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 283                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 292              | Sand Fine to Med.        |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 292                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 295              | Clay & Sandstone         |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 295                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 308              | Sand Fine to Crse.       |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 308                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 320              | Clay w/some Sandstone    |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 320                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 345              | Blue Clay                |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 345                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 351              | Blue Sand Fine to Med.   |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 351                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 354              | Blue Clay                |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 354                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 372              | Blue Sand Fine to Med.   |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 372                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 375              | Blue Clay                |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                               | 388                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 398              | Blue Clay                |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| <b>4. METHOD DRILLED</b><br><input type="checkbox"/> Cable <input checked="" type="checkbox"/> Rotary <input type="checkbox"/> Dug <input type="checkbox"/> Other                                                                                                                                                                                                                             | <b>6. WELL CONSTRUCTION</b><br>Diameter of hole <u>28</u> inches Total depth <u>398</u> feet<br>Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete<br><table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th>Thickness</th><th>Diameter</th><th>From</th><th>To</th></tr></thead><tbody><tr><td>.250 inches</td><td>16 inches</td><td>+ 2 feet</td><td>172 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>212 feet</td><td>235 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>245 feet</td><td>285 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>309 feet</td><td>349 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>389 feet</td><td>398 feet</td></tr></tbody></table><br>Was casing drive shoe used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Perforated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch<br>Size of perforation _____ inches by _____ inches<br><table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th>Number</th><th>From</th><th>To</th></tr></thead><tbody><tr><td>_____ perforations</td><td>_____ feet</td><td>_____ feet</td></tr><tr><td>_____ perforations</td><td>_____ feet</td><td>_____ feet</td></tr><tr><td>_____ perforations</td><td>_____ feet</td><td>_____ feet</td></tr></tbody></table><br>Well screen installed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Manufacturer's name <u>Roacoe Moss</u><br>Type _____ Model No. _____<br>Diameter <u>16</u> Slot size <u>80</u> Set from <u>235</u> feet to <u>285</u> feet<br>Diameter <u>16</u> Slot size <u>80</u> Set from <u>309</u> feet to <u>349</u> feet<br>Gravel packed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size of gravel <u>3/8</u> minus<br>Placed from <u>20</u> feet to <u>398</u> feet<br>Surface seal depth <u>20'</u> Material used in seal: <input type="checkbox"/> Cement grout<br><input checked="" type="checkbox"/> Puddling clay <input type="checkbox"/> Well cuttings<br>Sealing procedure used: <input type="checkbox"/> Slurry pit <input type="checkbox"/> Temporary surface casing<br><input checked="" type="checkbox"/> Overbore to seal depth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Thickness        | Diameter                 | From         | To       | .250 inches | 16 inches | + 2 feet | 172 feet | .250 inches | 16 inches | 212 feet | 235 feet | .250 inches | 16 inches        | 245 feet | 285 feet | .250 inches | 16 inches | 309 feet | 349 feet                 | .250 inches | 16 inches | 389 feet | 398 feet | Number | From | To | _____ perforations | _____ feet | _____ feet | _____ perforations | _____ feet        | _____ feet | _____ perforations | _____ feet | _____ feet |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| Thickness                                                                                                                                                                                                                                                                                                                                                                                     | Diameter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | From             | To                       |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| .250 inches                                                                                                                                                                                                                                                                                                                                                                                   | 16 inches                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | + 2 feet         | 172 feet                 |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| .250 inches                                                                                                                                                                                                                                                                                                                                                                                   | 16 inches                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 212 feet         | 235 feet                 |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| .250 inches                                                                                                                                                                                                                                                                                                                                                                                   | 16 inches                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 245 feet         | 285 feet                 |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| .250 inches                                                                                                                                                                                                                                                                                                                                                                                   | 16 inches                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 309 feet         | 349 feet                 |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| .250 inches                                                                                                                                                                                                                                                                                                                                                                                   | 16 inches                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 389 feet         | 398 feet                 |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| Number                                                                                                                                                                                                                                                                                                                                                                                        | From                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | To               |                          |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
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| _____ perforations                                                                                                                                                                                                                                                                                                                                                                            | _____ feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | _____ feet       |                          |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| _____ perforations                                                                                                                                                                                                                                                                                                                                                                            | _____ feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | _____ feet       |                          |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |
| <b>5. LOCATION OF WELL</b><br>Sketch map location must agree with written location.<br><div style="text-align: center;">N<br/>+-----+<br/>            <br/>+-----+<br/>W          E<br/>+-----+<br/>            <br/>+-----+<br/>S</div><br>County <u>Canyon</u><br><u>NE</u> 1/4 <u>NW</u> 1/4 Sec. <u>13</u> T. <u>2N</u> N/S, R. <u>3W</u> E/W<br><div style="text-align: right;">63</div> | <b>10.</b> Work started <u>3-28-78</u> finished <u>3-31-78</u><br><b>11. DRILLERS CERTIFICATION</b><br>Firm Name <u>Pete Cope Drilling Co. Inc.</u> Firm No. <u>213</u><br>Address <u>P.O. Box 561</u><br><u>Meridian, Idaho</u> Date <u>4-7-78</u><br>Signed by (Firm Official) <u>Pete Cope</u><br>and <u>J. Miller</u><br>(Operator)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |                          |              |          |             |           |          |          |             |           |          |          |             |                  |          |          |             |           |          |                          |             |           |          |          |        |      |    |                    |            |            |                    |                   |            |                    |            |            |    |      |  |  |  |    |    |                      |  |  |  |    |     |      |  |  |  |     |     |           |  |  |  |     |     |                 |  |  |  |     |     |           |  |  |  |     |     |      |  |  |  |     |     |                |  |  |  |     |     |      |  |  |  |     |     |                        |  |  |  |     |     |                       |  |  |  |     |     |                    |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                   |  |  |  |     |     |      |  |  |  |     |     |                   |  |  |  |     |     |                  |  |  |  |     |     |                    |  |  |  |     |     |                       |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |  |     |     |                        |  |  |  |     |     |           |  |  |

USE ADDITIONAL SHEETS IF NECESSARY - FORWARD THE WHITE COPY TO THE DEPARTMENT



# **Attachment B**

## **Local Well Driller's Reports**

---

63

Form 238-7  
6/02IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

850716

1

|                 |        |     |     |
|-----------------|--------|-----|-----|
| Office Use Only |        |     |     |
| Well ID No.     | 420540 |     |     |
| Inspected by    |        |     |     |
| Twp             | Rge    | Sec |     |
| 1/4             | 1/4    | 1/4 | 1/4 |
| Lat:            | Long:  |     |     |

## 1. WELL TAG NO. D D0052688

DRILLING PERMIT NO. \_\_\_\_\_

Water Right or Injection Well No. \_\_\_\_\_

## 2. OWNER

Name Kyle LottAddress 6431 E. Bimley Dr.City Nampa State Id Zip 83687

## 3. LOCATION OF WELL by legal description:

You must provide address or Lot, Blk, Sub. or Directions to well.

Twp. 2 North ☒ or South ☐  
 Rge. 3 East ☐ or West ☒  
 Sec. 12 SW 1/4 SW 1/4 SE 1/4  
 10 acres 40 acres 160 acres

Gov't Lot \_\_\_\_\_ County CanyonLat: 43:31:052N Long: 116:38:583WAddress of Well Site 12488 Lewis Ln.City Nampa

Give at least name of road - Distance to Well or Landmark

Lt. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Other

## 5. TYPE OF WORK check all that apply (Replacement etc.)

☒ New Well ☐ Modify ☐ Abandonment ☐ Other

## 6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

## 7. SEALING PROCEDURES

| Seal Material | From | To | Weight / Volume | Seal Placement Method |
|---------------|------|----|-----------------|-----------------------|
| 5/8 Bentonite | 0    | 18 | 600 lbs.        | 10" Overbore          |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 278'Was drive shoe seal tested? ☐ Y ☒ N How? \_\_\_\_\_

## 8. CASING/LINER:

| Diameter | From | To  | Gauge | Material | Casing                              | Liner                               | Welded                              | Threaded                 |
|----------|------|-----|-------|----------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 8        | 1.5  | 278 | .250  | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5        | 276  | 286 | .258  | Steel    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5        | 296  | 301 | .258  | Steel    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Length of Headpipe 10.0 Length of Tailpipe 5.0Packer ☒ Y ☐ N Type Rubber K-Packer

## 9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method \_\_\_\_\_

Screen Type & Method of Installation Johnson / Washdown

| From | To  | Slot Size | Number | Diameter | Material  | Casing                   | Liner                               |
|------|-----|-----------|--------|----------|-----------|--------------------------|-------------------------------------|
| 286  | 296 | .014      | 304    | 5        | Stainless | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## 10. FILTER PACK

| Filter Material | From | To | Weight/Volume | Placement Method |
|-----------------|------|----|---------------|------------------|
| N/A             |      |    |               |                  |

## 11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

155 ft. below ground Artesian pressure \_\_\_\_\_ ft.

Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices: \_\_\_\_\_

## 12. WELL TESTS:

| Yield gal./min. | Drawdown | Pumping Level | Time  |
|-----------------|----------|---------------|-------|
| 45 GPM          |          |               | 1 HR. |

Water Temp. \_\_\_\_\_

Bottom hole temp. \_\_\_\_\_

Water Quality test or comments: \_\_\_\_\_

Depth first Water Encounter \_\_\_\_\_

## 13. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

| Bore Dia. | From | To  | Remarks: Lithology, Water Quality & Temperature | Y | N |
|-----------|------|-----|-------------------------------------------------|---|---|
| 10"       | 0    | 2   | Top Soil                                        |   | X |
|           | 2    | 18  | Gravel                                          |   | X |
| 6"        | 18   | 28  | Gravel                                          |   | X |
|           | 28   | 70  | Sandy Brown Clay                                |   | X |
|           | 70   | 135 | Brown Clay                                      |   | X |
|           | 135  | 197 | Brown Clay w/Sand Streaks                       |   | X |
|           | 197  | 203 | Brown Clay                                      |   | X |
|           | 203  | 214 | Sand                                            | X |   |
|           | 214  | 225 | Brown Clay                                      |   | X |
|           | 225  | 233 | Sand                                            | X |   |
|           | 233  | 241 | Brown Clay                                      |   | X |
|           | 241  | 250 | Coarse Sand (40 GPM)                            | X |   |
|           | 250  | 255 | Brown Clay                                      |   | X |
|           | 255  | 259 | Sand                                            | X |   |
|           | 259  | 280 | Sandy Brown Clay                                |   | X |
|           | 280  | 297 | Sand (70 GPM)                                   | X |   |
|           | 297  | 301 | Brown Clay                                      |   | X |

RECEIVED

MAR 26 2008

WATER RESOURCES  
WESTERN REGIONCompleted Depth 301' (Measurable)  
Date: Started 2/18/08 Completed 2/20/08

## 14. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling Inc. Firm No. 332Principal Driller Matt Kuntz Date 2/21/08and Driller or Operator II Bernie Jan Date 2/21/08Operator I Matt Kuntz Date 2/21/08Principal Driller and Rig Operator Required.  
Operator I must have signature of Driller/Operator II.

FORWARD COPY TO WATER RESOURCES

Form provided by Forms On-A-Disk - (214) 340-9428 - www.FormsOnADisk.com

IDAHO DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

Office Use Only  
Well ID No. 816211  
Inspected by \_\_\_\_\_  
Twp \_\_\_\_\_ Rge \_\_\_\_\_ Sec \_\_\_\_\_  
1/4 \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4 \_\_\_\_\_  
Lat: \_\_\_\_\_ Long: \_\_\_\_\_

2

1. WELL TAG NO. D 0031435  
DRILLING PERMIT NO. \_\_\_\_\_  
Water Right or Injection Well No. \_\_\_\_\_

2. OWNER:  
Name Andres Baito  
Address 3514 South  
City Nampa State Id Zip 83651

3. LOCATION OF WELL by legal description:  
You must provide address or Lot, Blk, Sub. or Directions to well.  
Twp. 2 North ☒ or South ☐  
Rge. 3 East ☐ or West ☒  
Sec. 12 SE 1/4 SW 1/4 1/4 150 acres  
Gov't Lot \_\_\_\_\_ County Canyon  
Lat: \_\_\_\_\_ Long: \_\_\_\_\_  
Address of Well Site Lewis Ln  
(Give at least name of road + Distance to Road or Landmark)  
City \_\_\_\_\_  
Lt. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

4. USE:  
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Other \_\_\_\_\_

5. TYPE OF WORK check all that apply (Replacement etc.)  
☒ New Well ☐ Modify ☐ Abandonment ☐ Other \_\_\_\_\_

6. DRILL METHOD:  
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES

| Seal Material  | From     | To        | Weight / Volume | Seal Placement Method |
|----------------|----------|-----------|-----------------|-----------------------|
| <u>Benntex</u> | <u>0</u> | <u>18</u> | <u>10 Sacks</u> | <u>Over bore</u>      |

Was drive shoe used? ☐ Y ☐ N Shoe Depth(s) 195  
Was drive shoe seal tested? ☒ Y ☐ N How? Air test

8. CASING/LINER:

| Diameter  | From      | To          | Gauge     | Material     | Casing                              | Liner                    | Welded                   | Threaded                 |
|-----------|-----------|-------------|-----------|--------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <u>6"</u> | <u>+2</u> | <u>19.5</u> | <u>20</u> | <u>Steel</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Length of Headpipe \_\_\_\_\_ Length of Tailpipe \_\_\_\_\_  
Packer ☐ Y ☐ N Type \_\_\_\_\_

9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method \_\_\_\_\_  
Screen Type & Method of Installation \_\_\_\_\_

| From | To | Slot Size | Number | Diameter | Material | Casing                   | Liner                    |
|------|----|-----------|--------|----------|----------|--------------------------|--------------------------|
|      |    |           |        |          |          | <input type="checkbox"/> | <input type="checkbox"/> |

10. FILTER PACK

| Filter Material | From | To | Weight / Volume | Placement Method |
|-----------------|------|----|-----------------|------------------|
|                 |      |    |                 |                  |

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:  
135 ft. below ground Artesian pressure \_\_\_\_\_ lb.  
Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices:  
Well cap

12. WELL TESTS:

☐ Pump ☐ Bailor ☐ Air ☐ Flowing Artesian

| Yield gal./min. | Drawdown | Pumping Level | Time         |
|-----------------|----------|---------------|--------------|
| <u>15</u>       | <u>—</u> | <u>190</u>    | <u>2 Hrs</u> |

Water Temp. 62 Bottom hole temp. 62

Water Quality test or comments: Good

Depth first Water Encounter 195

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

| Bore Dia  | From       | To         | Remarks: Lithology, Water Quality & Temperature | Water | Y                                   | N                                   |
|-----------|------------|------------|-------------------------------------------------|-------|-------------------------------------|-------------------------------------|
| <u>10</u> | <u>0</u>   | <u>2</u>   | <u>over burden</u>                              |       |                                     | <input checked="" type="checkbox"/> |
| <u>10</u> | <u>2</u>   | <u>18</u>  | <u>Gravel</u>                                   |       |                                     | <input checked="" type="checkbox"/> |
| <u>6</u>  | <u>18</u>  | <u>30</u>  | <u>Gravel</u>                                   |       |                                     | <input checked="" type="checkbox"/> |
|           | <u>30</u>  | <u>80</u>  | <u>Sandy clay</u>                               |       |                                     | <input checked="" type="checkbox"/> |
|           | <u>80</u>  | <u>120</u> | <u>tan clay</u>                                 |       |                                     | <input checked="" type="checkbox"/> |
|           | <u>120</u> | <u>180</u> | <u>Sandy clay</u>                               |       |                                     | <input checked="" type="checkbox"/> |
|           | <u>180</u> | <u>195</u> | <u>tan clay</u>                                 |       |                                     | <input checked="" type="checkbox"/> |
|           | <u>195</u> |            | <u>sand</u>                                     |       | <input checked="" type="checkbox"/> |                                     |

RECEIVED

JUN 30 2004

WATER RESOURCES  
WESTERN REGION

Completed Depth 195 (Measurable)  
Date: Started Jun 7/2004 Completed Jun 9/2004

14. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Ed C Holder-Drilling Firm No. 578

Principal Driller Ed C Holder Date Jun 9/2004  
and  
Driller or Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date \_\_\_\_\_

Principal Driller and Rig Operator Required.  
Operator I must have signature of Driller/Operator II.



\* Signature of Principal Driller and rig operator are required

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IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

4

1. WELL TAG NO. D 0074486  
Drilling Permit No. 974987-881044

Water right or injection well # \_\_\_\_\_

2. OWNER: Waltman Homes

Name \_\_\_\_\_

Address 14333 Silver Ridge Rd.City Caldwell State ID Zip 83607

3. WELL LOCATION:

Twp. 2 North ☒ or South ☐ Rge. 4 East ☐ or West ☒Sec. 9 1/4 SW 1/4 SE 1/4Gov't Lot \_\_\_\_\_ County CanyonLat. 43 ° 31:004 (Deg. and Decimal minutes)Long. 116 ° 39:074 (Deg. and Decimal minutes)Address of Well Site 12849 Shasta Drisy WayCity NampaLot 2 Blk. 1 Sub. Name Wild Prairie Est.

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES:

| Seal material | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method/procedure |
|---------------|-----------|---------|------------------------------------|----------------------------|
| 38 Best       | 0         | 43      | 35 bags                            | Dry Pour                   |
| 38 Best       | 299       | 312     | 9 bags                             | Dry Pour                   |

8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing Liner                        | Threaded                 | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|--------------------------|-------------------------------------|
| 6                  | 42        | 315     | 250            | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|                    |           |         |                |          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
|                    |           |         |                |          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
|                    |           |         |                |          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 315

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☐ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type JohnsonMethod of installation Wash Dr. Valve

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|----------|-------------------|
| 316       | 6/326-6 |           |           |                    |          |                   |
|           | 10      | 6"        | 70k       | S.S.               |          |                   |

Length of Headpipe 5'-8" Length of Tailpipe 0Packer ☒ Y ☐ N Type 3-Rib

10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method |
|-----------------|-----------|---------|------------------------------------|------------------|
|                 |           |         |                                    |                  |
|                 |           |         |                                    |                  |

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 315 Static water level (ft) 190Water temp. (°F) 72 Bottom hole temp. (°F) \_\_\_\_\_Describe access port Sani Seal Well Cap

Well test:

| Drawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) |
|-----------------|--------------------------|-------------------------|
| 370             | 65                       | 1 hrs.                  |
| 290             | 30                       | 1 hr.                   |

Test method:

Pump ☐ Bailer ☐ Air ☒ Flowing artesian ☐

Water quality test or comments: \_\_\_\_\_

13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia. (in) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |   |
|----------------|-----------|---------|--------------------------------------------------------------------------|-------|---|
|                |           |         |                                                                          | Y     | N |
| 11             | 0         | 4       | Top Soil                                                                 |       |   |
|                | 4         | 8       | Mid tan clay                                                             |       |   |
|                | 8         | 13      | Coarse Sand                                                              |       |   |
|                | 13        | 18      | Coarse Sand                                                              |       |   |
|                | 18        | 32      | Coarse Sand                                                              |       |   |
|                | 32        | 54      | Coarse Sand                                                              |       |   |
|                | 54        | 60      | Tan Clay                                                                 |       |   |
|                | 60        | 86      | Coarse Sand & clay                                                       |       |   |
|                | 86        | 106     | Fractured Tan Clay                                                       |       |   |
|                | 106       | 202     | Tan Clay                                                                 |       |   |
|                | 202       | 215     | Sandy Clay                                                               |       |   |
|                | 215       | 237     | Fractured Tan Clay                                                       |       |   |
|                | 237       | 261     | Soft Tan Clay                                                            |       |   |
|                | 261       | 283     | Fractured Tan Clay & Sand                                                |       |   |
|                | 283       | 290     | Fract. Tan Clay Fine Sand                                                |       |   |
|                | 290       | 300     | Tan Clay                                                                 |       |   |
|                | 300       | 315     | Mid Blue clay                                                            |       |   |
|                | 315       | 330     | Fract. Blue Clay                                                         |       |   |
|                |           |         | 121 Fine Blk Sand                                                        |       |   |

RECEIVED

JAN 17 2017

WATER RESOURCES  
WESTERN REGIONCompleted Depth (Measurable): 326'-6"Date Started: 11-23-16 Date Completed: 11-28-16

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Precision Well Drilling No. 522Principal Driller Jeff Harrison Date 12-14-16Driller Jeff Harrison Date 12-14-16Operator I Jeff Harrison Date \_\_\_\_\_

Operator II \_\_\_\_\_ Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required.



\* Signature of Principal Driller and rig operator are required



13

Form 238-7  
6/02

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

854395

Office Use Only  
Well ID No. 424073  
Inspected by \_\_\_\_\_  
Twp \_\_\_\_\_ Rge \_\_\_\_\_ Sec \_\_\_\_\_  
1/4 \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4 \_\_\_\_\_  
Lat: \_\_\_\_\_ Long: \_\_\_\_\_

6

1. WELL TAG NO. D 0053422  
DRILLING PERMIT NO. \_\_\_\_\_  
Water Right or Injection Well No. \_\_\_\_\_

2. OWNER:  
Name Pre Settlement Financing  
Address 13549 W. Tekmark St.  
City Boise State ID Zip 83713

3. LOCATION OF WELL by legal description:  
You must provide address or Lot, Blk, Sub. or Directions to well.  
Twp. 3 North ☒ or South ☐  
Rge. 3 East ☐ or West ☒  
Sec. 13 SW 1/4 NW 1/4 NE 1/4  
Gov't Lot \_\_\_\_\_ County \_\_\_\_\_  
Lat: \_\_\_\_\_ Long: \_\_\_\_\_  
Address of Well Site 12965 Grimsen Clower Way  
City Nampa  
(Give at least name of road - Distance to Road or Landmark)  
Lt. 8 Blk. 1 Sub. Name Wild Prairie Est.

4. USE:  
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Other \_\_\_\_\_

5. TYPE OF WORK check all that apply (Replacement etc.)  
☒ New Well ☐ Modify ☐ Abandonment ☐ Other \_\_\_\_\_

6. DRILL METHOD:  
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES

| Seal Material    | From     | To         | Weight / Volume | Seal Placement Method                 |
|------------------|----------|------------|-----------------|---------------------------------------|
| <u>Bentonite</u> | <u>0</u> | <u>150</u> | <u>1600 lbs</u> | <u>over bore</u><br><u>dry poured</u> |

Was drive shoe used? ☒ N ☐ Shoe Depth(s) 380  
Was drive shoe seal tested? ☒ N ☐ How? Air

8. CASING/LINER:

| Diameter  | From       | To         | Gauge      | Material     | Casing                              | Liner                               | Welded                              | Threaded                 |
|-----------|------------|------------|------------|--------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <u>6"</u> | <u>+2</u>  | <u>380</u> | <u>.25</u> | <u>Steel</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>4"</u> | <u>-20</u> | <u>340</u> | <u>160</u> | <u>PVC</u>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

Length of Headpipe \_\_\_\_\_ Length of Tailpipe \_\_\_\_\_  
Packer ☐ Y ☐ N Type \_\_\_\_\_

9. PERFORATIONS/SCREENS PACKER TYPE  
Perforation Method Factory Slot  
Screen Type & Method of Installation PVC

| From        | To          | Slot Size | Number | Diameter  | Material   | Casing                   | Liner                               |
|-------------|-------------|-----------|--------|-----------|------------|--------------------------|-------------------------------------|
| <u>-280</u> | <u>-320</u> |           |        | <u>4"</u> | <u>PVC</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

10. FILTER PACK

| Filter Material    | From       | To         | Weight / Volume | Placement Method                      |
|--------------------|------------|------------|-----------------|---------------------------------------|
| <u>Silica Sand</u> | <u>260</u> | <u>340</u> | <u>200 lbs</u>  | <u>Powered from</u><br><u>surface</u> |

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:  
185 ft. below ground Artesian pressure \_\_\_\_\_ lb.  
Depth flow encountered 981 ft. Describe access port or control devices: well  
cap

12. WELL TESTS:  
☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

| Yield gal./min. | Drawdown | Pumping Level | Time          |
|-----------------|----------|---------------|---------------|
| <u>2.0</u>      |          | <u>300'</u>   | <u>30 min</u> |

Water Temp. 60° F. Bottom hole temp. \_\_\_\_\_  
Water Quality test or comments: Test your water

13. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

| Bore Dia.  | From       | To         | Remarks: Lithology, Water Quality & Temperature | Y                                   | N                                   |
|------------|------------|------------|-------------------------------------------------|-------------------------------------|-------------------------------------|
| <u>12"</u> | <u>0</u>   | <u>10</u>  | <u>Clay, w/ small gravel</u>                    |                                     | <input checked="" type="checkbox"/> |
| <u>12"</u> | <u>10</u>  | <u>20</u>  | <u>Sandy clay brown</u>                         |                                     | <input checked="" type="checkbox"/> |
| <u>12"</u> | <u>20</u>  | <u>30</u>  | <u>" " Grey</u>                                 |                                     | <input checked="" type="checkbox"/> |
| <u>12"</u> | <u>30</u>  | <u>40</u>  | <u>Brown clay hard</u>                          |                                     | <input checked="" type="checkbox"/> |
| <u>8"</u>  | <u>40</u>  | <u>50</u>  | <u>fine sand &amp; clay. grey</u>               |                                     | <input checked="" type="checkbox"/> |
| <u>8"</u>  | <u>50</u>  | <u>80</u>  | <u>Sandy clay</u>                               |                                     | <input checked="" type="checkbox"/> |
| <u>8"</u>  | <u>80</u>  | <u>110</u> | <u>Sand &amp; gravel</u>                        |                                     | <input checked="" type="checkbox"/> |
| <u>8"</u>  | <u>150</u> | <u>200</u> | <u>Sand brown</u>                               | <input checked="" type="checkbox"/> |                                     |
| <u>8"</u>  | <u>200</u> | <u>285</u> | <u>Sandy clay</u>                               |                                     | <input checked="" type="checkbox"/> |
| <u>6"</u>  | <u>285</u> | <u>310</u> | <u>Blue clay</u>                                |                                     | <input checked="" type="checkbox"/> |
|            | <u>310</u> | <u>323</u> | <u>Brown sand</u>                               | <input checked="" type="checkbox"/> |                                     |
|            | <u>323</u> | <u>335</u> | <u>Brown clay</u>                               |                                     | <input checked="" type="checkbox"/> |
|            | <u>335</u> | <u>337</u> | <u>Brown sand</u>                               | <input checked="" type="checkbox"/> |                                     |
|            | <u>337</u> | <u>355</u> | <u>Blue clay</u>                                |                                     | <input checked="" type="checkbox"/> |
|            | <u>355</u> | <u>900</u> | <u>heavy sand &amp; water</u>                   | <input checked="" type="checkbox"/> |                                     |

Recommend 8 GPM  
pump set @ 300'

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DEC 30 2008

WATER RESOURCES  
WESTERN REGION

Completed Depth 330 (Measurable)  
Date Started 11/26/08 Completed 12/9/08

14. DRILLER'S CERTIFICATION  
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name All State Well Drilling Firm No. 561  
Principal Driller Mary Jones Date 12/8/08  
and Driller or Operator II Matthew C. Kuntz Date 12/8/08  
Operator I \_\_\_\_\_ Date \_\_\_\_\_

Principal Driller and Rig Operator Required.  
Operator I must have signature of Driller/Operator II.

63

Form 238-7  
11/97 JGEIDAHO DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

837216

7

Office Use Only

**1. WELL TAG NO. D 0041793**

DRILLING PERMIT NO.

Other IDWR No.

**2. OWNER:**Name **Brian Palleson**Address **1400 S. Whitewater Ct.**City **Nampa**State **ID** Zip **83686****3. LOCATION OF WELL by legal description:**

Sketch map location must agree with written location.

|      |           |           |          |           |               |               |
|------|-----------|-----------|----------|-----------|---------------|---------------|
|      | Twp       | <b>2</b>  | North    | <b>X</b>  | or            | South         |
|      | Rge.      | <b>3</b>  | East     |           | or            | West <b>X</b> |
|      | Sec.      | <b>13</b> | 1/4      | <b>SW</b> | 1/4           | <b>NW</b>     |
|      | Gov't Lot |           | 15 acres | County    | <b>Canyon</b> | 40 acres      |
| Lat: |           | Long:     |          |           |               |               |

Address of Well Site **12772 Anakate Lane**City **Nampa**

(Give at least name of road - Distance to Road or Landmark)

Ll. **4** Blk. **1** Sub Name **Foothill Ranch****4. USE:**

☒ Domestic      ☐ Municipal      ☐ Monitor      ☐ Irrigation  
☐ Thermal      ☐ Injection      ☐ Other

**5. TYPE OF WORK:** check all that apply (Replacement etc.)

☒ New Well      ☐ Modify      ☐ Abandonment      ☐ Other

**6. DRILL METHOD:**

☐ Air Rotary      ☐ Cable      ☒ Mud Rotary      ☐ Other

**7. SEALING PROCEDURES:**

| Seal/Filter Pack | AMOUNT  | METHOD          |
|------------------|---------|-----------------|
| Material         | From To | Sacks or Pounds |
| Bentonite Grout  | 0 307   | 48 Bags         |
| 8/16 Sand        | 307 520 | 2.2 Yds         |
|                  |         | Tremie          |
|                  |         | Overbore        |

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s)Was drive shoe seal tested? ☐ Y ☒ N How?**8. CASING/LINER:**

| Diameter | From | To  | Gauge | Material | Casing                              | Liner | Welded                              | Threaded                            |
|----------|------|-----|-------|----------|-------------------------------------|-------|-------------------------------------|-------------------------------------|
| 6"       | +2   | 17  | .250  | Steel    | <input checked="" type="checkbox"/> |       | <input checked="" type="checkbox"/> |                                     |
| 6"       | 17   | 477 | SDR17 | PVC      | <input checked="" type="checkbox"/> |       |                                     | <input checked="" type="checkbox"/> |

Length of Headpipe

Length of Tailpipe

**9. PERFORATIONS/SCREENS:**

Perforations      Method  
☒ Screens      Screen Type **PVC**

| From | To  | Slot Size | Number | Diameter | Material | Casing | Liner                               |
|------|-----|-----------|--------|----------|----------|--------|-------------------------------------|
| 477  | 517 | .020      |        | 6"       | PVC      |        | <input checked="" type="checkbox"/> |
|      |     |           |        |          | SDR17    |        |                                     |

**10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:**

205 ft. below ground Artesian pressure lb.

Depth flow encountered 478 ft. Describe access port or control

devices: **Cap****11. WELL TESTS:**

| Pump            | Bailer   | <input checked="" type="checkbox"/> Air | Flowing Artesian |
|-----------------|----------|-----------------------------------------|------------------|
| Yield gal./min. | Drawdown | Pumping Level                           | Time             |
| 30              | 400      | 400                                     | 2 Hr.            |

Water Temp. 56

Bottom hole temp. 56

Water Quality test or comments:

Depth first Water Encounter 326

**12. LITHOLOGIC LOG:** (Describe repairs or abandonment)

| Bore Dia | From | To  | Remarks Lithology, Water Quality & Temperature | Water |
|----------|------|-----|------------------------------------------------|-------|
| 12"      | 0    | 1   | Top Soil                                       |       |
| 12"      | 1    | 4   | Cliche                                         |       |
| 12"      | 4    | 15  | Brown Clay w/Gravel                            |       |
| 12"      | 15   | 34  | Gravel & Boulders                              |       |
| 12"      | 34   | 46  | Brown Clay w/Gravel                            |       |
| 12"      | 46   | 55  | Gravel & Boulders                              |       |
| 12"      | 55   | 83  | Sticky Tan Clay                                |       |
| 12"      | 83   | 106 | Tan Clay w/Gravel                              |       |
| 12"      | 106  | 110 | Sticky Tan Clay                                |       |
| 10"      | 110  | 114 | Sticky Tan Clay                                |       |
| 10"      | 114  | 175 | Tan Clay w/Sand Seams                          |       |
| 10"      | 175  | 240 | Sticky Tan Clay                                |       |
| 10"      | 240  | 260 | Sandy Tan Clay                                 |       |
| 10"      | 260  | 326 | Sticky Tan Clay                                |       |
| 10"      | 326  | 330 | Fractured Sandstone                            | X     |
| 10"      | 330  | 339 | Sticky Tan Clay                                |       |
| 10"      | 339  | 351 | Sticky Blue Clay                               |       |
| 10"      | 351  | 357 | Fine Blue Sand                                 | X     |
| 10"      | 357  | 417 | Sticky Blue Clay                               |       |
| 10"      | 417  | 432 | Fine Blue Sand w/Clay Seams                    | X     |
| 10"      | 432  | 462 | Sticky Blue Clay                               |       |
| 10"      | 462  | 465 | Fine Blue Sand                                 | X     |
| 10"      | 465  | 478 | Sticky Blue Clay                               |       |
| 10"      | 478  | 504 | Fine Blue Sand w/Clay Seams                    | X     |
| 10"      | 504  | 517 | Fine Blue Sand                                 | X     |
| 10"      | 517  | 520 | Sticky Blue Clay                               |       |

RECEIVED

NOV 16 2005

WATER RESOURCES  
WESTERN REGION

Completed Depth 517

(Measurable)

Date: Started 11/4/2005

Completed 11/11/2005

**13. DRILLER'S CERTIFICATION:**

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name **Treasure Valley Drilling**Firm No. **560**

Firm Official

Date **11/14/2005**

and

Driller or Operator

Date **11/14/2005**

(Sign once if Firm Official &amp; Operator)

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111





IDAHO DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

840813  
Office Use Only

9

**1. WELL TAG NO. D 0042565**  
DRILLING PERMIT NO. **895434-840813**  
Other IDWR No.

**2. OWNER:**

Name **Galeazzi Homes, LLC**  
Address **13100 Laken Lane**  
City **Kuna** State **ID** Zip **83634**

**3. LOCATION OF WELL by legal description:**

Sketch map location must agree with written location.

|                                           |                |                                                    |
|-------------------------------------------|----------------|----------------------------------------------------|
|                                           | Tw. <b>2</b>   | North <input checked="" type="checkbox"/> or South |
|                                           | Rge <b>3</b>   | East or West <input checked="" type="checkbox"/>   |
|                                           | Sec. <b>13</b> | 1/4 <b>SE</b> 1/4 <b>NW</b> 1/4                    |
|                                           | Gov't Lot      | 10 acres 40 acres 100 acres                        |
| Lat: <b>43 30.760'</b>                    |                | Long: <b>116 38.690'</b>                           |
| Address of Well Site <b>12575 Anakate</b> |                |                                                    |
| City <b>Nampa</b>                         |                |                                                    |

(Give at least name of road + Distance to Road or Landmark)  
Lt. **4** Blk. **3** Sub. Name **Foothill Ranch**

**4. USE:**

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Other

**5. TYPE OF WORK:** check all that apply

☒ New Well ☐ Modify ☐ Abandonment ☐ Other (Replacement etc.)

**6. DRILL METHOD:**

☐ Air Rotary ☐ Cable ☒ Mud Rotary ☐ Other

**7. SEALING PROCEDURES:**

| Material  | From | To   | AMOUNT<br>Sacks or Pounds | METHOD   |
|-----------|------|------|---------------------------|----------|
| Bentonite | 0    | 301' | 126 Sack                  | Overbore |
| 6/9 Sand  | 301' | 549' | 2.2yds                    | Poured   |

Was drive shoe used? ☒ Y ☒ N Shoe Depth(s)

Was drive shoe seal tested? ☒ Y ☒ N How?

**8. CASING/LINER:**

| Diameter | From | To   | Gauge | Material | Casing                              | Liner                               | Welded                              | Threaded                            |
|----------|------|------|-------|----------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 6"       | +2'  | 9'   | .250  | Steel    | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |                                     |
| 6"       | 9'   | 449' |       | SDR1PVC  |                                     | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |
| 6"       | 469' | 529' |       | SDR1PVC  |                                     | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |

Length of Headpipe

Length of Tailpipe

**9. PERFORATIONS/SCREENS:**

Perforations ☒ Screens Method ☒ Screen Type **SDR-17 PVC**

| From | To   | Slot Size | Number | Diameter | Material | Casing | Liner                               |
|------|------|-----------|--------|----------|----------|--------|-------------------------------------|
| 449' | 469' | .020      |        | 6"       | PVC      |        | <input checked="" type="checkbox"/> |
| 529' | 549' | .020      |        | 6"       | PVC      |        | <input checked="" type="checkbox"/> |

**11. WELL TESTS:**

| Pump            | Bailer      | X Air         | Flowing Artesian |
|-----------------|-------------|---------------|------------------|
| Yield gal./min. | Drawdown    | Pumping Level | Time             |
| <b>60 gpm</b>   | <b>440'</b> | <b>440'</b>   | <b>2 Hrs.</b>    |

Water Temp. **56**

Bottom hole temp. **56**

Water Quality test or comments

Depth first Water Encounter **350'**

**12. LITHOLOGIC LOG:** (Describe repairs or abandonment)

| Bore | From | To   | Remarks: Lithology, Water Quality & Temperature | Water                               |
|------|------|------|-------------------------------------------------|-------------------------------------|
| Die  |      |      |                                                 | Y N                                 |
| 10"  | 0    | 2'   | Top Soil                                        |                                     |
| 10"  | 2'   | 5'   | Tan Clay                                        |                                     |
| 10"  | 5'   | 52'  | Gravel & Sand                                   |                                     |
| 10"  | 52'  | 59'  | Tan Clay                                        |                                     |
| 10"  | 59'  | 71'  | Gravel & Sand                                   |                                     |
| 10"  | 71'  | 110' | Sticky Tan Clay                                 |                                     |
| 10"  | 110' | 148' | Sandy Tan Clay                                  |                                     |
| 10"  | 148' | 243' | Tan Clay w/Sand Seams                           |                                     |
| 10"  | 243' | 350' | Blue Clay w/Sandstone                           |                                     |
| 10"  | 350' | 442' | Blue Clay w/Sand Seams                          | <input checked="" type="checkbox"/> |
| 10"  | 442' | 450' | Sandstone                                       |                                     |
| 10"  | 450' | 465' | Blue Clay w/Sand Strips                         | <input checked="" type="checkbox"/> |
| 10"  | 465' | 470' | Sandstone                                       |                                     |
| 10"  | 470' | 526' | Blue Clay                                       |                                     |
| 10"  | 526' | 541' | Blue Sand                                       | <input checked="" type="checkbox"/> |
| 10"  | 541' | 549' | Sticky Blue Clay                                |                                     |

RECEIVED

JUL 28 2006

WATER RESOURCES  
WESTERN REGION

Completed Depth **549'**

(Measurable)

Date: Started **7/10/2006**

Completed **7/16/2006**

**13. DRILLER'S CERTIFICATION:**

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name **Treasure Valley Drilling**

Firm No. **560**

Firm Official

Date **7/19/2006**

and

Driller or Operator

Date **7/19/2006**

(Sign once if Firm Official & Operator)

**10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:**

**247** ft. below ground Artesian pressure lb.  
Depth flow encountered **450** ft. Describe access port or control devices: **Cap**

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IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

11

## 1. WELL TAG NO. D 0069023

Drilling Permit No. 9169383-875440

Water right or injection well # \_\_\_\_\_

## 2. OWNER:

Name Cotner Building CompanyAddress PO Box 785City Meridian State ID Zip 83680

## 3. WELL LOCATION:

Twp. 2 North ☒ or South ☐ Rge. 3 East ☐ or West ☒Sec. 13 1/4 SW 1/4 NE 1/4Gov't Lot \_\_\_\_\_ County CanyonLat. 43 30.712 (Deg. and Decimal minutes)Long. 116 38.365 (Deg. and Decimal minutes)Address of Well Site 12338 Ranchview Dr.City NampaLot 8 Blk. 1 Sub. Name Valleyview Ranch

(Give at least name of road - Distance to road or landmark)

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection☐ Other \_\_\_\_\_

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well☐ Abandonment ☐ Other \_\_\_\_\_

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES:

Seal material 3/4 bentonite From (ft) 0 To (ft) 45 Quantity (lbs or ft<sup>3</sup>) 1000lbs Placement method/procedure dry pour

8. CASING/LINER:

Diameter (nominal) From (ft) To (ft) Gauge/Schedule Material Casing Liner Threaded Welded

6" +2 229 .250 steel ☒ ☐ ☐ ☒5" 225 230 .258 steel ☒ ☐ ☐ ☒☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) \_\_\_\_\_

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type wire wrap (Johnson)Method of installation wash in 230

From (ft) To (ft) Slot size Number Diameter (nominal) Material Gauge or Schedule

230 235 .016 --- 5" stainless \_\_\_\_\_☐ ☐ ☐ ☐ ☐ ☐ \_\_\_\_\_☐ ☐ ☐ ☐ ☐ ☐ \_\_\_\_\_☐ ☐ ☐ ☐ ☐ ☐ \_\_\_\_\_Length of Headpipe 5ft Length of Tailpipe \_\_\_\_\_Packer ☒ Y ☐ N Type double wiper

10. FILTER PACK:

Filter Material From (ft) To (ft) Quantity (lbs or ft<sup>3</sup>) Placement method☐ ☐ ☐ ☐ ☐ ☐☐ ☐ ☐ ☐ ☐ ☐☐ ☐ ☐ ☐ ☐ ☐

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 123 Static water level (ft) 112ftWater temp. (°F) 61degF Bottom hole temp. (°F) \_\_\_\_\_Describe access port well cap

Well test: \_\_\_\_\_ Test method: \_\_\_\_\_

Drawdown (feet) Discharge or yield (gpm) Test duration (minutes) Pump Bailor Air Flowing artesian

75gpm 45 ☐ ☐ ☒ ☐☐ ☐ ☐ ☐

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in) From (ft) To (ft) Remarks, lithology or description of repairs or abandonment, water temp. Water Y N

10" 0 2 top soil ☐ ☒" 2 8 gravel and sand ☐ ☒" 8 16 sandy clay ☐ ☒" 16 32 tan clay ☐ ☒" 32 45 brown sandy clay ☐ ☒6" 45 65 brown sandy clay ☐ ☒" 65 72 fine sand ☐ ☒" 72 78 brown clay ☐ ☒" 78 117 dry cemented sand ☐ ☒" 117 123 tan clay ☐ ☒" 123 129 cemented sand ☒ ☐" 129 135 sandy tan clay ☐ ☒" 135 148 tan sand ☒ ☐" 148 161 tan clay ☐ ☒" 161 165 tan sand ☒ ☐" 165 176 tan clay ☐ ☒" 176 192 tan sand ☒ ☐" 192 195 sandy tan clay ☐ ☒" 195 199 tan sand ☒ ☐" 199 205 tan clay ☐ ☒" 205 207 fine tan sand ☒ ☐" 207 215 tan clay ☐ ☒" 215 217 tan sand ☒ ☐" 217 229 tan clay ☐ ☒" 229 235 tan sand ☒ ☐

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JUN 08 2015

WATER RESOURCES  
WESTERN REGIONCompleted Depth (Measurable) 235ftDate Started: May 27, 2015Date Completed: Jun 2, 2015

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Coonse Well Drilling Co. No. 409Principal Driller [Signature] Date Jun 3, 2015Driller [Signature] Date Jun 3, 2015

Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date \_\_\_\_\_

Signature of Principal Driller and rig operator are required.





## 13

Form provided by Forms On-A-Disk • (214) 340-9429 • [www.FormsOnADisk.com](http://www.FormsOnADisk.com)

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

RECEIVED

14 NOV 01 2019

WATER RESOURCES  
WESTERN REGION

## 1. WELL TAG NO. D 0083136

Drilling Permit No. 891965

Water right or injection well # \_\_\_\_\_

## 2. OWNER:

Name James & Jolynn AquinoAddress 8212 W. Sloan St.City Boise State ID Zip 83714

## 3. WELL LOCATION:

Twp. 2 North ☒ or South ☐ Rge. 3 East ☐ or West ☒Sec. 13 1/4 NE 1/4 NE 1/4Gov't Lot \_\_\_\_\_ County CanyonLat. 43 30.901 (Deg and Decimal minutes)Long. 116 38.225 (Deg and Decimal minutes)Address of Well Site 12185 Swainson Ln.City NampaLot. 6 Blk. 1 Sub Name Swainsons Point Sub

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES:

| Seal material   | From (ft) | To (ft) | Quantity (lbs or ft) | Placement method/procedure |
|-----------------|-----------|---------|----------------------|----------------------------|
| 3/4 Bent. Chips | 0'        | 58'     | 37 bags              | 10" Overbore               |

## 8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing                              | Liner                    | Threaded                 | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 6"                 | +2'       | 214'    | .250           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 214'

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type JohnsonMethod of installation Washdown

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|----------|-------------------|
| 216'      | 221'    | .016      |           | 5"                 | SS       |                   |

Length of Headpipe 10' Length of Tailpipe \_\_\_\_\_Packer ☒ Y ☐ N Type K-Packer

## 10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (lbs or ft) | Placement method |
|-----------------|-----------|---------|----------------------|------------------|
|-----------------|-----------|---------|----------------------|------------------|

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 109' Static water level (ft) 105'Water temp. (°F) 56 Bottom hole temp. (°F) \_\_\_\_\_Describe access port Well Cap

## Well test:

| Drawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) | Pump                     | Bailer                   | Air                                 | Flowing artesian         |
|-----------------|--------------------------|-------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 95'             | 60 GPM                   | 30 minutes              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## Test method:

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia. (in) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |   |
|----------------|-----------|---------|--------------------------------------------------------------------------|-------|---|
| 10"            | 0'        | 2'      | Topsoil                                                                  | Y     | N |
| 10"            | 2'        | 5'      | Brown Clay                                                               |       | X |
| 10"            | 5'        | 11'     | Hard Pan                                                                 |       | X |
| 10"            | 11'       | 55'     | Sandy Clay                                                               |       | X |
| 10"            | 55'       | 63'     | Sand                                                                     |       | X |
| 10"            | 63'       | 75'     | Tan Clay                                                                 |       | X |
| 6"             | 75'       | 93'     | Tan Clay                                                                 |       | X |
| 6"             | 93'       | 109'    | Sandy Clay                                                               |       | X |
| 6"             | 109'      | 122'    | Sand                                                                     | X     |   |
| 6"             | 122'      | 151'    | Tan Clay                                                                 |       | X |
| 6"             | 151'      | 173'    | Sand w/Clay Strips                                                       | X     |   |
| 6"             | 173'      | 187'    | Tan Clay                                                                 |       | X |
| 6"             | 187'      | 199'    | Tan Clay w/Sand Strips                                                   | X     |   |
| 6"             | 199'      | 207'    | Tan Clay                                                                 |       | X |
| 6"             | 207'      | 209'    | Sand                                                                     | X     |   |
| 6"             | 209'      | 215'    | Tan Clay                                                                 |       | X |
| 6"             | 215'      | 221'    | Sand                                                                     | X     |   |

Completed Depth (Measurable): 221'Date Started: Oct 22, 2019Date Completed Oct 24, 2019

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Adamson Pump & Drilling Co. No. 457Principal Driller Don Adamson Date Oct 30, 2019Driller Sam Navarro Date Oct 30, 2019

Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I Jonathan Rutherford Date Oct 30, 2019

\* Signature of Principal Driller and rig operator are required.



## 15

Signature of Principal Driver and my operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORTRECEIVED  
JUL 02 2018 16

## 1. WELL TAG NO. D 0078523

Drilling Permit No. 886435  
Water right or injection well # \_\_\_\_\_

## 2. OWNER:

Name Julia Hyslop  
Address 10139 Rim Rd.  
City Nampa State ID Zip 83686

## 3. WELL LOCATION:

Twp. 2 North ☒ or South ☐ Rge. 3 East ☐ or West ☒  
Sec. 12 10 acres 1/4 SE 1/4 SE 1/4Gov't Lot \_\_\_\_\_ County Canyon  
Lat. 43 ° 31.157 (Deg and Decimal minutes)  
Long. 116 ° 38.047 (Deg and Decimal minutes)  
Address of Well Site 10139 Rim Rd.City Nampa  
(Give at least name of road + Distance to Road or Landmark)

Lot. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES:

| Seal material   | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method/procedure |
|-----------------|-----------|---------|------------------------------------|----------------------------|
| 3/8 Bent. Chips | 0'        | 43'     | 30 bags                            | 10" Overbore               |

## 8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing                              | Linear                   | Threaded                 | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 6"                 | +2'       | 221'    | .250           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 221'

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type AlloyMethod of installation Washdown

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|----------|-------------------|
| 223'      | 228'    | .016      | 5'        | 5"                 | SS       |                   |

Length of Headpipe 10' Length of Tailpipe \_\_\_\_\_Packer ☒ Y ☐ N Type K-Packer

## 10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method |
|-----------------|-----------|---------|------------------------------------|------------------|
|-----------------|-----------|---------|------------------------------------|------------------|

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS: WATER RESOURCES WESTERN REGION

Depth first water encountered (ft) 91' Static water level (ft) 80'  
Water temp. (°F) 56° Bottom hole temp. (°F) \_\_\_\_\_Describe access port Well Cap

## Well test:

| Drawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) |
|-----------------|--------------------------|-------------------------|
| 120'            | 60+ GPM                  | 30 minutes              |

## Test method:

| Pump                     | Bailer                   | Air                                 | Flowing artesian         |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia. (in) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |   |
|----------------|-----------|---------|--------------------------------------------------------------------------|-------|---|
|                |           |         |                                                                          | Y     | N |
| 10"            | 0'        | 2'      | Topsoil                                                                  |       | X |
| 10"            | 2'        | 8'      | Gravel & Sand                                                            |       | X |
| 10"            | 8'        | 17'     | Sand                                                                     |       | X |
| 10"            | 17'       | 43'     | Sandy Clay                                                               |       | X |
| 6"             | 43'       | 46'     | Sandy Clay                                                               |       | X |
| 6"             | 46'       | 50'     | Clay                                                                     |       | X |
| 6"             | 50'       | 66'     | Sandy Clay                                                               |       | X |
| 6"             | 66'       | 72'     | Clay                                                                     |       | X |
| 6"             | 72'       | 91'     | Sandy Clay                                                               |       | X |
| 6"             | 91'       | 93'     | Sand                                                                     | X     |   |
| 6"             | 93'       | 101'    | Clay                                                                     |       | X |
| 6"             | 101'      | 105'    | Sand                                                                     | X     |   |
| 6"             | 105'      | 107'    | Clay                                                                     |       | X |
| 6"             | 107'      | 110'    | Sand                                                                     | X     |   |
| 6"             | 110'      | 125'    | Clay                                                                     |       | X |
| 6"             | 125'      | 135'    | Sand w/Clay Strips                                                       | X     |   |
| 6"             | 135'      | 143'    | Clay                                                                     |       | X |
| 6"             | 143'      | 154'    | Sand w/Clay Strips                                                       | X     |   |
| 6"             | 154'      | 158'    | Clay                                                                     |       | X |
| 6"             | 158'      | 160'    | Sand                                                                     | X     |   |
| 6"             | 160'      | 197'    | Sandy Clay                                                               |       | X |
| 6"             | 197'      | 203'    | Clay w/Sand Strips                                                       | X     |   |
| 6"             | 203'      | 212'    | Clay                                                                     |       | X |
| 6"             | 212'      | 215'    | Sand                                                                     | X     |   |
| 6"             | 215'      | 221'    | Clay                                                                     |       | X |
| 6"             | 221'      | 228'    | Sand                                                                     | X     |   |

Completed Depth (Measurable): 228'Date Started: Jun 20, 2018Date Completed: Jun 25, 2018

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Adamson Pump & Drilling Co. No. 457\*Principal Driller Steve Adamson Date Jun 28, 2018\*Driller Sam Navarro Date Jun 28, 2018

\*Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

17

## 1. WELL TAG NO. D D0080326

Drilling Permit No. 888500  
Water right or injection well # \_\_\_\_\_

## 2. OWNER:

Name Wolf Building Co. (Pruhl)  
Address 843 W. Horizon Way  
City Nampa State Idaho Zip 83686

## 3. WELL LOCATION:

Twp. 2 North ☒ or South ☐ Rge. 3 East ☐ or West ☒  
Sec. 12 1/4 SW 1/4 SE 1/4Gov't Lot \_\_\_\_\_ County Canyon  
Lat. 43 ° 31.057'N (Deg. and Decimal minutes)  
Long. 116 ° 38.450'W (Deg. and Decimal minutes)Address of Well Site Vista Del Lago Ln. directly west of 10029  
Mallard Dr. City Nampa  
(Give at least name of road + distance to head of landline)

Lot. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES:

| Seal material  | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method/procedure |
|----------------|-----------|---------|------------------------------------|----------------------------|
| 3/8" Bentonite | 0         | 74      | 1750 lbs.                          | 10" Overbore               |

## 8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing                              | Linear                              | Threaded                 | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| 6"                 | 2         | 238     | .250           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5"                 | 229       | 240     | .258           | Steel    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5"                 | 250       | 251     | .258           | Steel    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 238'

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type JohnsonMethod of installation Washdown

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material  | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|-----------|-------------------|
| 230       | 240     | .015      | 10'       | 5"                 | Stainless | 304               |

Length of Headpipe 10.8 Length of Tailpipe .7"Packer ☒ Y ☐ N Type Rubber K-Packer

## 10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method |
|-----------------|-----------|---------|------------------------------------|------------------|
| N/A             |           |         |                                    |                  |

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) \_\_\_\_\_ Static water level (ft) 146'  
Water temp. (°F) Cold Bottom hole temp. (°F) \_\_\_\_\_Describe access port 6" Turtle Cap

## Well test:

| Drawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) |
|-----------------|--------------------------|-------------------------|
| 200'            | 48 GPM                   | 1 HR.                   |

## Test method:

| Pump                     | Boiler                   | Air                                 | Flowing artesian         |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia. (in) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |   |
|----------------|-----------|---------|--------------------------------------------------------------------------|-------|---|
| 10"            | 0         | 3       | Top Soil                                                                 | Y     | N |
|                | 3         | 26      | Gravel                                                                   |       | X |
|                | 26        | 34      | Sandy Gravel                                                             |       | X |
|                | 34        | 72      | Sandy Clay                                                               |       | X |
| 6"             | 72        | 95      | Brown Clay                                                               |       | X |
|                | 95        | 128     | Tan Clay w/ Sand Streaks                                                 |       | X |
|                | 128       | 148     | Tan Clay                                                                 |       | X |
|                | 148       | 154     | Fine Sand                                                                | X     |   |
|                | 154       | 165     | Sand w/ Clay Streaks                                                     | X     |   |
|                | 165       | 177     | Tan Clay                                                                 |       | X |
|                | 177       | 187     | Sand                                                                     | X     |   |
|                | 187       | 213     | Tan Clay w/ Sand Streaks                                                 | X     |   |
|                | 213       | 217     | Medium Coarse Sand                                                       | X     |   |
|                | 217       | 228     | Tan Clay                                                                 |       | X |
|                | 228       | 234     | Medium Coarse Sand                                                       | X     |   |
|                | 234       | 239     | Tan Clay                                                                 |       | X |
|                | 239       | 251     | Medium Coarse Sand                                                       | X     |   |
|                | 251       |         | Tan Clay                                                                 |       | X |

RECEIVED

JAN 07 2018

WATER RESOURCES  
WESTERN REGIONCompleted Depth (Measurable): 251'Date Started: Dec 10, 2018Date Completed: Dec 14, 2018

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling Inc Co. No. 332Principal Driller [Signature] Date Dec 14, 2018

Driller \_\_\_\_\_ Date \_\_\_\_\_

Operator II Rangel Phipps Date Dec 14, 2018Operator I [Signature] Date Dec 14, 2018

\* Signature of Principal Driller and rig operator are required.



REPORT OF WELL DRILLER  
State of Idaho

RECORDED  
OCT 7 1966  
18

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

WELL OWNER:  
Name Wesley Stick  
Address Land Star Road  
Nampa, Idaho  
Owner's Permit No. 932996  
NATURE OF WORK (check): Replacement well ☐  
New well ☒ Deepened ☐ Abandoned ☐  
Water is to be used for: Irrigation  
METHOD OF CONSTRUCTION: Rotary ☐ Cable ☒  
Aug ☐ Other ☐  
(explain)  
TAPING SCHEDULE: Threaded ☐ Welded ☒  
1 1/2" Diam. from 0 ft. to 344 ft.  
2 1/2" Diam. from 327 ft. to 457 ft.  
10" Diam. from 435 ft. to 535 ft.  
Thickness of casing: 250WEL Material:  
Steel ☒ concrete ☐ wood ☐ other ☐

(explain)  
PERFORATED? Yes ☒ No ☐ Type of  
perforator used: Star

Size of perforations: 1" by 1/4"  
perforations from 212 ft. to 221 ft.  
perforations from 240 ft. to 259 ft.  
perforations from 288 ft. to 298 ft.  
perforations from 310 ft. to 336 ft.

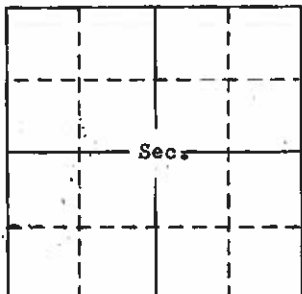
WAS SCREEN INSTALLED? Yes ☐ No ☒  
Manufacturer's name Finley (12" x 10' casing)  
Type Model No.  
Diam. 12 Slot size 1/16 Set from 341 ft. to 453 ft.  
Diam. 10 Slot size 3/16 Set from 439 ft. to 531 ft.

CONSTRUCTION: Well gravel packed? Yes ☐  
No ☒ size of gravel \_\_\_\_\_ Gravel  
placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Surface seal  
provided? Yes ☐ No ☐ To what depth?  
\_\_\_\_\_ ft. Material used in seal: \_\_\_\_\_

Did any strata contain unusable water? Yes ☐  
No ☐ Type of water: \_\_\_\_\_  
Depth of strata \_\_\_\_\_ ft. Method of sealing  
strata off: \_\_\_\_\_

Surface casing used? Yes ☐ No ☐  
Cemented in place? Yes ☐ No ☐

Locate well in section



LOCATION OF WELL: County Nampa  
SE 1/4 SW 1/4 Sec. 12 T. 2 N. R. 3 W

Size of drilled hole: 16 in Total  
depth of well: 542 ft Standing water  
level below ground: 137 ft Temp.  
Fahr. \_\_\_\_\_ Test delivery: 1800 gpm  
or \_\_\_\_\_ cfs Pump? ☐ Bail ☐  
Size of pump and motor used to make test:  
San Cal. 3000 galling  
Length of time of test: 12 Hrs. \_\_\_\_\_ Min.  
Drawdown: 50 ft. Artesian pressure: ft.  
above land surface \_\_\_\_\_ Give flow \_\_\_\_\_ cfs  
or \_\_\_\_\_ gpm. Shutoff pressure: \_\_\_\_\_  
Controlled by: Valve ☐ Cap ☐ Plug ☐  
No control ☐ Does well leak around casing?  
Yes ☐ No ☐

| DEPTH<br>FROM TO<br>FEET FEET | MATERIAL                   | WATER<br>YES OR NO |
|-------------------------------|----------------------------|--------------------|
| 0 2                           | Top soil & hard pan        |                    |
| 2 36                          | Hard gravel                |                    |
| 36 30                         | Yellow sandy clay          |                    |
| 30 75                         | Yellowish grey sand        |                    |
| 75 98                         | Yellow sandy clay          |                    |
| 98 105                        | Dark yellow clay           |                    |
| 105 112                       | Yellow sandy clay          |                    |
| 112 118                       | Yellowish grey sand        |                    |
| 118 128                       | Dark yellow sandy clay     |                    |
| 128 137                       | Yellowish grey sand        | yes                |
| 137 139                       | Dark yellow clay           |                    |
| 139 153                       | Bluish grey sand           | yes                |
| 153 162                       | Dark yellow sandy clay     |                    |
| 162 170                       | Dark yellow clay           |                    |
| 170 173                       | Dark yellow clay           | yes                |
| 173 180                       | Dark yellow clay           |                    |
| 180 207                       | Dark yellow clay           | yes                |
| 207 218                       | Hard grey clay             |                    |
| 218 221                       | Dark yellow clay           | yes                |
| 221 240                       | Dark yellow clay with sand | yes                |
| 240 259                       | Dark yellow clay with sand | yes                |
| 259 270                       | Dark yellow clay           |                    |
| 270 274                       | Sandy yellow clay          |                    |
| 274 288                       | Dark yellow clay           |                    |
| 288 312                       | Dark yellow clay with sand | yes                |
| 312 320                       | Dark yellow clay           |                    |
| 320 340                       | Yellow fine sand           |                    |
| 340 346                       | Hard blue clay             | yes                |
| 346 360                       | Blue fine sand             | yes                |
| 360 364                       | Dark blue clay             | yes                |
| 364 419                       | Sandy blue clay            | yes                |
| 419 420                       | Dark blue clay             |                    |
| 420 448                       | Blue sand & shale          | yes                |
| 448 457                       | Dark hard clay             |                    |
| 457 508                       | Dark hard sandy clay       | yes                |

Work started: May 1966  
Work finished: Oct 4 1966  
Well Driller's Statement: This well was  
drilled under my supervision and this report  
is true to the best of my knowledge.  
Name: Arms Well Drilling (donated)  
Address: 2073 Rainier Ave Nampa  
Signed by: Walter Arms  
License No. 180 Date: Oct 5, 1966

Use other side for additional remarks

USGS

more log on back

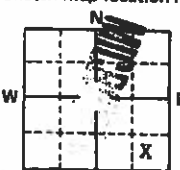
508 ft 530 ft Hard black & blue clay

530 ft 548 ft Hard blue clay

548 ft 562 ft Loose lava

meter

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**USE TYPEWRITER OR  
BALLPOINT PENState law requires that this report be filed with the Director, Department of Water Resources  
within 30 days after the completion or abandonment of the well.

| <b>1. WELL OWNER</b><br>Name <u>Melvin Farmer</u><br><u>% Don Brandt</u><br>Address <u>215 11th Ave. So., Nampa, ID 83651</u><br>Owner's Permit No. _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               | <b>7. WATER LEVEL</b><br>Static water level <u>72</u> feet below land surface.<br>Flowing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No G.P.M. flow _____<br>Artesian closed-in pressure _____ p.s.i.<br>Controlled by: <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug<br>Temperature _____ OF. Quality _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                          |                  |               |                 |           |        |                 |             |           |          |          |             |           |          |          |             |           |          |                        |                                                                                         |  |  |    |    |           |  |  |  |    |    |                          |  |  |  |    |    |           |  |  |  |    |    |                |  |  |  |    |    |           |  |  |  |    |     |                          |  |  |  |     |     |                          |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |                |  |  |  |     |     |                          |  |  |  |     |     |                          |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |                |  |  |  |     |     |           |  |  |
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---------|--|--|--|----|----|-----------|--|--|--|----|-----|--------------------------|--|--|--|-----|-----|--------------------------|--|--|--|-----|-----|-----------|--|--|--|-----|-----|-----------|--|--|--|-----|-----|-----------|--|--|--|-----|-----|----------------|--|--|--|-----|-----|--------------------------|--|--|--|-----|-----|--------------------------|--|--|--|-----|-----|-----------|--|--|--|-----|-----|-----------|--|--|--|-----|-----|-----------|--|--|--|-----|-----|-----------|--|--|--|-----|-----|-----------|--|--|--|-----|-----|----------------|--|--|--|-----|-----|-----------|--|--|
| <b>2. NATURE OF WORK</b><br><input checked="" type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement<br><input type="checkbox"/> Abandoned (describe method of abandoning) _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               | <b>8. WELL TEST DATA</b><br><input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailor <input type="checkbox"/> Air <input type="checkbox"/> Other _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |                  |               |                 |           |        |                 |             |           |          |          |             |           |          |          |             |           |          |                        |                                                                                         |  |  |    |    |           |  |  |  |    |    |                          |  |  |  |    |    |           |  |  |  |    |    |                |  |  |  |    |    |           |  |  |  |    |     |                          |  |  |  |     |     |                          |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |                |  |  |  |     |     |                          |  |  |  |     |     |                          |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |                |  |  |  |     |     |           |  |  |
| <b>3. PROPOSED USE</b><br><input type="checkbox"/> Domestic <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Test <input type="checkbox"/> Municipal<br><input type="checkbox"/> Industrial <input type="checkbox"/> Stock <input type="checkbox"/> Waste Disposal or Injection<br><input type="checkbox"/> Other _____ (specify type)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |               | <table border="1"><thead><tr><th>Discharge G.P.M.</th><th>Pumping Level</th><th>Hours Pumped</th></tr></thead><tbody><tr><td>1230</td><td>159</td><td>5.5</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>                                                                                                                                                                                                                                                                                                                                            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| <b>4. METHOD DRILLED</b><br><input type="checkbox"/> Rotary <input type="checkbox"/> Air <input type="checkbox"/> Hydraulic <input checked="" type="checkbox"/> Reverse rotary<br><input type="checkbox"/> Cable <input type="checkbox"/> Dug <input type="checkbox"/> Other _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               | <b>9. LITHOLOGIC LOG</b> <table border="1"><thead><tr><th rowspan="2">Hole<br/>Diam.</th><th colspan="2">Depth</th><th rowspan="2">Material</th><th rowspan="2">83139</th><th rowspan="2">Water<br/>Yes No</th></tr><tr><th>From</th><th>To</th></tr></thead><tbody><tr><td>28</td><td>0</td><td>9</td><td>Silt</td><td></td><td></td></tr><tr><td></td><td>9</td><td>20</td><td>Sand, Gravel &amp; Cinders</td><td></td><td></td></tr><tr><td></td><td>20</td><td>25</td><td>Brn. Sand</td><td></td><td></td></tr><tr><td></td><td>25</td><td>41</td><td>Sand, Gravel, River Rock</td><td></td><td></td></tr><tr><td></td><td>41</td><td>47</td><td>Brn. Clay</td><td></td><td></td></tr><tr><td></td><td>47</td><td>65</td><td>Brn. Sand-Fine</td><td></td><td></td></tr><tr><td></td><td>65</td><td>98</td><td>Brn. Clay</td><td></td><td></td></tr><tr><td></td><td>98</td><td>128</td><td>Brn. Sand w/Clay Streaks</td><td></td><td></td></tr><tr><td></td><td>128</td><td>168</td><td>Brn. Clay w/Sand Streaks</td><td></td><td></td></tr><tr><td></td><td>168</td><td>178</td><td>Brn. Sand</td><td></td><td></td></tr><tr><td></td><td>178</td><td>203</td><td>Brn. Clay</td><td></td><td></td></tr><tr><td></td><td>203</td><td>227</td><td>Blue Clay</td><td></td><td></td></tr><tr><td></td><td>227</td><td>254</td><td>Blue Sand-Med.</td><td></td><td></td></tr><tr><td></td><td>254</td><td>268</td><td>Blue Clay w/Sand Streaks</td><td></td><td></td></tr><tr><td></td><td>268</td><td>278</td><td>Blue Sand w/Clay Streaks</td><td></td><td></td></tr><tr><td></td><td>278</td><td>296</td><td>Blue Clay</td><td></td><td></td></tr><tr><td></td><td>296</td><td>321</td><td>Blue Sand</td><td></td><td></td></tr><tr><td></td><td>321</td><td>358</td><td>Blue Clay</td><td></td><td></td></tr><tr><td></td><td>358</td><td>366</td><td>Blue Sand</td><td></td><td></td></tr><tr><td></td><td>366</td><td>385</td><td>Blue Clay</td><td></td><td></td></tr><tr><td></td><td>385</td><td>411</td><td>Blue Sand-Med.</td><td></td><td></td></tr><tr><td></td><td>411</td><td>438</td><td>Blue Clay</td><td></td><td></td></tr></tbody></table> |                          | Hole<br>Diam.    | Depth         |                 | Material  | 83139  | Water<br>Yes No | From        | To        | 28       | 0        | 9           | Silt      |          |          |             | 9         | 20       | Sand, Gravel & Cinders |                                                                                         |  |  | 20 | 25 | Brn. Sand |  |  |  | 25 | 41 | Sand, Gravel, River Rock |  |  |  | 41 | 47 | Brn. Clay |  |  |  | 47 | 65 | Brn. Sand-Fine |  |  |  | 65 | 98 | Brn. Clay |  |  |  | 98 | 128 | Brn. Sand w/Clay Streaks |  |  |  | 128 | 168 | Brn. Clay w/Sand Streaks |  |  |  | 168 | 178 | Brn. Sand |  |  |  | 178 | 203 | Brn. Clay |  |  |  | 203 | 227 | Blue Clay |  |  |  | 227 | 254 | Blue Sand-Med. |  |  |  | 254 | 268 | Blue Clay w/Sand Streaks |  |  |  | 268 | 278 | Blue Sand w/Clay Streaks |  |  |  | 278 | 296 | Blue Clay |  |  |  | 296 | 321 | Blue Sand |  |  |  | 321 | 358 | Blue Clay |  |  |  | 358 | 366 | Blue Sand |  |  |  | 366 | 385 | Blue Clay |  |  |  | 385 | 411 | Blue Sand-Med. |  |  |  | 411 | 438 | Blue Clay |  |  |
| Hole<br>Diam.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Blue Sand-Med.           |                  |               |                 |           |        |                 |             |           |          |          |             |           |          |          |             |           |          |                        |                                                                                         |  |  |    |    |           |  |  |  |    |    |                          |  |  |  |    |    |           |  |  |  |    |    |            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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Blue Clay                |                  |               |                 |           |        |                 |             |           |          |          |             |           |          |          |             |           |          |                        |                                                                                         |  |  |    |    |           |  |  |  |    |    |                          |  |  |  |    |    |           |  |  |  |    |    |            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| <b>5. WELL CONSTRUCTION</b><br>Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other _____ <table border="1"><thead><tr><th>Thickness</th><th>Diameter</th><th>From</th><th>To</th></tr></thead><tbody><tr><td>.250 inches</td><td>16 inches</td><td>2 feet</td><td>228 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>268 feet</td><td>300 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>320 feet</td><td>350 feet</td></tr><tr><td>.250 inches</td><td>16 inches</td><td>410 feet</td><td>420 feet</td></tr></tbody></table> <p>Was casing drive shoe used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br/>Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br/>Perforated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br/>How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch<br/>Size of perforation _____ inches by _____ inches<br/>Number _____ From _____ To _____<br/>_____ perforations _____ feet _____ feet<br/>_____ perforations _____ feet _____ feet<br/>_____ perforations _____ feet _____ feet</p> <p>Well screen installed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br/>Manufacturer's name <u>Roscoe Moss</u><br/>Type _____ Model No. _____<br/>Diameter <u>16</u> Slot size <u>80</u> Set from <u>228</u> feet to <u>268</u> feet<br/>Diameter <u>16</u> Slot size <u>80</u> Set from <u>300</u> feet to <u>410</u> feet<br/>Gravel packed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Size of gravel <u>3/8</u> minus<br/>Placed from <u>44</u> feet to <u>438</u> feet<br/>Surface seal depth <u>44'</u> Material used in seal: <input type="checkbox"/> Cement grout<br/><input checked="" type="checkbox"/> Puddling clay <input type="checkbox"/> Well cuttings<br/>Sealing procedure used: <input type="checkbox"/> Slurry pit <input type="checkbox"/> Temp. surface casing<br/><input checked="" type="checkbox"/> Overbore to seal depth<br/>Method of joining casing: <input type="checkbox"/> Threaded <input checked="" type="checkbox"/> Welded <input type="checkbox"/> Solvent<br/>Weld<br/><input type="checkbox"/> Cemented between strata<br/>Describe access port <u>2" pipe welded on side of casing</u></p> |               | Thickness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Diameter                 | From             | To            | .250 inches     | 16 inches | 2 feet | 228 feet        | .250 inches | 16 inches | 268 feet | 300 feet | .250 inches | 16 inches | 320 feet | 350 feet | .250 inches | 16 inches | 410 feet | 420 feet               | <b>10. DRILLERS CERTIFICATION</b><br>Work started <u>2-19-81</u> finished <u>3-7-81</u> |  |  |    |    |           |  |  |  |    |    |                          |  |  |  |    |    |           |  |  |  |    |    |                |  |  |  |    |    |           |  |  |  |    |     |                          |  |  |  |     |     |                          |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |                |  |  |  |     |     |                          |  |  |  |     |     |                          |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |                |  |  |  |     |     |           |  |  |
| Thickness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| .250 inches                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 228 feet                 |                  |               |                 |           |        |                 |             |           |          |          |             |           |          |          |             |           |          |                        |                                                                                         |  |  |    |    |           |  |  |  |    |    |                          |  |  |  |    |    |           |  |  |  |    |    |                |  |  |  |    |    |           |  |  |  |    |     |                          |  |  |  |     |     |                          |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |                |  |  |  |     |     |                          |  |  |  |     |     |                          |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |                |  |  |  |     |     |           |  |  |
| .250 inches                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 300 feet                 |                  |               |                 |           |        |                 |             |           |          |          |             |           |          |          |             |           |          |                        |                                                                                         |  |  |    |    |           |  |  |  |    |    |                          |  |  |  |    |    |           |  |  |  |    |    |            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| .250 inches                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 16 inches     | 320 feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 350 feet                 |                  |               |                 |           |        |                 |             |           |          |          |             |           |          |          |             |           |          |                        |                                                                                         |  |  |    |    |           |  |  |  |    |    |                          |  |  |  |    |    |           |  |  |  |    |    |                |  |  |  |    |    |           |  |  |  |    |     |                          |  |  |  |     |     |                          |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |                |  |  |  |     |     |                          |  |  |  |     |     |                          |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |                |  |  |  |     |     |           |  |  |
| .250 inches                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 420 feet                 |                  |               |                 |           |        |                 |             |           |          |          |             |           |          |          |             |           |          |                        |                                                                                         |  |  |    |    |           |  |  |  |    |    |                          |  |  |  |    |    |           |  |  |  |    |    |            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| <b>6. LOCATION OF WELL</b><br>Sketch map location must agree with written location.<br><br>Subdivision Name <u>DEC 15 1982</u><br>Department of Water Resources<br>Lot No. _____ Block No. _____<br>County <u>Canyon</u><br>SE 1/4 SE 1/4 Sec. <u>24</u> , T. <u>2N</u> N/S, R. <u>3W</u> E/W.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               | <b>11. DRILLERS CERTIFICATION</b><br>I/We certify that all minimum well construction standards were<br>complied with at the time the rig was removed.<br>Firm Name <u>Pete Cope Drilling Co. Inc.</u> Firm No. <u>213</u><br>Address <u>P.O. Box 561</u><br><u>Meridian, ID 83642</u> Date <u>3-12-81</u><br>Signed by (Firm Official) <u>Pete Cope</u><br>and<br>(Operator) <u>Jessie Jones</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                  |               |                 |           |        |                 |             |           |          |          |             |           |          |          |             |           |          |                        |                                                                                         |  |  |    |    |           |  |  |  |    |    |                          |  |  |  |    |    |           |  |  |  |    |    |                |  |  |  |    |    |           |  |  |  |    |     |                          |  |  |  |     |     |                          |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |                |  |  |  |     |     |                          |  |  |  |     |     |                          |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |           |  |  |  |     |     |                |  |  |  |     |     |           |  |  |



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Form 238-7  
6/07

# IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

Page 1 of 2  
860686 20

## 1. WELL TAG NO. D 0057937

Drilling Permit No. 912038 -860686

Water right or injection well # 63-2754

2. OWNER: Harvest Farm Co / Bing Frost Ranch Co.

Name \_\_\_\_\_

Address 13735 Missouri Ave

City Nampa State ID Zip 83686

## 3. WELL LOCATION:

Twp. 2 North ☒ or South ☐ Rge. 3 East ☐ or West ☒

Sec. 22 1/4 SW 1/4 NE 1/4

Gov't Lot \_\_\_\_\_ County Canyon

Lat. N 43° 29.763 (Deg. and Decimal minutes)

Long. W 116° 40.697 (Deg. and Decimal minutes)

Address of Well Site North of Missouri

City Nampa

(Give at least name of road - Distance to Road or Landmark)

Lot \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

## 4. USE:

☐ Domestic ☐ Municipal ☐ Monitor ☒ Irrigation ☐ Thermal ☐ Injection

☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☐ New well ☒ Replacement well ☐ Modify existing well

☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☐ Air Rotary ☐ Mud Rotary ☐ Cable ☒ Other Reverse

## 7. SEALING PROCEDURES:

| Seal material   | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method/procedure |
|-----------------|-----------|---------|------------------------------------|----------------------------|
| Bentonite chips | 0         | 516     | 67,500                             | Dry pour                   |

## 8. CASING/LINER:

| Diameter (nominal) | From (ft) | To (ft) | Gauge/Schedule | Material | Casing                              | Linear                   | Threaded                 | Welded                              |
|--------------------|-----------|---------|----------------|----------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 16                 | +2        | 536     | .375           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16                 | 566       | 575     | .375           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16                 | 595       | 608     | .375           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16                 | 628       | 640     | .375           | Steel    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) \_\_\_\_\_

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_

Manufactured screen ☒ Y ☐ N Type Johnson Wire Wrap

Method of installation Lower in

| From (ft) | To (ft) | Slot size | Number/ft | Diameter (nominal) | Material | Gauge or Schedule |
|-----------|---------|-----------|-----------|--------------------|----------|-------------------|
| 536       | 566     | .025      |           | 16                 | S.S.     |                   |
| 575       | 595     | .025      |           | 16                 | S.S.     |                   |
| 608       | 628     | .025      |           | 16                 | S.S.     |                   |

Length of Headpipe \_\_\_\_\_ Length of Tailpipe 5'w/bottom plate

Packer ☐ Y ☒ N Type \_\_\_\_\_

## 10. FILTER PACK:

| Filter Material | From (ft) | To (ft) | Quantity (lbs or ft <sup>3</sup> ) | Placement method |
|-----------------|-----------|---------|------------------------------------|------------------|
| #10x20 Sand     | 516       | 757     | 48,000                             | Dry pour         |
| Drill Cuttings  | 757       | 771     |                                    |                  |

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 378 Static water level (ft) 378

Water temp. (°F) 68 see pg 2 Bottom hole temp. (°F) 71 see pg 2

Describe access port 2" pipe on side

## Well test:

| Drawdown (feet) | Discharge or yield (gpm) | Test duration (minutes) | Pump                                | Bailer                   | Air                      | Flowing artesian         |
|-----------------|--------------------------|-------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 72              | 1170                     | 180                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

| Bore Dia. (in) | From (ft) | To (ft) | Remarks, lithology or description of repairs or abandonment, water temp. | Water |   |
|----------------|-----------|---------|--------------------------------------------------------------------------|-------|---|
|                |           |         |                                                                          | Y     | N |
| 24             | 0         | 4       | Top soil                                                                 |       | X |
| 24             | 4         | 11      | Cleachy                                                                  |       | X |
| 24             | 11        | 141     | Brown clay, red&black cinder seams                                       |       | X |
| 24             | 141       | 159     | Fine-Med brown sand                                                      |       | X |
| 24             | 159       | 175     | Brown clay                                                               |       | X |
| 24             | 175       | 233     | Fine-coarse brown sand                                                   |       | X |
| 24             | 233       | 297     | Brown clay w/fine-med sand seams                                         |       | X |
| 24             | 297       | 316     | Fine-med brown sand                                                      |       | X |
| 24             | 316       | 393     | Clay w/ sm fine-med sand seams                                           | X     | X |
| 24             | 393       | 436     | Fine blue sand w/ sm clay seams                                          | X     | X |
| 24             | 436       | 438     | Brown clay, blue clay w/ gravel                                          | X     | X |
| 24             | 438       | 468     | Fine-coarse blue sand                                                    | X     |   |
| 24             | 468       | 487     | Blue clay                                                                |       | X |
| 24             | 487       | 500     | Fine blue sand                                                           | X     |   |
| 24             | 500       | 533     | Blue clay                                                                |       | X |
| 24             | 533       | 554     | Fine-medium blue sand                                                    | X     |   |
| 24             | 554       | 556     | Grey sandstone                                                           |       | X |
| 24             | 556       | 566     | Fine-coarse blue sand                                                    | X     |   |
| 24             | 566       | 574     | Grey clay                                                                |       | X |
| 24             | 574       | 596     | Fine-med blue sand                                                       | X     |   |
| 24             | 596       | 610     | Grey clay                                                                |       | X |
| 24             | 610       | 626     | Fine blue sand                                                           | X     |   |
| 24             | 626       | 640     | Grey clay                                                                |       | X |
| 24             | 640       | 713     | Fine blue sand w/sm grey clay seam                                       | X     |   |
| 24             | 713       | 720     | Grey sandstone                                                           |       | X |
| 24             | 720       | 727     | Fine-med blue sand                                                       | X     |   |
| 24             | 727       | 732     | Blue clay                                                                |       | X |
| 24             | 732       | 754     | Fine blue sand w/sm grey clay seam                                       | X     |   |
| 24             | 754       | 757     | Grey clay                                                                |       | X |
| 24             | 757       | 771     | Grey sandstone w/sm sand seam                                            | X     |   |

Completed Depth (Measurable): 757

Date Started: Feb 7, 2011 Date Completed: Apr 7, 2011

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Riverside Inc Co. No. 333

\*Principal Driller \_\_\_\_\_ Date 4/18/11

\*Driller \_\_\_\_\_ Date 4-18-11

\*Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date 4/18/11

\*Signature of Principal Driller and rig operator are required

RECEIVED

APR 20 2011

WATER RESOURCES  
WESTERN REGION



**PRELIMINARY GEOTECHNICAL EVALUATION FOR  
"GOLDBERG COUNTRY SUBDIVISION" –  
AN 80+ ACRE RESIDENTIAL DEVELOPMENT  
LOCATED SOUTH OF LEWIS LANE AND  
EAST OF SKY RANCH ROAD,  
CANYON COUNTY, IDAHO**

May 10, 2021

GTI-Project No. 2241-ID

Prepared For:

**LGD Ventures**  
PO Box 9325  
Boise, Idaho 83707

**GeoTek, Inc.**





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## **Enclosures:**

Figure #1, Site Vicinity Map  
Figure #2, Site Exploration Plan  
Figure #3, Site Exhibit

Appendix A, References  
Appendix B, Test Pit Logs  
Appendix C, Field Test Results  
Appendix D, Laboratory Test Results



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May 10, 2021  
Project No. 2241-ID

## **LGD VENTURES**

PO Box 9325  
Boise, Idaho 83707

Attention: Mr. Darren Goldberg

Subject: **Preliminary Geotechnical Evaluation** for "Goldberg Country Subdivision" - a 80+ Acre Residential Development Located South of Lewis Lane and East of Sky Ranch Road, Canyon County, Idaho

In accordance with your request, GeoTek, Inc. (GTI) has completed a preliminary geotechnical evaluation of the subject property for the construction of a single-family residential development with individual septic systems and associated improvements. The purpose of our initial study was to evaluate the soils underlying the site and to provide recommendations for project design and construction based on our findings. It is our understanding that additional test pits will be excavated at a later time following completion of onsite farming operations, with a representative of Southwest District Health (SWDH) to facilitate onsite sewage permits and address additional geotechnical concerns that may arise. This report outlines the geologic and geotechnical conditions of the site based on current data and provides earthwork and construction recommendations with respect to those conditions.

### **SCOPE OF SERVICES**

The scope of our services has included the following:

1. Review of soils and geologic reports and maps for the site (Appendix A).
2. Site reconnaissance.
3. Review of aerial photographs.
4. Excavating and logging of five (5) exploratory test pits (Appendix B).
5. Obtaining samples of representative soils, as the exploratory test pits were advanced.
6. Performing laboratory testing on representative soil samples (Appendix D).
7. Assessment of potential geologic constraints.
8. Engineering analysis regarding foundation design/construction, foundation settlement, and site preparation.
9. Preparation of this report.



### **SITE DESCRIPTION**

The project site consists of a roughly rectangular shaped parcel totaling approximately 80± acres that is generally bound by Lewis Lane to the north, single-family residences, vacant land, and the Mora Canal to the east and south, and single-family residences to the west, in Canyon County, Idaho (Figure 2). Access to the Site is possible from Lewis Lane. Two irrigation pivots exist onsite, one in each center half section of the property. The majority of the property consists of vacant agricultural land that has been corrugated/irrigated and cultivated for crop farming purposes over many years. From topographic maps, the site's elevation is approximately 2,650± to 2,695± feet above mean sea level. Natural drainage at the Site is interpreted to be downward to the southeast, conforming to the natural topography in the area. No standing water was observed on the Site on the date of our reconnaissance.

### **PROPOSED DEVELOPMENT**

It is our understanding that site development would consist of performing typical cut and fill earthwork to attain the desired graded configuration(s) for the construction of a single-family residential development with individual septic systems and associated improvements (Figure 3). It is further assumed that final site grade will be within 5 feet of existing site grade.

### **FIELD STUDIES**

Subsurface conditions at the site were explored by using a rubber-tired backhoe. Five (5) test pits were advanced onsite. A log of each exploration is included within this report in Appendix B. Two (2) percolation tests were also performed on the subject site, as well as three (4) initial ground water measurements (Appendix C). Field studies were completed during April of 2021 by GTI field personnel who conducted field excavation location mapping, logged the excavations, and obtained samples of representative soils for laboratory testing. The approximate locations of the explorations are indicated on the enclosed Site Exploration Plan (Figure 2). The Unified Soil Classification System (USCS) Classification was used to visually classify the subgrade soils during the field evaluation.

### **REGIONAL GEOLOGY**

The subject site is situated within the southwestern portion of the Boise River Valley, which comprises the northwestern portion of the Snake River Plain physiographic province. The western portion of the Snake River Plain is aligned in a northwest-southeast direction and generally divides the Owyhee mountains to the south from the Central Idaho mountains toward the north (Wood and Clemens, 2004). The headwaters of the Boise River are located in the Central Idaho mountains east of Boise, Idaho. The river leaves the central mountains and enters the Snake River Plain near Barber and drains toward the west into the Snake River near Parma. The Owyhee mountains and the Central Idaho Mountains are composed predominantly of volcanic and igneous rocks. The western portion of the Snake River Plain is a northwest trending complex graben formed by extension and regional uplift along the northern boundary of the basin and range province (Wood and Clemens, 2004). The graben

generally forms a basin which has been partially filled with younger sedimentary and volcanic rocks (Malde, 1991).

The Boise River Valley is bounded on the northeast by the Boise Front, which is a northwest trending topographic high extending generally from Boise to Emmett, Idaho. The Boise Front consists of Cretaceous aged granitic and metamorphic rocks cut by Tertiary aged rhyolite and overlain with Miocene aged lake sediments (Wood and Clemens, 2004). These units have been cut by northwest trending faults which down drop these units toward the southwest. The faults also provide conduits for Quaternary aged basalt intrusions and flows (Malde, 1991).

The depositional environment for the valley floor is dominantly lake laid deposits of sand, silt and clay. These materials were deposited during two periods of lake activity, one during the Miocene and the other during the Pleistocene. This valley infilling process has been subsequently truncated by down faulting within the valley ranging in height from a few feet to over 50 feet. Younger alluvium has been, and continues to be, transported dominantly by water and deposited on the basins gently sloping valley floor and within low-level flood plains. Portions of the alluvial deposits are being down cut by intermittent streams to the flood plain, and as a result stream terraces are being formed.

## **SITE SOILS**

### **Artificial Fill**

Based on our field studies, some spread fills were observed along the perimeter of the site. This fill is generally associated with the construction of the adjacent roadways. This spread fill shall be considered artificial fill. The majority of the property has been cultivated for agricultural use, the upper 6 to 12 inches of material has been disturbed and consists of a sandy silt with gravel, a lean clay, and a poorly graded gravel with sand & silt with a moderate amount of organics and roots, this shall be considered artificial fill. Deeper fills may be encountered onsite. The "Artificial Fills" are soft and contain organics/roots and are not considered suitable for support of foundations in their current condition. All artificial fill material should be removed as described in the "Removals" section of this report.

### **Native Alluvial Soils**

Alluvial soils encountered generally consisted of surficial layers of sandy silts with gravel, lean clays, and poorly graded gravels with sand & silt underlain by sandy silts with weak cementation, partially cemented sandy silts, sandy silty clays, partially cemented gravels with sand, poorly graded sands, and poorly graded gravels with sand. The moisture content within the alluvial materials was generally slightly moist near surface and at depth. The consistency of these soils were generally soft/loose to firm/dense near surface and dense to hard at depth. Partially cemented layers were encountered in the majority of the excavations; however, we anticipate that the onsite soils can be excavated with conventional earthwork equipment equivalent to CAT D9R dozers and CAT 235 excavators. Special excavation equipment and techniques may be necessary dependent upon if harder materials are encountered during construction.

### **SURFACE & GROUND WATER**

Ground water was not encountered in any of our excavations. According to the State of Idaho Department of Water Resources Well Drillers' logs, ground water in the vicinity is approximately 150 to 203 feet below the existing ground surface. Irrigation ditches exist adjacent to the site and they transmit water on a periodic basis. Generally, irrigation ditches and canals will locally influence ground water during the irrigation season (i.e., April through October). If encountered, wet materials should be spread out and air-dried or mixed with drier soils to reduce their moisture content as appropriate for fill placement. Ground water is not anticipated to adversely affect planned development, provided that earthwork construction methods comply with recommendations contained in this report or those made subsequent to review of the improvement plan(s). GTI assumes that the design civil engineer of record will evaluate the site for potential flooding and set grades such that the improvements are adequately protected. These observations reflect conditions at the time of this investigation and do not preclude changes in local ground water conditions in the future from natural causes, damaged structures (lines, pipes etc.), or heavy irrigation.

### **TECTONIC FAULTING AND REGIONAL SEISMICITY**

The site is situated in an area of active as well as potentially active tectonic faults, however no faults were observed during our field evaluation. There are a number of faults in the regional area, which are considered active and would have an affect on the site in the form of ground shaking, should they be the source of an earthquake. It is reasonable to assume that structures built in this area will be subject to at least one seismic event during their life, therefore, it is recommended that all structures be designed and constructed in accordance with the International Building Code (IBC). Based on our experience in the general vicinity, references in our library, field evaluation of the site, a Seismic Design Site Class Designation of 'D' may be used for seismic design.

#### **Secondary Seismic Constraints**

The following list includes other potential seismic related hazards that have been evaluated with respect to the site, but in our opinion, the potential for these seismically related constraints to affect the site is considered negligible.

- \* Liquefaction
- \* Dynamic Settlements
- \* Surface Fault Rupture
- \* Ground Lurching or Shallow Ground Rupture

#### **Summary:**

It is important to keep in perspective that if a seismic event were to occur on any major fault, intense ground shaking could be induced to this general area. Potential damage to any settlement sensitive structures would likely be greatest from the vibrations and impelling force caused by the inertia of the structures mass than that created from secondary seismic constraints. Considering the subsurface soil conditions and local seismicity, it is estimated that the site has a low risk associated with the potential for these phenomenon to occur and adversely affect surface improvements. These potential risks are no greater at this site than they are for other structures and improvements developed on the alluvial materials in this vicinity.



### **RESULTS OF LABORATORY TESTING**

Laboratory tests were performed on representative samples of the onsite earth materials in order to evaluate their physical and chemical characteristics. The tests performed and the results obtained are presented in Appendix D.

### **CONCLUSIONS**

Based on our field exploration, laboratory testing and engineering analyses, it is our opinion that the subject site is suited for development from a geotechnical engineering viewpoint. The recommendations presented herein should be incorporated into the final design, grading, and construction phases of development. The engineering analyses performed concerning site preparation and the recommendations presented below, have been completed using the information provided to us regarding site development. In the event that the information concerning proposed development is not correct, the conclusion and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and conclusions of this report are modified or approved in writing by this office.

### **RECOMMENDATIONS - EARTHWORK CONSTRUCTION**

#### **General**

All grading should conform to the International Building Code (IBC) and the requirements of Canyon County except where specifically superseded in the text of this report. During earthwork construction, all removals, drain systems, slopes, and the general grading procedures of the contractor should be observed and the fill selectively tested.

Based on the classification of the site soils encountered, we recommend that site construction be undertaken during the dry weather seasons. If grading is undertaken during the wet periods of the year, pumping and rutting of the site soils is anticipated. If pumping and rutting conditions occur, and loose saturated disturbed areas are created, the soils shall be removed to undisturbed soil or be replaced/recompacted to structural fill requirements. If further soil stabilization techniques are required during future grading activities, GTI can provide further recommendations at that time. If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. It is recommended that the earthwork contractor(s) perform their own independent reconnaissance of the site to observe field conditions first hand. If the contractor(s) should have any questions regarding site conditions, site preparation, or the remedial recommendations provided, they should contact an engineer at GeoTek for any necessary clarifications prior to submitting earthwork bids. All applicable requirements of local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.

#### **Demolition**

The following recommendations are provided as guidelines in the event a structure is encountered that are not intended to remain.

1. All existing surface or subsurface structures (not intended to remain), within the area to be developed, should be razed and moved off site.
2. If a septic tank (to be abandoned or below a proposed improvement) is located within the project site, it is recommended that it be pumped out and with few exceptions likely removed. Any leach lines, seepage pits, or other pipes associated with this structure should also be removed or properly abandoned.
3. If any wells are encountered, an attempt should be made to identify the owner and purpose of the well. Well abandonment should adhere to the recommendations provided by the Idaho Department of Water Resources, the Public Health Department, or any other government agencies. If the well is located in the area of a proposed structure, these recommendations should be reviewed by GTI and if warranted, additional geotechnical recommendations will be offered.

#### **Removals/Processing - General**

Presented below are removal/processing recommendations for the various soils encountered on the project. Debris, vegetation, and other deleterious material should be stripped/removed from areas proposed for structural improvements.

Based on a review of the exploratory logs and our site reconnaissance, after the artificial fill is removed (upper 6 to 12 inches), a minimum removal/processing depth of 12 inches into alluvial materials should be accomplished across the site. If the left in place soils can be scarified to encounter a competent layer below; they may be processed in place; otherwise, they should be removed to competent material. Locally deeper removals/processing may be necessary based on the field conditions exposed.

Beneath foundations and slab areas, the exposed ground surface should be moisture conditioned and compacted a minimum of 12 inches to provide a more uniform foundation support. A minimum relative compaction of 90 percent of the laboratory maximum modified density (ASTM D 1557) at moisture content of optimum or above is necessary to generate any near surface settlements. Locally deeper removals/processing may be necessary based on the conditions exposed. Removal bottoms should be checked by a representative of GeoTek, Inc. to see if deeper removals are necessary.

If very hard cemented materials are encountered during over-excavation, excavation may potentially be terminated, but this will need to be determined on a case by case basis by a representative of GTI. Foundations for the proposed structures may be founded on cemented material; however, in order to avoid the potential for differential settlement, the entire foundation would need to be supported entirely on the cemented material. If this is not possible, cemented materials should be removed to a minimum depth of 12 inches below the bottom of the footing and replaced with compacted structural fill. This can best be determined in the field based upon the conditions exposed. Termination of any excavation on cemented soils will need to be reviewed by GTI and the owner.

If existing improvements or property line restrictions limit removals, condition specific recommendations would be provided on a case-by-case basis. During earthwork construction, care should be taken by the contractor so that adverse ground movements or settlements are not generated affecting existing improvements.

**Transitional Pads**

Transitional pads are defined in this report as pads which are partially cut and partially fill. To mitigate some of the differential settlement which will occur on transitional pads, the cut side should be over-excavated/processed to a minimum depth equal to 2 feet below the bottom of the footings or to the depth of the fill, whichever is less. On transitional pads with more than 7.5 feet of fill, plans need to be reviewed by GTI and site-specific recommendations will be provided.

**Excavation Difficulty**

Partially cemented layers were encountered in the majority of the excavations; however, we anticipate that the onsite soils can be excavated with conventional earthwork equipment equivalent to CAT D9R dozers and CAT 235 excavators. Special excavation equipment and techniques may be necessary dependent upon if harder materials are encountered during construction.

Seasonal conditions could cause wet soil conditions to occur onsite. Depending on the depth of cuts, it should be expected that special excavation and fill placement measures may be necessary. Wet materials should be spread out and air-dried or mixed with drier soils to reduce their moisture content to the appropriate level for fill placement. Frozen soils, if encountered, should be removed and allowed to thaw prior to any fill placement or construction. Removal bottoms should be checked by a representative of GTI to see if deeper removals are necessary.

**Fill Placement**

Subsequent to completing removals/processing and ground preparation, the excavated onsite and/or imported soils may be placed in relatively thin lifts (less than 8 inches thick), cleaned of vegetation and debris, brought to at least optimum moisture content, and compacted to a minimum relative compaction of 90 percent of the laboratory standard (ASTM D 1557).

**Structural Fill and Import Soils**

Potentially, soils will be imported to the site for earthwork construction purposes. A sample of any intended import material should first be submitted to GTI so that, if necessary, additional laboratory or chemical testing can be performed to verify that the intended import material is compatible with onsite soils. In general, structural fill and import soils should be within the following minimum guidelines:

- \* Free of organic matter and debris.
- \* Maintain less than 0.2 percent sulfate content.
- \* Maintain less than 3.0 percent soluble material.
- \* Maintain less than 0.02 percent soluble chlorides.
- \* Maintain less than 0.2 percent sodium sulfate content.
- \* Maintain a Plasticity Index less than 12 (i.e., low expansive).
- \* One hundred percent passing the six-inch screen.
- \* At least seventy-five percent passing a three-inch screen.
- \* Maintain at least 20 percent retained on the No. 4 screen.
- \* Maintain between 5 and 20 percent passing the #200 screen.



### **Observation and Testing**

During earthwork construction all removal/processing and the general grading procedures should be observed and the fill selectively tested by a representative(s) of GTI. If unusual or unexpected conditions are exposed in the field, they should be reviewed by GTI and if warranted, modified and/or additional recommendations will be offered.

### **Ground Water**

Ground water was not encountered in any of our excavations. According to the State of Idaho Department of Water Resources Well Drillers' logs, ground water in the vicinity is approximately 150 to 203 feet below the existing ground surface. Based on site conditions in the future, a transient high ground water condition could develop over a clay or less permeable layer and this condition could generate down gradient seepage. The possible effect these layers could have on this and adjacent sites should be considered and can best be evaluated in the field during grading. If warranted by exposed field conditions, it may be recommended that a drainage system be established to collect and convey any subsurface water to an appropriate location for drainage. Typically, potential areas of seepage are difficult to identify prior to their occurrence; therefore, it is often best to adopt a "wait and see" approach to determine if any seepage conditions do develop, at which time specific recommendation to mitigate an identified condition can be provided.

### **Earthwork Settlements**

Ground settlement should be anticipated due to primary consolidation and secondary compression. The total amount of settlement and time over which it occurs is dependent upon various factors, including material type, depth of fill, depth of removals, initial and final moisture content, and in-place density of subsurface materials. Compacted fills, to the heights anticipated, are not generally prone to excessive settlement. However, some settlement of the native alluvium is expected, and the majority of this settlement is anticipated to occur during grading.

### **Slope Stability**

No significantly high (greater than ten feet) slopes are anticipated to be constructed onsite. All slopes should be designed at gradients of 2 to 1 (Horizontal to Vertical) or flatter. All slopes should be constructed in accordance with the minimum requirements of the Canyon County and the International Building Code. Cut and fill slopes are anticipated to perform adequately in the future with respect to gross and surficial stability if the soil materials are maintained in a solid to semi-solid state (as defined by the soils Atterberg Limits) and are limited to the heights prescribed herein.

The importance of proper compaction to the face of a slope cannot be overemphasized. In order to achieve proper compaction, one or more of the three following methods should be employed by the contractor following implementation of typical slope construction guidelines: 1) track walk the slopes at grade, 2) use a combination of sheepsfoot roller and track walking, or 3) overfill the slope 3 to 5 feet laterally and cut it back to grade.

Random testing will be performed to verify compaction to the face of the slope. If the tests do not meet the minimum recommendation of 90 percent relative compaction, the contractor will be informed and additional compaction efforts recommended. A final evaluation of cut slopes during grading will be necessary in order to identify any areas of adverse conditions. The need for remedial stabilization measures should be based on observations made during grading by a representative of this office. Based on our observations, and if warranted, specific remedial recommendations will be offered for stabilization.

## **RECOMMENDATIONS – FOUNDATIONS**

### **General**

Foundation design and construction recommendations are based on preliminary laboratory testing and engineering analysis performed on near surface soils. The proposed foundation systems should be designed and constructed in accordance with the guidelines contained herein and in the International Building Code.

Based on our experience in the area, the soils onsite should have a negligible corrosive potential to concrete and metal, materials selected for construction purposes should be resistant to corrosion. Where permitted by building code, PVC pipe should be utilized. All concrete should be designed, mixed, placed, finished, and cured in accordance with the guidelines presented by the Portland Cement Association (PCA) and the American Concrete Institute (ACI).

Based on our grading recommendations, the soils beneath the foundations are anticipated to have low expansion potential. Therefore, foundation recommendations for low expansive soil conditions are provided below. If more expansive soils are encountered, the pad(s) will either need to be regraded and the more expansive soils removed by the contractor or increased foundation recommendations will need to be provided.

### **Conventional Foundation Recommendations**

Column loads are anticipated to be 50 kips or less while wall loads are expected to be 3 kips per lineal foot or less. The conventional recommendations provided are from a geotechnical engineering perspective (i.e., for expansive conditions) and are not meant to supersede the design by the project's structural engineer.

Preliminary recommendations for foundation design and construction are presented below. The specific criteria to be used should be verified on evaluation of the proposed buildings, structural loads, and expansion and chemical testing performed after grading is complete.

The bearing values indicated are for the total dead plus frequently applied live loads and may be increased by one third for short duration loading which includes the effects of wind or seismic forces. When combining passive pressure and friction for lateral resistance, the passive component should be reduced by one third. A grade beam, reinforced as below and at least 12 inches wide, should be utilized across all large entrances. The base of the grade beam should be at the same elevation as the bottom of the adjacent footings. Footings should be founded at a minimum depth of 24 inches below lowest adjacent ground surface as required by local codes to extend below the frost line. Reinforcement for spread footings should be designed by the project's structural engineer.

For foundations systems including a crawl space, it is recommended that it be designed so that water is not allowed to penetrate the crawl space. Proper grading and backfill for the foundations is critical and should adhere to the "fill placement" and "drainage" recommendations of this evaluation as well as local building codes.

| <b>Footing Type</b> | <b>Minimum Structural Fill Depth Below Footing Bottom (inches)</b> | <b>Minimum Footing Depth (inches)</b> | <b>Allowable Bearing Pressure (psf)</b> | <b>Coefficient of Friction</b> | <b>Passive Earth Pressure (psf/ft)</b> | <b>Maximum Earth Pressure (psf)</b> |
|---------------------|--------------------------------------------------------------------|---------------------------------------|-----------------------------------------|--------------------------------|----------------------------------------|-------------------------------------|
| Strip/Spread        | 12                                                                 | 24                                    | 2,000                                   | 0.35                           | 250                                    | 2,500                               |

The coefficient of friction and passive earth pressure values recommended are working values. Strip footings should have a minimum width of one foot and spread footings should have a minimum soil to concrete area of four-square feet. Increases are allowed for the bearing capacity of the footings at a rate of 250 pounds per square foot for each additional foot of width and 250 pounds per square foot for each additional foot of depth into the recommended bearing material, up to a maximum outlined. If the bearing value exceeds 2,500 psf, an additional review by GTI is recommended. As mentioned earlier, the exposed ground surface should be moisture conditioned and compacted a minimum of 12 inches below bottom of footings.

#### **Seepage Bed Foundation Setback**

Structural foundations should be designed with a minimum horizontal separation of 25 feet from seepage beds or other storm water infiltration facilities to mitigate the migration of storm drainage into buildings and potential structural foundation damage.

#### **Foundation Settlement**

Provided that the recommendations contained in this report are incorporated into final design and construction phase of development, total settlement is estimated to be less than one inch and differential settlement is estimated to be less than 0.75 inches for a 25-foot span. Two-way angular distortions due to settlements are not estimated to exceed 1/400. The structures should be loaded uniformly so as to avoid any localized settlements.

### **PAVEMENT SECTIONS**

Pavement sections presented in the following table are based on a R-value of 10, assumed traffic index(s) for development and estimated traffic index(s) for development. These pavement sections are presented for planning purposes only and should be verified based on specific laboratory testing performed subsequent to rough grading of the site.

#### **Pavement Construction and Maintenance**

All section changes should be properly transitioned. If adverse conditions are encountered during the preparation of subgrade materials, special construction methods may need to be employed. All subgrade materials should be processed to a minimum depth of 12 inches and compacted to a minimum relative compaction of 90 percent near optimum moisture content. All aggregate base should be compacted to a minimum relative compaction of 95 percent at optimum moisture content. The recommended pavement sections provided are meant as minimums. If thinner or highly variable pavement sections are constructed, increased maintenance and repair should be expected. If the ADT



(average daily traffic) or ADTT (average daily truck traffic) increases beyond that intended, as reflected by the traffic index(s) used for design, increased maintenance and repair could be required for the pavement section.

Positive site drainage should be maintained at all times. Water should not be allowed to pond or seep into the ground. If planters or landscaping are adjacent to paved areas, measures should be taken to minimize the potential for water to enter the pavement section.

#### **Hot-Mix Asphalt Pavement Sections**

| <b>ASSUMED TRAFFIC<br/>RIGHT-OF-AWAY</b>          | <b>SUBGRADE<br/>R-VALUE</b> | <b>MINIMUM<br/>ASPHALT<br/>CONCRETE<br/>THICKNESS<br/>(in.)</b> | <b>MINIMUM AGGREGATE<br/>THICKNESS (in.)</b> |                                               |
|---------------------------------------------------|-----------------------------|-----------------------------------------------------------------|----------------------------------------------|-----------------------------------------------|
|                                                   |                             |                                                                 | <b>Aggregate<br/>Base* (3/4"<br/>minus)</b>  | <b>Subbase*<br/>(Uncrushed<br/>Aggregate)</b> |
| Parking and Drives<br>No Truck Access<br>TI = 6.0 | 10                          | 2.5                                                             | 4.0                                          | 12.0                                          |
| Truck Access<br>TI = 8.0                          | 10                          | 3.0                                                             | 6.0                                          | 16.0                                          |

\*Aggregate Base and Subbase gradation specification requirement per the current edition of the Idaho Standards for Public Works Construction (ISPWC) Manual. Asphalt mix design shall meet the requirements of ISPWC, Section 810 Class III Plant mix. Materials shall be placed in accordance with ISPWC Standard Specifications for Highway Construction.

### **OTHER RECOMMENDATIONS**

#### **Site Improvements**

As is commonly known, expansive soils are problematic with respect to the design, construction and long term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil expansion. Typical measures to control soil expansion for structures include; low expansive soil caps, deepened foundation system, increased structural design, and soil presaturation. As they are generally not cost effective, these measures are very seldom utilized for flatwork because it's less costly to simply replace any damaged or distressed sections than to "structurally" design them.

Even if "structural" design parameters are applied to flatwork construction, there would still be relative movements between adjoining types of structures and other improvements (e.g., curb and sidewalk). This is particularly true as the level of care during construction of flatwork is often not as meticulous as that for structures. Unfortunately, it is fairly common practice for flatwork to be poured on subgrade soils, which have been allowed to dry out since site grading. Generally after flatwork construction is completed, landscape irrigation begins, utility lines are pressurized, and drainage systems are utilized; presenting the potential for water to enter the dry subgrade soils, causing the soil to expand.

Recommendations for exterior concrete flatwork design and construction can be provided upon request. If, in the future, any additional improvements are planned for the site, recommendations

concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench and retaining wall backfills.

#### **Landscape Maintenance and Planting**

Water has been shown to weaken the inherent strength of all earth materials. Slope stability is significantly reduced by overly wet conditions. Graded slopes constructed within and utilizing onsite materials would be erosive. Eroded debris may be minimized and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction. Compaction to the face of fill slopes would tend to minimize short-term erosion until vegetation is established. Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint leaching is not recommended for establishing landscaping. If the surface soils are processed for the purpose of adding amendments, they should be recompacted to 90 percent compaction.

Only the amount of irrigation necessary to sustain plant life should be provided. Over watering the landscape areas could adversely affect proposed site improvements. We recommend that any proposed open bottom planter areas adjacent to proposed structures, be eliminated for a minimum distance of 5 feet and desert landscape using xeriscape technology be used outside of this buffer zone.

As an alternative, closed bottom type planters could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork. Irrigation timers should be adjusted on a monthly basis.

#### **Soil Corrosion**

Based on our experience in the area, the soils onsite should have a negligible corrosive potential to concrete and metal, materials selected for construction purposes should be resistant to corrosion. Where permitted by building code PVC pipe should be utilized. All concrete should be designed, mixed, placed, finished, and cured in accordance with the guidelines presented by the Portland Cement Association (PCA) and the American Concrete Institute (ACI).

#### **Trench Excavation**

All footing trench excavations should be observed by a representative of this office prior to placing reinforcement. Footing trench spoil and any excess soils generated from utility trench excavations should be compacted to a minimum relative compaction of 90 percent if not removed from the site. Considering the nature of the onsite soils, it should be anticipated that caving or sloughing could be a factor in excavations. Shoring or excavating the trench walls and slopes to the angle of repose (typically 25 to 45 degrees) may be necessary and should be anticipated in non-cemented soils. All excavations should be observed by one of our representatives and conform to national and local safety codes.

#### **Onsite Utility Trench Backfill**

Considering the overall nature of the soil encountered onsite, it should be anticipated that materials will need to be imported to the site for use as pipe bedding and pipe zone material. All utility trench backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 90 percent of the laboratory standard. Compaction testing and

observation, along with probing should be performed to verify the desired results. Sand backfill, unless excavated from the trench, should not be used adjacent to perimeter footings or in trenches on slopes. Compaction testing and observation, along with probing should be performed to verify the desired results. Sand backfill, unless excavated from the trench, should not be used adjacent to perimeter footings or in trenches on slopes.

Compaction testing and observation, along with probing should be performed to verify the desired results. Offsite utility trenches should be compacted to a minimum of 90 relative compaction. Compaction testing and observation, along with probing should be performed to verify the desired results.

### **Drainage**

Positive site drainage should be maintained at all times in accordance with the IBC. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area. The ground immediately adjacent to the foundation shall be sloped away from the building at a minimum of 5-percent for a minimum distance of 10 feet measured perpendicularly to the face of the wall. If physical obstructions prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternate method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2-percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2-percent away from the building. Roof gutters and down spouts should be utilized to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage may develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.



### **PLAN REVIEW**

Final grading, foundation, and improvement plans should be submitted to this office for review and comment as they become available, to minimize any misunderstandings between the plans and recommendations presented herein. In addition, foundation excavations and earthwork construction performed on the site should be observed and tested by this office. If conditions are found to differ substantially from those stated, appropriate recommendations would be offered at that time.

### **LIMITATIONS**

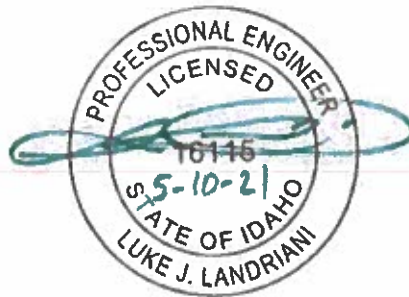
The materials encountered on the project site and utilized in our laboratory study are believed representative of the area; however, soil materials vary in character between excavations and conditions exposed during mass grading. Site conditions may vary due to seasonal changes or other factors. GeoTek, Inc. assumes no responsibility or liability for work, testing, or recommendations performed or provided by others. Since our study is based upon the site materials observed, selective laboratory testing and engineering analysis, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

The opportunity to be of service is greatly appreciated. If you have any questions concerning this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

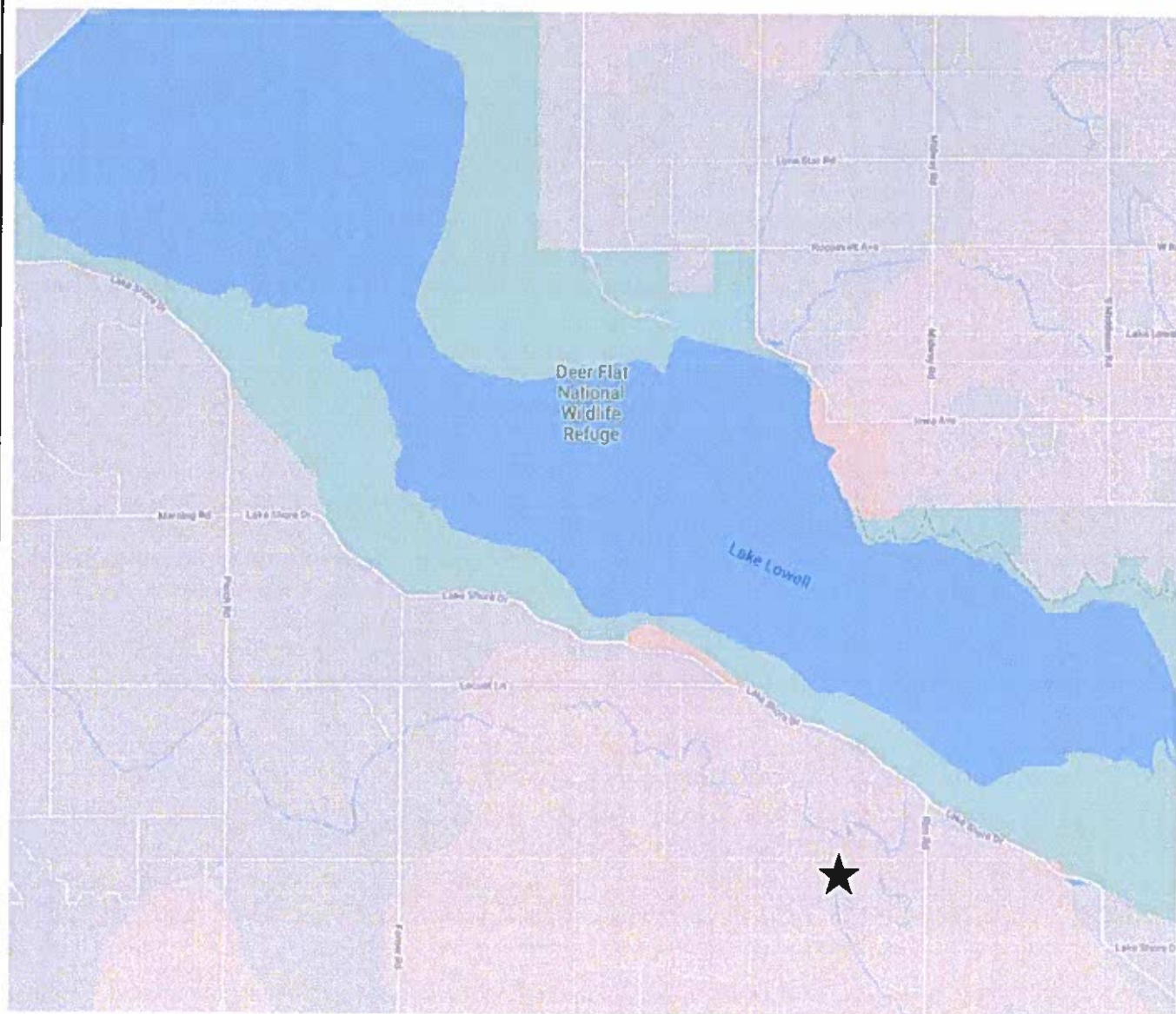
Respectfully submitted,  
**GeoTek, Inc.**



**Tyler Lydeen, EI  
Staff Professional**



**Luke J. Landriani, PE  
Senior Engineer**



★ APPROXIMATE SITE LOCATION



Source: Google Maps, 2021. GeoTek Field Observations, 2021.  
Not to Scale



**GEOTEK**

GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

320 E. Corporate Dr, Suite 300, Meridian, ID 83642  
(208) 888-7010 (phone) / (208) 888-7924 (FAX)

**FIGURE I**  
**SITE VICINITY MAP**  
Goldberg Country Subdivision  
South of Lewis Lane & East of Sky Ranch Road  
Canyon County, Idaho  
Prepared for: LGD Ventures

Project No.:  
**2241-ID**

Report Date:  
**May 2021**

Drawn By:  
**TSL**



 **APPROXIMATE TEST PIT LOCATIONS**



Source: Google Earth 2018, GeoTek Field Observations, 2021.  
Not to Scale



GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

320 E. Corporate Dr, Suite 300, Meridian, ID 83642  
(208) 888-7010 (phone) / (208) 888-7924 (FAX)

**FIGURE 2**  
**SITE EXPLORATION PLAN**  
Goldberg Country Subdivision  
South of Lewis Lane & East of Sky Ranch Road  
Canyon County, Idaho  
Prepared for: LGD Ventures

Project No.:

**2241-ID**

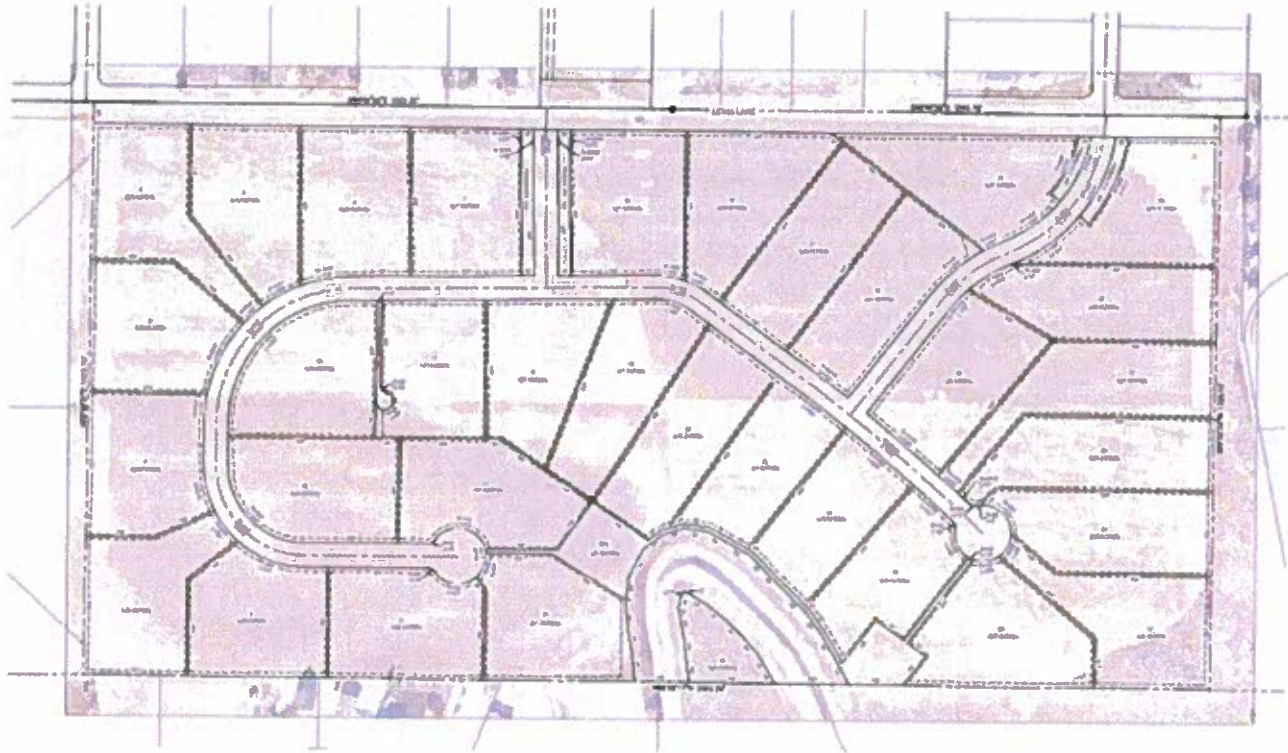
Report Date:

**May 2021**

Drawn By:

**TSL**





Source: T-O ENGINEERS  
Not to Scale



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GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

320 E. Corporate Dr, Suite 300, Meridian, ID 83642  
(208) 888-7010 (phone) / (208) 888-7924 (FAX)

**FIGURE 3  
SITE EXHIBIT**

Goldberg Country Subdivision  
South of Lewis Lane & East of Sky Ranch Road  
Canyon County, Idaho  
Prepared for: LGD Ventures

Project No.:  
**2241-ID**

Report Date:  
**May 2021**

Drawn By:  
**TSL**

# **APPENDIX A**

# **REFERENCES**

- Ada County Highway District Development Policy Manual, Revised by Resolution No. 690, October 2003
- ASTM, 200, "Soil and Rock: American Society for Testing and Materials," vol. 4.08 for ASTM test methods D-420 to D-4914, 153 standards, 1,026 pages; and vol. 4.09 for ASTM test method D-4943 to highest number.
- Breckinridge, R.M., Lewis, R.S., Adema, G.W., Weisz, D.W., 2003, Map of Miocene and Younger Faults in Idaho, Idaho Geological Survey, University of Idaho
- Day, Robert W., 1999, Geotechnical and Foundation Engineering – Design and Construction
- Day, Robert W., 2002, Geotechnical Earthquake Engineering Handbook
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- Idaho Department of Water Resources, Treasure Valley Hydrology – Geology
- Idaho Department of Water Resources, Well Information, Well Driller Reports, 2015
- Idaho Department of Environmental Quality Technical Guidance Manual, January 2019
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- Johnson, Bruce R. and Raines, Gary L., 1995, Digital representation of the Idaho state geologic map: a contribution to the Interior Columbia Basin Ecosystem Management Project. USGS Open-File Report 95-690
- Malde, H.E., 1991. Quaternary geology and structural history of the Snake River Plain, Idaho and Oregon. In: The Geology of North America, Quaternary Nonglacial Geology: Conterminous U.S., Vol. K-2, 252-281 pp.
- Othberg, K.L., 1994. Geology and geomorphology of the Boise Valley and adjoining areas, western Snake River Plain, Idaho. Idaho Geological Survey Bulletin 29: 54 pp.
- USGS, 2003, Seismic Hazard Map of Idaho, Peak Acceleration (%g) with 2% Probability of Exceedance in 50 years.



## **APPENDIX B**

## LOG GENERAL NOTES

| CONSISTENCY OF FINE-GRAINED SOILS            |                                               |             |
|----------------------------------------------|-----------------------------------------------|-------------|
| Unconfined Compressive Strength, $Q_u$ , psf | Standard Penetration or N-Value (SS) Blows/Ft | Consistency |
| < 500                                        | <2                                            | Very Soft   |
| 500 - 1,000                                  | 2 - 3                                         | Soft        |
| 1,001 - 2,000                                | 4 - 7                                         | Firm        |
| 2,001 - 4,000                                | 8 - 16                                        | Stiff       |
| 4,001 - 8,000                                | 17 - 32                                       | Very Stiff  |
| > 8,001                                      | 32+                                           | Hard        |

| RELATIVE DENSITY OF COARSE-GRAINED SOILS            |                  |
|-----------------------------------------------------|------------------|
| Standard Penetration (SPT) or N-Value (SS) Blows/Ft | Relative Density |
| 0 - 3                                               | Very Loose       |
| 4 - 9                                               | Loose            |
| 10 - 29                                             | Medium Dense     |
| 30 - 49                                             | Dense            |
| 50+                                                 | Very Dense       |

SPT penetration test using 140 pound hammer, with 30 inch free fall on 2 inch outside diameter (1-3/8 ID) sampler

For ring sampler using 140 lb hammer, with a 30 inch free fall on 3 inch outside diameter (2-1/2 ID) sample,

use  $N\text{-value} \times 0.7$  to get Standard N-value

For fine grained soil consistency, thumb penetration used per ASTM D-2488

| RELATIVE PROPORTIONS OF SAND & GRAVEL  |                       |
|----------------------------------------|-----------------------|
| Descriptive Term of other constituents | Percent of Dry Weight |
| Trace                                  | < 15                  |
| With                                   | 15 - 29               |
| Modifier                               | > 30                  |

| GRAIN SIZE TERMINOLOGY    |                        |
|---------------------------|------------------------|
| Major Component of Sample | Particle Size          |
| Boulders                  | Over 12 inches         |
| Cobbles                   | 3 inches to 12 inches  |
| Gravel                    | #4 Sieve to 3 inches   |
| Sand                      | #200 Sieve to #4 Sieve |
| Silt or Clay              | Passing #200 Sieve     |

| RELATIVE HARDNESS OF CEMENTED SOILS (CALICHE) |                                                                                                  |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------|
| Description                                   | General Characteristics                                                                          |
| Very Dense to Moderately Hard                 | Partially Cemented Granular Soil - Can be carved with a knife and broken with force by hand.     |
| Very Stiff to Moderately Hard                 | Partially Cemented Fine-Grained Soil - Can be carved with a knife and broken with force by hand. |
| Moderately Hard                               | Moderate hammer blow required to break a sample                                                  |
| Hard                                          | Heavy hammer blow required to break a sample                                                     |
| Very Hard                                     | Repeated heavy hammer blow required to break a sample                                            |

# LOG LEGEND

| MATERIAL DESCRIPTION |                |                                     |
|----------------------|----------------|-------------------------------------|
| Soil Pattern         | USCS Symbol    | USCS Classification                 |
|                      | FILL           | Artificial Fill                     |
|                      | GP or GW       | Poorly/Well graded GRAVEL           |
|                      | GM             | Silty GRAVEL                        |
|                      | GC             | Clayey GRAVEL                       |
|                      | GP-GM or GW-GM | Poorly/Well graded GRAVEL with Silt |
|                      | GP-GC or GW-GC | Poorly/Well graded GRAVEL with Clay |
|                      | SP or SW       | Poorly/Well graded SAND             |
|                      | SM             | Silty SAND                          |
|                      | SC             | Clayey SAND                         |
|                      | SP-SM or SW-SM | Poorly/Well graded SAND with Silt   |
|                      | SP-SC or SW-SC | Poorly/Well graded SAND with Clay   |
|                      | SC-SM          | Silty Clayey SAND                   |
|                      | ML             | SILT                                |
|                      | MH             | Elastic SILT                        |
|                      | CL-ML          | Silty CLAY                          |
|                      | CL             | Lean CLAY                           |
|                      | CH             | Fat CLAY                            |
|                      | PCEM           | PARTIALLY CEMENTED                  |
|                      | CEM            | CEMENTED                            |
|                      | BDR            | BEDROCK                             |

| SAMPLING |             |
|----------|-------------|
|          | SPT         |
|          | Ring Sample |
|          | No Recovery |
|          | Bulk Sample |
|          | Water Table |

| CONSISTENCY        |              |                |            |             |                 |
|--------------------|--------------|----------------|------------|-------------|-----------------|
| Cohesionless Soils |              | Cohesive Soils |            | Cementation |                 |
| VL                 | Very Loose   | So             | Soft       | MH          | Moderately Hard |
| L                  | Loose        | F              | Firm       | H           | Hard            |
| MD                 | Medium Dense | S              | Stiff      | VH          | Very Hard       |
| D                  | Dense        | VS             | Very Stiff |             |                 |
| VD                 | Very Dense   |                |            |             |                 |



**GEOTEK**

# TEST PIT LOG

PROJECT #: 2241-ID  
PROJECT: Goldberg Country Subdivision  
CLIENT: LGD Ventures  
LOCATION: Southeast of the Lewis Lane & Duck Lane Intersection

LOGGED BY: TSL  
METHOD: Backhoe  
EXCAVATOR: Just Dig It  
DATE: 4/20/21  
ELEVATION:

| Depth (ft) | SAMPLES     |               | Soil Pattern | USCS Symbol | TEST PIT NUMBER: TP-1                                             | Consistency | REMARKS                            |
|------------|-------------|---------------|--------------|-------------|-------------------------------------------------------------------|-------------|------------------------------------|
|            | Sample Type | Blows / 6 in. |              |             | MATERIAL DESCRIPTION AND COMMENTS                                 |             |                                    |
| 1          | X           |               |              | FILL        | Lt. Brown to Brown, Artificial Fill Sandy Silt with Gravel, Moist | So          | Roots/Organics to 0.5'             |
|            |             |               |              | ML          | Lt. Brown to Brown, Sandy SILT with Gravel, Moist                 | F           |                                    |
| 2          |             |               |              | ML          | Lt. Brown, Sandy SILT with weak Cementation, Slightly Moist       | S           |                                    |
| 3          |             |               |              | PCEM        | Tan to Lt. Brown, PARTIALLY CEMENTED Silty Sand, Slightly Moist   | MH          |                                    |
| 4          |             |               |              |             |                                                                   |             |                                    |
| 5          |             |               |              | GP          | Tan to Lt. Brown, Poorly graded GRAVEL with Sand, Slightly Moist  | D           |                                    |
| 6          |             |               |              |             |                                                                   |             |                                    |
| 7          |             |               |              |             |                                                                   |             |                                    |
| 8          |             |               |              |             |                                                                   |             | Percolation Test Conducted at 7.0' |
| 9          |             |               |              |             |                                                                   |             |                                    |
| 10         |             |               |              |             |                                                                   |             | Piezometer Installed at 9.7'       |
| 11         |             |               |              |             | END OF TEST PIT @ 10.0'                                           |             |                                    |
| 12         |             |               |              |             | NO GROUNDWATER ENCOUNTERED                                        |             |                                    |
| 13         |             |               |              |             |                                                                   |             |                                    |
| 14         |             |               |              |             |                                                                   |             |                                    |
| 15         |             |               |              |             |                                                                   |             |                                    |
| 16         |             |               |              |             |                                                                   |             |                                    |
| 17         |             |               |              |             |                                                                   |             |                                    |
| 18         |             |               |              |             |                                                                   |             |                                    |
| 19         |             |               |              |             |                                                                   |             |                                    |
| 20         |             |               |              |             |                                                                   |             |                                    |

**GEOTEK**

# TEST PIT LOG

PROJECT #: 2241-ID  
PROJECT: Goldberg Country Subdivision  
CLIENT: LGD Ventures  
LOCATION: Southeast of the Lewis Lane & Duck Lane Intersection

LOGGED BY: TSL  
METHOD: Backhoe  
EXCAVATOR: Just Dig It  
DATE: 4/20/21  
ELEVATION:

| Depth (ft) | SAMPLES     |               | Soil Pattern | USCS Symbol | TEST PIT NUMBER: TP-2                                                    | Consistency | REMARKS                      |
|------------|-------------|---------------|--------------|-------------|--------------------------------------------------------------------------|-------------|------------------------------|
|            | Sample Type | Blows / 6 in. |              |             | MATERIAL DESCRIPTION AND COMMENTS                                        |             |                              |
| 1          | X           |               |              | FILL        | Brown, Artificial Fill Lean Clay, Slightly Moist to Moist                | So          | Roots/Organics to 1.0'       |
| 2          |             |               |              | CL          | Brown, Lean CLAY, Slightly Moist to Moist                                | F           |                              |
| 3          |             |               |              | PCEM        | Tan to Lt. Brown, PARTIALLY CEMENTED Sandy Silt, Slightly Moist          | MH          |                              |
| 4          |             |               |              |             |                                                                          |             |                              |
| 5          |             |               |              |             |                                                                          |             |                              |
| 6          |             |               |              | PCEM        | Tan to Lt. Brown, PARTIALLY CEMENTED Gravel with Sand, Slightly Moist    | H           |                              |
| 7          |             |               |              |             |                                                                          |             |                              |
| 8          |             |               |              |             |                                                                          |             | Piezometer Installed at 7.7' |
| 9          |             |               |              |             | END OF TEST PIT @ 8.0' (PRACTICAL REFUSAL)<br>NO GROUNDWATER ENCOUNTERED |             |                              |
| 10         |             |               |              |             |                                                                          |             |                              |
| 11         |             |               |              |             |                                                                          |             |                              |
| 12         |             |               |              |             |                                                                          |             |                              |
| 13         |             |               |              |             |                                                                          |             |                              |
| 14         |             |               |              |             |                                                                          |             |                              |
| 15         |             |               |              |             |                                                                          |             |                              |
| 16         |             |               |              |             |                                                                          |             |                              |
| 17         |             |               |              |             |                                                                          |             |                              |
| 18         |             |               |              |             |                                                                          |             |                              |
| 19         |             |               |              |             |                                                                          |             |                              |
| 20         |             |               |              |             |                                                                          |             |                              |

**GEOTEK**

# TEST PIT LOG

PROJECT #: 2241-ID  
PROJECT: Goldberg Country Subdivision  
CLIENT: LGD Ventures  
LOCATION: Southeast of the Lewis Lane & Duck Lane Intersection

LOGGED BY: TSL  
METHOD: Backhoe  
EXCAVATOR: Just Dig It  
DATE: 4/20/21  
ELEVATION:

| Depth (ft) | SAMPLES     |               | Soil Pattern | USCS Symbol | TEST PIT NUMBER: TP-3                                           | Consistency | REMARKS                            |
|------------|-------------|---------------|--------------|-------------|-----------------------------------------------------------------|-------------|------------------------------------|
|            | Sample Type | Blows / 6 in. |              |             | MATERIAL DESCRIPTION AND COMMENTS                               |             |                                    |
| 1          |             |               |              | FILL        | Brown, Artificial Fill Lean Clay, Slightly Moist                | So          | Roots/Organics to 0.5'             |
| 2          |             |               |              | ML          | Brown, Lean Clay, Slightly Moist                                | F           |                                    |
| 3          |             |               |              |             |                                                                 |             |                                    |
| 4          | X           |               |              | CL-ML       | Brown, Sandy Silty CLAY, Slightly Moist                         | F           |                                    |
| 5          |             |               |              | PCEM        | Tan to Lt. Brown, PARTIALLY CEMENTED Silty Sand, Slightly Moist | MH          |                                    |
| 6          |             |               |              |             |                                                                 |             |                                    |
| 7          |             |               |              |             |                                                                 |             |                                    |
| 8          |             |               |              |             |                                                                 |             |                                    |
| 9          |             |               |              | SP          | Tan, Poorly graded SAND, Slightly Moist                         | D           | Percolation Test Conducted at 8.0' |
| 10         |             |               |              |             |                                                                 |             | Piezometer Installed at 9.2'       |
| 11         |             |               |              |             | END OF TEST PIT @ 10.0'                                         |             |                                    |
| 12         |             |               |              |             | NO GROUNDWATER ENCOUNTERED                                      |             |                                    |
| 13         |             |               |              |             |                                                                 |             |                                    |
| 14         |             |               |              |             |                                                                 |             |                                    |
| 15         |             |               |              |             |                                                                 |             |                                    |
| 16         |             |               |              |             |                                                                 |             |                                    |
| 17         |             |               |              |             |                                                                 |             |                                    |
| 18         |             |               |              |             |                                                                 |             |                                    |
| 19         |             |               |              |             |                                                                 |             |                                    |
| 20         |             |               |              |             |                                                                 |             |                                    |



**GEOTEK**

# TEST PIT LOG

PROJECT #: 2241-ID  
PROJECT: Goldberg Country Subdivision  
CLIENT: LGD Ventures  
LOCATION: Southeast of the Lewis Lane & Duck Lane Intersection

LOGGED BY: TSL  
METHOD: Backhoe  
EXCAVATOR: Just Dig It  
DATE: 4/20/21  
ELEVATION:

| Depth (ft) | SAMPLES     |               | Soil Pattern | USCS Symbol | TEST PIT NUMBER: TP-4                                                       | Consistency | REMARKS                      |
|------------|-------------|---------------|--------------|-------------|-----------------------------------------------------------------------------|-------------|------------------------------|
|            | Sample Type | Blows / 6 in. |              |             | MATERIAL DESCRIPTION AND COMMENTS                                           |             |                              |
| 1          |             |               |              | FILL        | Brown, Artificial Fill Lean Clay, Moist                                     | So          | Roots/Organics to 1.0'       |
| 2          |             |               |              | PCEM        | Tan to Lt. Brown, PARTIALLY CEMENTED Silty Sand with Gravel, Slightly Moist | MH          |                              |
| 3          |             |               |              | GP          | Tan to Lt. Brown, Poorly graded GRAVEL with Sand, Slightly Moist            | VD          |                              |
| 4          |             |               |              |             |                                                                             |             |                              |
| 5          |             |               |              |             |                                                                             |             |                              |
| 6          |             |               |              |             |                                                                             |             |                              |
| 7          |             |               |              |             |                                                                             | D           |                              |
| 8          |             |               |              |             |                                                                             |             |                              |
| 9          |             |               |              |             |                                                                             |             | Piezometer Installed at 9.2' |
| 10         |             |               |              |             | END OF TEST PIT @ 9.0'                                                      |             |                              |
| 11         |             |               |              |             | NO GROUNDWATER ENCOUNTERED                                                  |             |                              |
| 12         |             |               |              |             |                                                                             |             |                              |
| 13         |             |               |              |             |                                                                             |             |                              |
| 14         |             |               |              |             |                                                                             |             |                              |
| 15         |             |               |              |             |                                                                             |             |                              |
| 16         |             |               |              |             |                                                                             |             |                              |
| 17         |             |               |              |             |                                                                             |             |                              |
| 18         |             |               |              |             |                                                                             |             |                              |
| 19         |             |               |              |             |                                                                             |             |                              |
| 20         |             |               |              |             |                                                                             |             |                              |

**GEOTEK**

# TEST PIT LOG

PROJECT #: 2241-ID  
PROJECT: Goldberg Country Subdivision  
CLIENT: LGD Ventures  
LOCATION: Southeast of the Lewis Lane & Duck Lane Intersection

LOGGED BY: TSL  
METHOD: Backhoe  
EXCAVATOR: Just Dig It  
DATE: 4/20/21  
ELEVATION:

| Depth (ft) | SAMPLES     |               | Soil Pattern | USCS Symbol | TEST PIT NUMBER: TP-5                                                                     | Consistency | REMARKS                |
|------------|-------------|---------------|--------------|-------------|-------------------------------------------------------------------------------------------|-------------|------------------------|
|            | Sample Type | Blows / 6 in. |              |             | MATERIAL DESCRIPTION AND COMMENTS                                                         |             |                        |
| 1          |             |               |              | FILL        | Lt. Brown to Brown, Artificial Fill Poorly graded Gravel with Sand & Silt, Slightly Moist | L           | Roots/Organics to 0.5' |
| 2          |             |               |              | GP          | Lt. Brown to Brown, Poorly graded GRAVEL with Sand & Silt, Slightly Moist                 | D           |                        |
| 3          |             |               |              |             |                                                                                           |             |                        |
| 4          |             |               |              | GP          | Tan to Lt. Brown, Poorly graded GRAVEL with Sand, Slightly Moist                          | D           |                        |
| 5          |             |               |              |             |                                                                                           |             |                        |
| 6          |             |               |              |             |                                                                                           |             |                        |
| 7          |             |               |              |             |                                                                                           |             |                        |
| 8          |             |               |              |             |                                                                                           |             |                        |
| 9          |             |               |              |             | END OF TEST PIT @ 8.0'                                                                    |             |                        |
| 10         |             |               |              |             | NO GROUNDWATER ENCOUNTERED                                                                |             |                        |
| 11         |             |               |              |             |                                                                                           |             |                        |
| 12         |             |               |              |             |                                                                                           |             |                        |
| 13         |             |               |              |             |                                                                                           |             |                        |
| 14         |             |               |              |             |                                                                                           |             |                        |
| 15         |             |               |              |             |                                                                                           |             |                        |
| 16         |             |               |              |             |                                                                                           |             |                        |
| 17         |             |               |              |             |                                                                                           |             |                        |
| 18         |             |               |              |             |                                                                                           |             |                        |
| 19         |             |               |              |             |                                                                                           |             |                        |
| 20         |             |               |              |             |                                                                                           |             |                        |

## **APPENDIX C**



## **FIELD TESTS AND OBSERVATIONS (224I-ID)**

### **PERCOLATION TESTS**

The infiltration rate was determined by conducting percolation tests for onsite soils. The infiltration rate was determined in inches per hour in general accordance with Canyon County requirements. Infiltration rate results are presented below.

| <b>LOCATION</b> | <b>USCS Soil Classification Symbol</b> | <b>INFILTRATION RATE (Inches/Hour)</b> |
|-----------------|----------------------------------------|----------------------------------------|
| TP-1 @ 7.0'     | GP                                     | 7.1                                    |
| TP-3 @ 8.0'     | SP                                     | 3.2                                    |

### **GROUND WATER MONITORING RESULTS**

Ground water monitoring results are presented below. Ground water elevation results are recorded in feet below existing grade.

| <b>LOCATION</b> | <b>GROUND WATER ELEVATION</b> |
|-----------------|-------------------------------|
| TP-1 @ 9.7'     | 9.7'+                         |
| TP-2 @ 7.7'     | 7.7'+                         |
| TP-3 @ 9.2'     | 9.2'+                         |
| TP-4 @ 9.2'     | 9.2'+                         |

## **APPENDIX D**

## **LABORATORY TESTS RESULTS (224I-ID)**

### **ATTERBERG LIMITS**

Atterberg limits were performed on representative samples in general accordance with ASTM D 4318. The results are shown in the following plates.

### **PARTICLE SIZE ANALYSIS**

Sieve analyses were performed in general accordance with ASTM test method C136 and ASTM C117. Test results are presented in the following plates.





Report No: MAT:21-00356-S01

# Material Test Report

**Client:** LGD Ventures  
 PO Box 9325  
 Boise ID 83707

**CC:**

**Project:** 2241-ID  
 Goldberg Country Subdivision

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

**Sample Details**

**Sample ID** 21-00356-S01  
**Date Sampled** 4/20/2021  
**Specification** General Sieve Set  
**Sampled By** Tyler Lydeen  
**Location** TP-1, 0.5'-1.5'

**Sample Description:**

ML, Sandy SILT with gravel

**Atterberg Limit:**

**Liquid Limit:** N/A  
**Plastic Limit:** NP  
**Plasticity Index:** NP

**Particle Size Distribution**

| Sieve Size | % Passing |
|------------|-----------|
| 1in        | 100       |
| 3/4in      | 97        |
| 3/8in      | 87        |
| No. 4      | 84        |
| No. 8      | 78        |
| No. 16     | 75        |
| No. 30     | 73        |
| No. 50     | 70        |
| No. 100    | 66        |
| No. 200    | 61        |

| COBBLES |               | GRAVEL       |               | SAND          |              |      | FINES (53.3%) |  |
|---------|---------------|--------------|---------------|---------------|--------------|------|---------------|--|
| (0.0%)  | Coarse (2.7%) | Fine (19.1%) | Coarse (3.7%) | Medium (6.7%) | Fine (14.5%) | Silt | Clay          |  |
|         |               |              |               |               |              |      |               |  |

**Grading:** ASTM C 136, ASTM C 117

**Date Tested:**  
**Tested By:**

| Sieve Size | % Passing | Limits |
|------------|-----------|--------|
| 1in        | 100       |        |
| 3/4in      | 97        |        |
| 3/8in      | 87        |        |
| 3/8in      | 84        |        |
| No. 4      | 78        |        |
| No. 8      | 75        |        |
| No. 16     | 73        |        |
| No. 30     | 70        |        |
| No. 50     | 66        |        |
| No. 100    | 61        |        |
| No. 200    | 53        |        |

**D85:** 10.4100 **D60:** 0.1376 **D50:** N/A  
**D30:** N/A **D15:** N/A **D10:** N/A

Report No: MAT:21-00356-S02

# Material Test Report

**Client:** LGD Ventures  
 PO Box 9325  
 Boise ID 83707

**CC:**

**Project:** 2241-ID  
 Goldberg Country Subdivision

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

## Sample Details

**Sample ID** 21-00356-S02  
**Date Sampled** 4/20/2021  
**Specification** General Sieve Set  
**Sampled By** Tyler Lydeen  
**Location** TP-2, 1.0'-2.0'

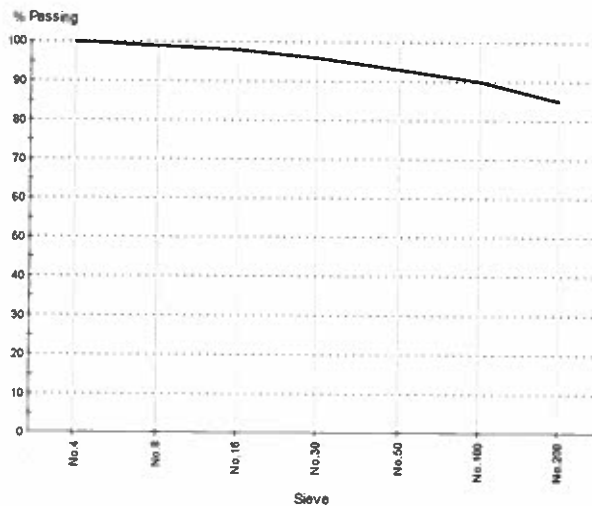
## Sample Description:

CL, Lean CLAY

## Atterberg Limit:

**Liquid Limit:** 28  
**Plastic Limit:** 20  
**Plasticity Index:** 8

## Particle Size Distribution



**Grading:** ASTM C 136, ASTM C 117

**Date Tested:**  
**Tested By:**

| Sieve Size | % Passing | Limits |
|------------|-----------|--------|
| No. 4      | 100       |        |
| No. 8      | 99        |        |
| No. 16     | 98        |        |
| No. 30     | 96        |        |
| No. 50     | 93        |        |
| No. 100    | 90        |        |
| No. 200    | 85        |        |

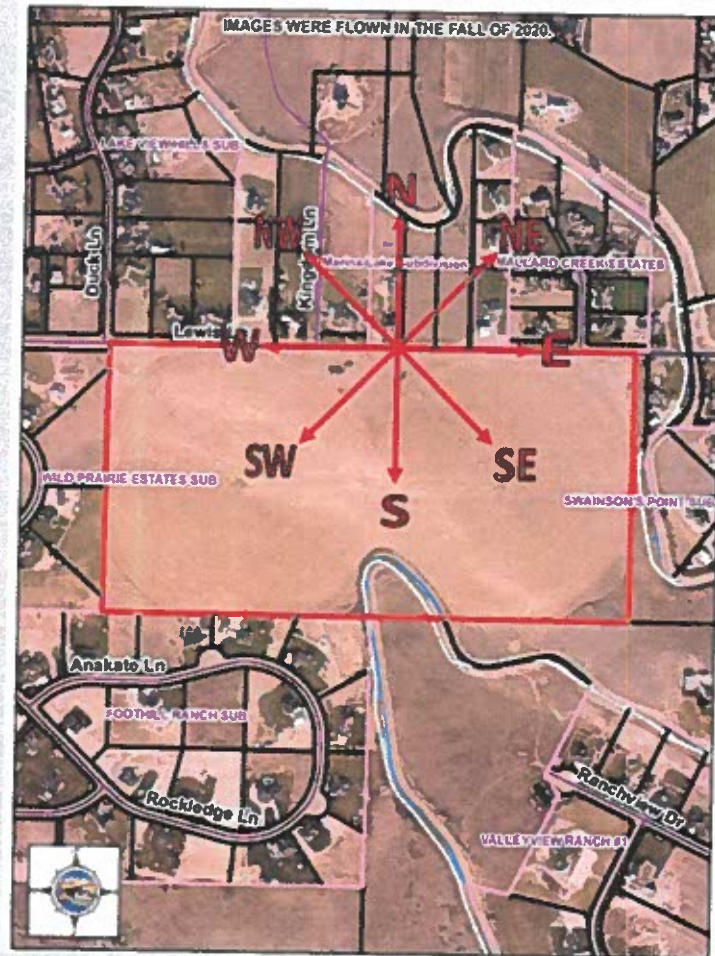
| COBBLES | GRAVEL        |             | SAND          |               |             | FINES (85.5%) |      |
|---------|---------------|-------------|---------------|---------------|-------------|---------------|------|
| (0.0%)  | Coarse (0.0%) | Fine (0.5%) | Coarse (0.4%) | Medium (4.3%) | Fine (9.3%) | Silt          | Clay |

**D85:** 0.0750 **D60:** N/A **D50:** N/A  
**D30:** N/A **D15:** N/A **D10:** N/A

GOLDBERG/ LGD VENTURES, LLC.  
RZ2021-0030  
SITE PHOTOS





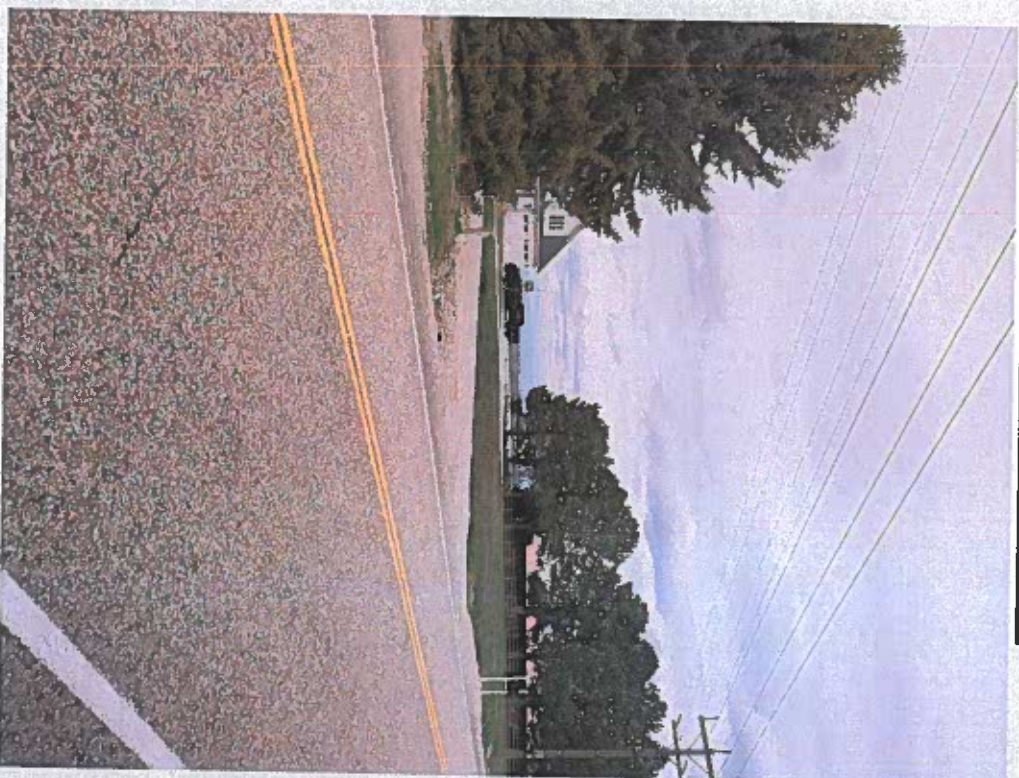




NORTH

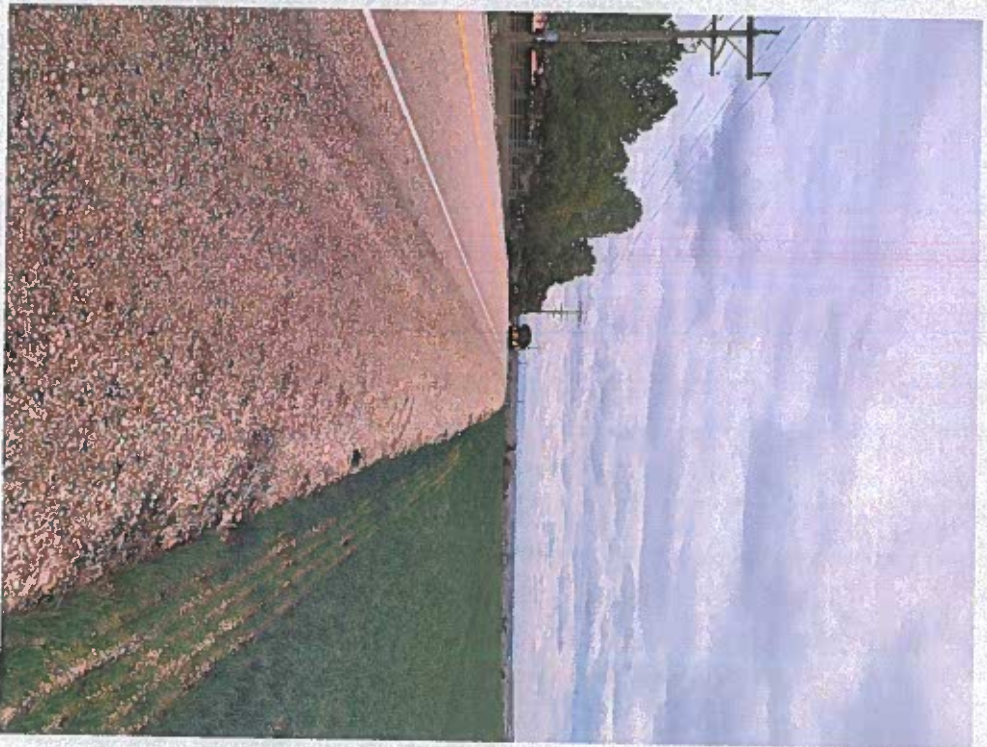


NORTHEAST





EAST

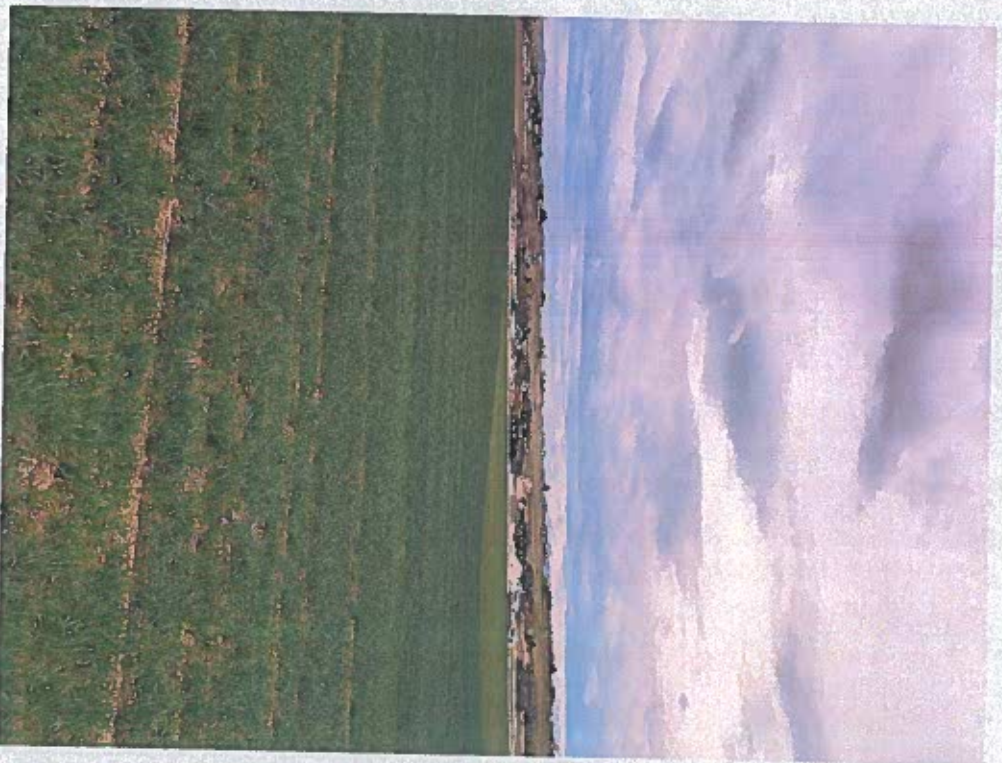


SOUTHEAST

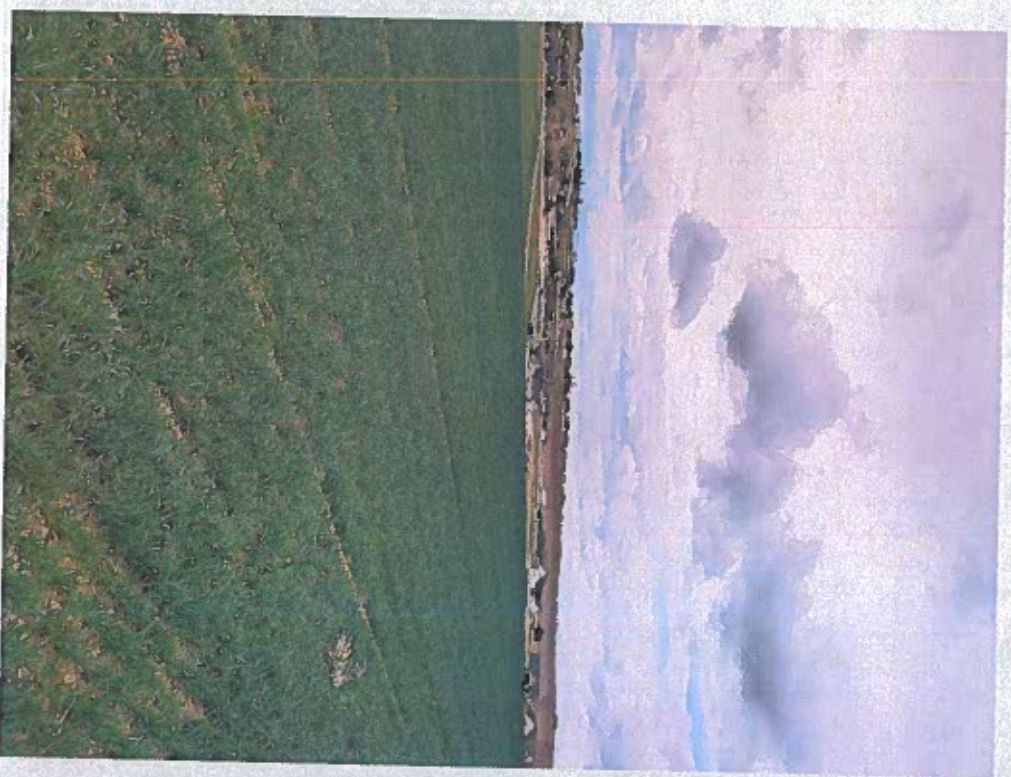




SOUTH



SOUTHWEST

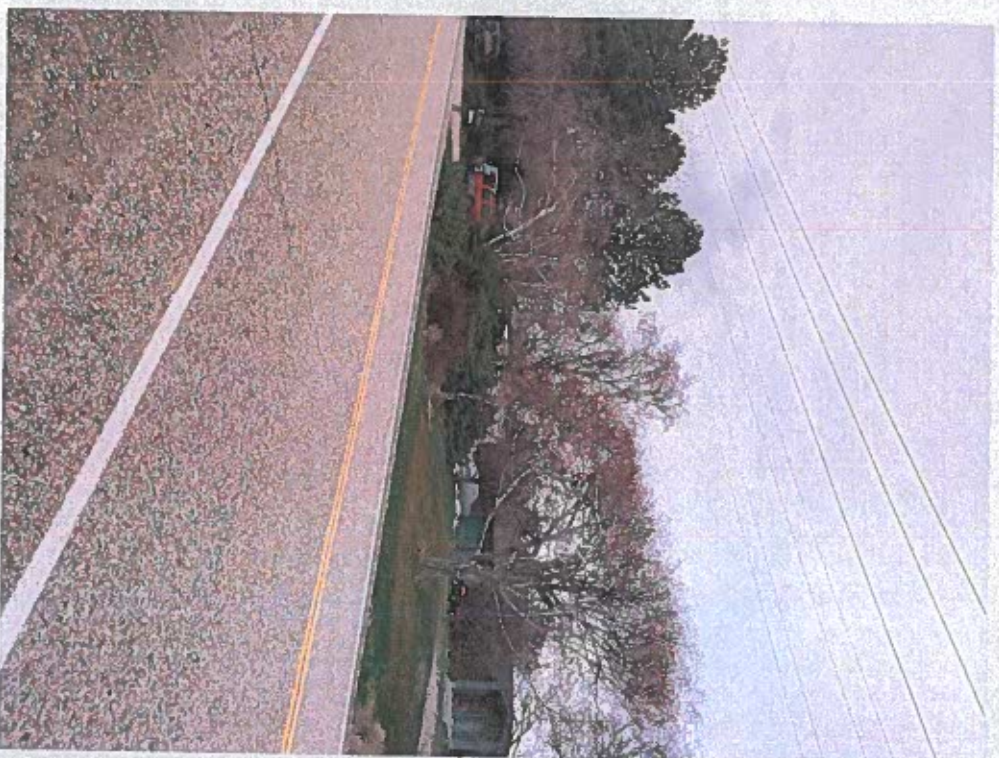




WEST



NORTHWEST



Copies of Proof of what I stated  
in My Exhibit Letter Emailed to  
Michelle 11-30-23 For the record

RZ 2021-0030

# SD 2021-0018

Goldbug File



## Idaho Statutes

Idaho Statutes are updated to the website July 1 following the legislative session.

### TITLE 67

#### STATE GOVERNMENT AND STATE AFFAIRS

##### CHAPTER 65

##### LOCAL LAND USE PLANNING

67-6534. ADOPTION OF HEARING PROCEDURES. The governing board shall, by ordinance or resolution, adopt procedures for the conduct of public hearings. At a minimum such hearing procedures shall provide an opportunity for all affected persons to present and rebut evidence.  
History:

[67-6534, added 1982, ch. 129, sec. 1, p. 371; am. 1999, ch. 396, sec. 16, p. 1111.]

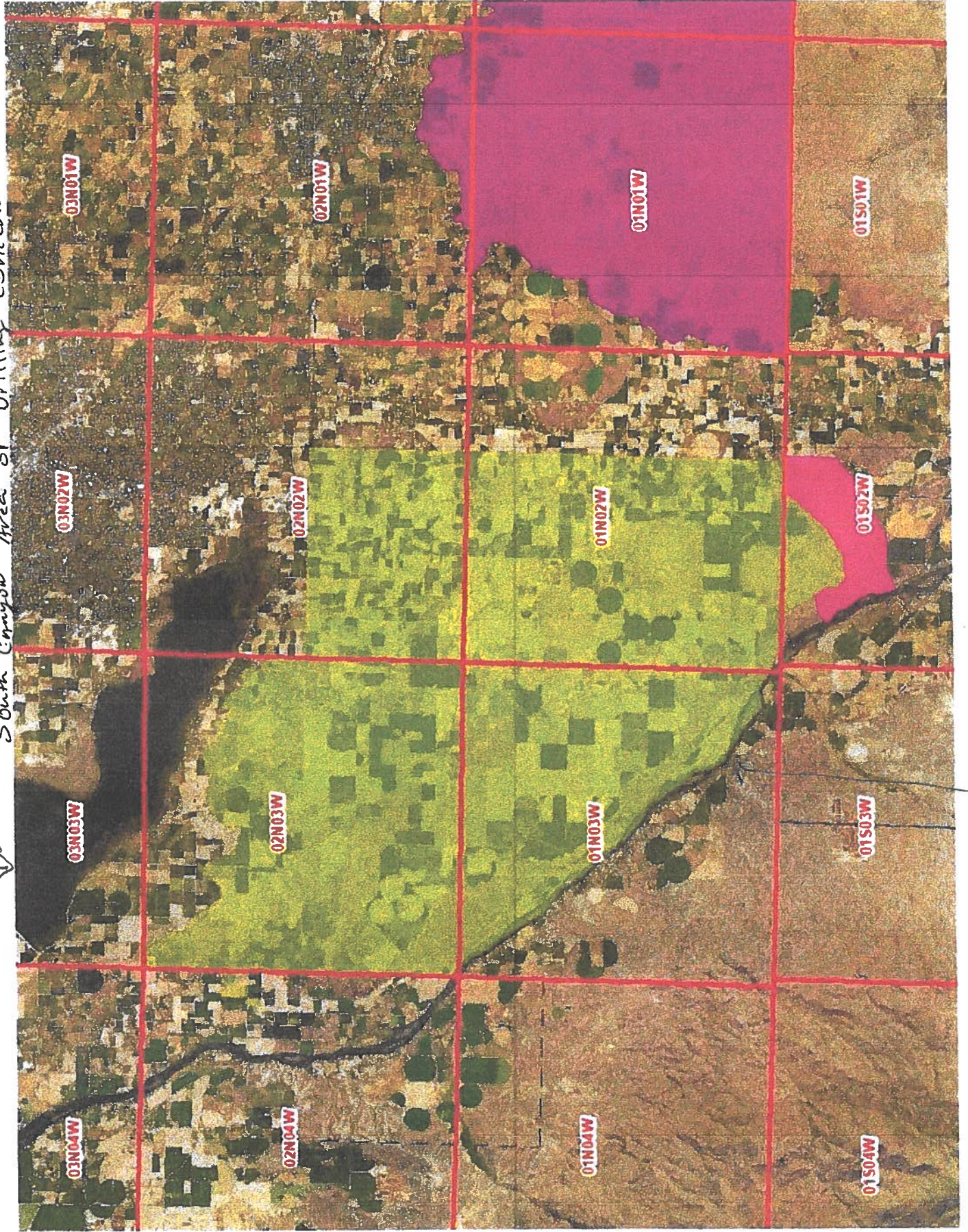
How current is this law?

For PZ Commission  
at Hearing 12-18-23



Lake  
Goodell

South Canyon Area of Drilling Concern



Snake River



Memo  
attached  
To

From Dennis Owsley memo 12-29-2015  
To Nick Miller,

#1

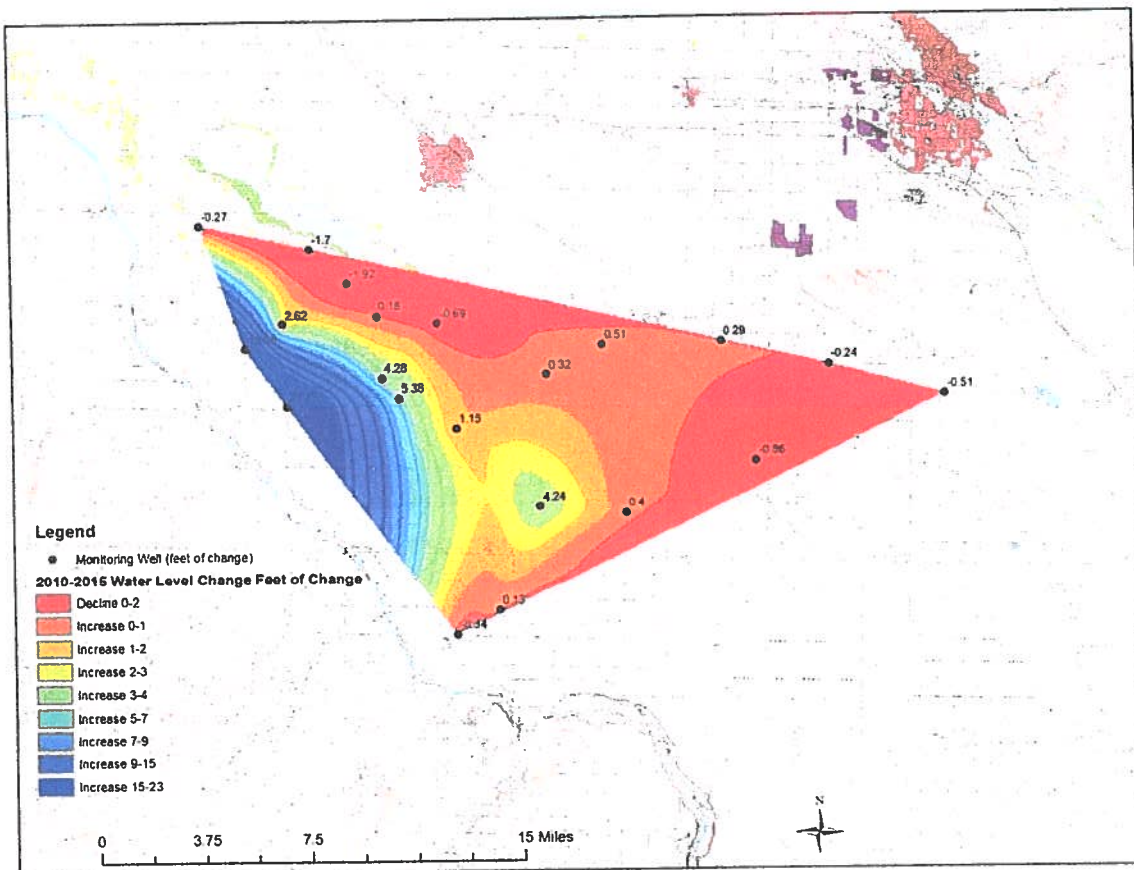


Figure 6. Water level change map 2010-2015.

### Conclusions

In conclusion, the areas with declining water levels are indicative of a stressed aquifer system that has not reached equilibrium with the current recharge and pumping rates. However, there appear to be areas that show stable or increasing water levels, suggesting recharge rates are equal to or exceeding the pumping rates. If water right applications and transfers are to be approved in the areas of stable or increasing water levels, it is recommended that some form of water level monitoring be included in the permit conditions to further monitor the water resources in the area. Additional allocation of water in the areas that have shown and continue to show declining water levels would likely result in an increase of the rate of water level declines. At this time, the data does not support or warrant the development of a ground water management area.

South Low  
Lower Well  
Dennis  
Owsley  
May 21, 2021

#2

unconfined conditions may exist locally, but most wells completed at depth indicate confining conditions exist. Ground water flow direction in the study area is generally to the south/southwest, towards the Snake River (Owsley, 2015). Based on well driller reports in the area, well production rates range from a few gallons per minute (gpm) to over 3,000 gpm (Stevens, 1962). The wide range of well production rates is due to the variation in permeability of the interbedded lenses of clay, silt, sand, and gravel. In general, the higher the percentage of permeable sediments (sands and gravels) encountered in a well, the higher the overall yield of the well.

### Analysis of Ground Water Conditions

IDWR maintains a ground water level monitoring network in the area that consists of nine spatially distributed wells of various depths (Figure 1). Water level data from three of the wells date back to the late 1960's and all wells are still included in the Treasure Valley ground water monitoring network (Table 1).

Table 1. Summary table of water level data

| Well Number     | Primary Water Use   | Total Depth (feet) | Period of Monitoring Data | Water Level Change 2005 to 2020 (feet) |
|-----------------|---------------------|--------------------|---------------------------|----------------------------------------|
| 01N 02W 05ADD1  | Irrigation          | 720                | 1967-2021                 | 9.57                                   |
| 01N 03W 03DDD1  | Domestic            | 731                | 1989-2021                 | 64.68                                  |
| 02N 02W 20CBCB2 | Public Water System | 375                | 2003-2021                 | 6.98                                   |
| 02N 02W 32CDB1  | Domestic            | 240                | 1969-2019                 | 5.22*                                  |
| 02N 03W 06DBA1  | Domestic            | 247                | 1996-2021                 | 4.83*                                  |
| 02N 03W 11ACA1  | Domestic            | 160                | 1995-2021                 | 0.1                                    |
| 02N 03W 13DAA1  | Domestic            | 128                | 1995-2021                 | 1.59                                   |
| 02N 03W 22DDC1  | Irrigation          | 603                | 1967-2021                 | 4.42                                   |
| 02N 03W 28CDD1  | Domestic            | 485                | 1995-2021                 | 83.16                                  |

\* Water level change value is based on 2019 data, 2020 data was not available.

Seasonal fluctuations in wells in the area vary significantly, both in timing and magnitude (Figure 2). The timing of the seasonal highs and lows in a particular well depend on the depth of the well and proximity to recharge sources. In general, shallow aquifers levels increase throughout the irrigation season in response to local recharge (irrigation leakage), whereas water levels in deeper wells decrease throughout the irrigation season in response to pumping demands.

The magnitude of seasonal fluctuations range from a few feet to upwards of 100 feet. The fluctuations are based on several factors that include 1) proximity to nearby pumping wells; 2) proximity to recharge sources; and 3) the depth and aquifer material a well is completed in. Wells completed in low permeable material likely will experience greater seasonal fluctuations and produce larger cones of depression than wells completed in higher transmissivity zones of the aquifer. Well-to-well impacts (overlapping cones of depression) are more likely to occur in wells completed in low transmissivity material and in close proximity to any other wells.



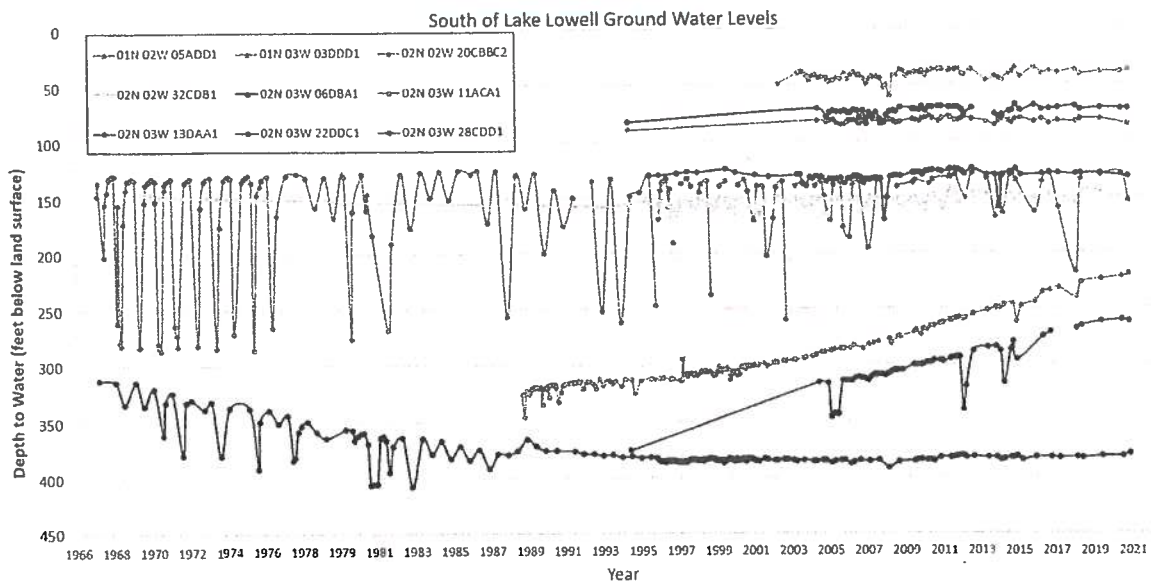


Figure 2. Hydrographs of the wells monitored in the area.

The low permeable sediments that create the confining conditions dominate the subsurface and are much less permeable than the lenses of sand that comprise the aquifer. However, these confining units are not completely impermeable, allowing for recharge to slowly percolate from overlying shallow aquifers and surface recharge sources to replenish the underlying aquifer. Based on seasonal trends and anecdotal evidence of well interference issues, the potential exists for the rates of withdrawal to exceed the rate of recharge on a short-term, or seasonal basis.

Although seasonal influences exist, the overall trend of the aquifer levels in the area appears to be stable or rising on a long-term basis (Figure 2). This indicates the aquifer is being replenished by a volume equal to or greater than the current volume of water discharged on an annual basis.

Only one well in Figure 2 has indicated any type of ground water decline. This well, 02N 03W 22DDC1, had historically shown declining water levels from the late 1960's through the late 1980's. Since that time, the aquifer levels have stabilized for the past four decades. These declines were attributed to nearby pumping wells, and the stabilization of the water level in this well corresponds to the reduction of ground water pumping in the near vicinity of this well (Bendixson, 2005). All of the other eight wells monitored in the area show stable or increasing water levels over time.

The isolated instance of the ground water declines in the 1970's and 1980's in and near well 02N 03W 22DDC1 is an indication that this portion of the aquifer can be pumped to a point of overdraft. The stabilization of water levels in this area since the 1980's shows that a reduction in pumping can be used to mitigate and stabilize areas of declining water levels. Currently, none of the water level data shows any indication that any portion of the aquifer in this area is currently in overdraft.

### **Conclusions**

An analysis of data from nine IDWR monitoring wells indicates that the ground water resources in the Dry Lake area are adequate for the current uses. The rather stable or increasing water levels over time indicate recharge sources are equal to, or in excess of the ground water withdrawals. The well issues that have been brought forth to the department are likely a reflection of the low transmissivity nature of the aquifer in this area, well construction issues, and well hydraulic issues.

### **References**

- Bendixson, S., 2005. South Canyon County Ground Water Conditions. Memorandum to Glen Saxton and Hal Anderson, dated March 21, 2005. Idaho Department of Water Resources.
- Bartolino, J., 2020. Hydrogeologic Framework of the Treasure Valley and Surrounding Area, Idaho and Oregon. U.S. Geological Investigations Report 2019-5138.
- Mitchell, J. C., 1981. Geological, Hydrological, Geochemical and Geophysical Investigations of the Nampa Caldwell and Adjacent Areas, Southwestern Idaho. Water Information Bulletin No. 30, Geothermal Investigations in Idaho, Part 11. Idaho Department of Water Resources.
- Otto, B.R., and Wylie, A.H., 2003. Hydrogeologic analysis of water supply for the city of Greenleaf, Canyon County Idaho. Idaho Water Resources Research Institute Research Report.
- Owsley, D., 2015. Review of water availability in southern Ada and Canyon Counties. Memorandum to Nick Miller, dated December 29, 2015. Idaho Department of Water Resources.
- Ralston, D.R. and Chapman, S.L., 1970. Ground-Water Resource of Southern Ada and Western Elmore Counties, Idaho. Water Information Bulletin No.15, Idaho Department of Reclamation.
- Stevens, P.R., 1962. Effect of Irrigation on Ground Water in Southern Canyon County, Idaho, U.S. Geological Survey Water Supply Paper 1685, 74 pages.

# MEMORANDUM

Draft Lake  
Lowell  
PDF  
from  
Nick's  
email  
  
#3

**To:** Glen Saxton & Hal Anderson

**From:** Shane Bendixsen

**Reviewed by:** Rick Raymondi

**Subject:** South Canyon County Ground Water  
Conditions.

The following is a brief report about ground water trends and aquifers in South Canyon County. Included are ground water hydrographs, a change map, a flow map, and cross sections. Also enclosed are conclusions and recommendations. Please let me know if you have any questions.



measuring all of the wells measured in 1995, but three of the main wells used to define the area of concern in 1995 have since been abandoned and destroyed. IDWR staff in 1995 made repeated trips to the area to find more historic data in to better define the area of concern, but concluded this was all that was available. Therefore since five of the six wells measured in 2005 did not change since 1995, it was decided it was not necessary to re-measure all of the wells

With the exception of the area of concern, ground water levels appear to be relatively stable or increasing. Some places do show levels that have dropped 15 to 20 feet. But for many of the wells, the only historic data to compare to were well driller's reports. In 1995 all wells were measured in the spring. The well driller's measurement used for the change was taken at various times of the year upon completion of the well. Therefore some of the changes could be seasonal variations, not declines. Long-term hydrographs (Figure 4) also suggest stable conditions.

### Conclusions

Historically, where ground water was pumped for irrigation in the area of concern, water levels have declined by approximately 70 and possibly as much as 90 feet. Recent trends show that water levels have stabilized, with some wells having increased water levels relative to the 1995 measurements. In the southwest where water is diverted out of the Snake River ground water levels are coming up. Where water is diverted via the Mora and New York Canal ground water levels appear to be stable.

### Recommendations

Recent trends show that water levels south of Lake Lowell have generally stabilized, with the exception of core area of concern. Some areas close to the Snake River show increasing water levels. Therefore it may not be necessary to designate the area a Critical Ground Water Area. Water levels should be measured more frequently (e.g. annually) to monitor the aquifer.

these zones, first water encountered is usually in the MA. Note that farther south, the area is capped by basalt flows.

#### Seasonal Fluctuations.

In the UA, the highest ground water levels are in the fall, corresponding with recharge from canal leakage and irrigation. The one exception is wells near Lake Lowell. The lake is filled during the winter and is at peak in the spring, ground water levels fluctuate in a similar manner. Dion (1972) also noted this correlation. The MA and LA have their lowest water levels in the fall, after being pumped for irrigation, and recover throughout the fall and winter.

#### Ground Water Level Trends

**Figure 4, "Ground Water Hydrographs"** presents hydrographs for eleven wells. Five are measured on a quarterly basis; the other six have only sporadic measurements. The ones with sporadic measurements were re-measured by IDWR staff in January 2005.

Water levels have decreased by as much as 90 feet since the 1960's in the area directly southwest of Lake Lowell as typified by hydrograph #10. Beginning in 1987, the trend leveled off. This leveling off correlates with the beginning of the Conservation and Recovery Program (CRP), a federal program in which farmers take land out of production for soil conservation. Pumping of ground water for irrigation was discontinued and water levels ceased declining. The program ended in 1997, but IDWR staff observed in January 2005 that much of the land is still out of production and changing from agriculture to low density urban development.

To the southwest where farmland is irrigated with water diverted from the Snake River, water levels have increased by as much 70 feet since the 1960's. This is most apparent in hydrograph #8. Hydrograph #9 shows an increase of over 50 feet since 1995. Previously this well was used for domestic use, but is not used now because of poor water quality. When measured in 1995, IDWR staff noticed that every time the pump was replaced since 1980, depth to water was measured and recorded on the wall. Due to poor water quality, this took place every two to three years. The data suggested an increase of approximately one foot per year and correlated with 1995 IDWR data. The reason for the huge increase since 1995 is not known. Flood irrigation is also practiced in much of the area, which again increases recharge.

All other hydrographs suggest stable water levels.

**Figure 5, "Ground Water Level Change"** presents the water level change between the spring of 1995 and previous measurements made by the USGS or the well driller. Due to lack of data, previous measurements range in time from 1950 to 1980 (i.e. exclusive of the 1980 USGS RASA study, there have been no simultaneous water level measurements in any one year).

Also presented is an area of concern based on water level declines. IDWR staff considered re-

Email 12-13-2022

Email

#4

**From:** Miller, Nick Nick.Miller@idwr.idaho.gov  
**Subject:** RE: [EXTERNAL] RE: Boise River Basin Feasibility Study GIS data  
**Date:** December 13, 2020 at 3:53 PM  
**To:** TAlmeida@canyonco.org  
**Cc:** Hansen, Angela Angela.Hansen@idwr.idaho.gov

Tony,

As you can see from the email chain below, the areas depicted on the map you referenced are normally meant for internal use by department employees and do not represent formal boundaries. It is unclear to me how or why some of these shapes were included with the online map you referenced, but I will give you my perspective on what those shapes are and whether they can give you any useful information. With respect to Canyon County, the areas depicted on the map you reference include an area along and north of the Boise River, a rectangular area along the Boise River below Notus to Parma, and an area south of Lake Lowell to the Snake River.

The first area appears to be the boundary of Drainage District No. 2 and it is important to IDWR when processing applications for new water rights because the Drainage District holds a right that exchanges its return flows for diversions by irrigation and canal company entities upstream, so the shape is presented to our staff to remind us that applications to appropriate wastewater in this area are subject to additional evaluation to protect the Drainage District's rights. I have included a set of files with this shape for your use. I am not sure why this layer isn't already served on our website with other data we publicly serve (<https://data-idwr.opendata.arcgis.com/pages/gis-data>). Perhaps the boundary hasn't been confirmed, so please realize that the shape may not accurately represent the Drainage District boundary in Canyon County.

The second area is an area where we have seen a number of applications for new water rights for "wildlife" and "recreation" uses along with associated storage for those uses. These are typically some form of hunting development where water is used in the non-irrigation season. These are of interest to the department because they often propose a large amount of water, but are not really very consumptive, and how to handle these kinds of new uses is evolving. Again, this shape is just kind of a "heads up" for our staff and there is no real importance to the boundary displayed. The shape appears to be based on a general area where we have seen some applications, then squared off to township boundaries.

The third area is an area south of Lake Lowell where the department has had some concerns about long-term water availability for many years, but the impetus for creating a specific shape seems to have been a number of new applications for ground water use in about 2008 for a large (100 cfs+) amount of water. As those specific applications have not yet been resolved, new applications in this area are not moving along smoothly. Again, the specific shape isn't of real importance. Recognizing that ground water flows generally toward the Snake River, the shape is there to reflect that, south of the lake, and more particularly, south of the Kuna-Mora Canal, there is little surface water use to recharge the aquifer, so the potential for large new ground water developments could impact the availability of water into the future. The east and west boundaries are not particularly important either, as similar conditions continue outside of the boundary. I have included the area in the attached shape file, but please recognize that it doesn't really define anything, it is just a general depiction.



I hope this helps you.

Nick.

**From:** Grimm, Angie

**Sent:** Friday, December 11, 2020 11:15 AM

**To:** Miller, Nick <Nick.Miller@idwr.idaho.gov>

**Subject:** FW: [EXTERNAL] RE: Boise River Basin Feasibility Study GIS data

Nick,

Would you please respond to Mr. Almeida with the most current information regarding the South Canyon area of concern?

Thanks,

Angie

**From:** Skoro, Emily

**Sent:** Wednesday, December 9, 2020 8:50 AM

**To:** Grimm, Angie <[Angie.Grimm@idwr.idaho.gov](mailto:Angie.Grimm@idwr.idaho.gov)>

**Cc:** Clark, Cynthia Bridge <[Cynthia.Clark@idwr.idaho.gov](mailto:Cynthia.Clark@idwr.idaho.gov)>; Davis, Linda <[Linda.Davis@idwr.idaho.gov](mailto:Linda.Davis@idwr.idaho.gov)>

**Subject:** RE: [EXTERNAL] RE: Boise River Basin Feasibility Study GIS data

Angie,

Hi! I have gotten a request from an employee of the Canyon County GIS Department for the Basin 63 areas of concern GIS layer. Linda pointed out that it is data for internal use. Can I have your permission to send him the layer? We can chat on the phone if you have any questions.

Thanks,

Emily

**From:** Davis, Linda

**Sent:** Wednesday, December 9, 2020 8:43 AM

**To:** Skoro, Emily <[Emily.Skoro@idwr.idaho.gov](mailto:Emily.Skoro@idwr.idaho.gov)>

**Cc:** Clark, Cynthia Bridge <[Cynthia.Clark@idwr.idaho.gov](mailto:Cynthia.Clark@idwr.idaho.gov)>

**Subject:** RE: [EXTERNAL] RE: Boise River Basin Feasibility Study GIS data

Since the metadata in the dataset says that the data is for internal use, can you please get the a-ok from Angie, and then I will send off the data.

Thanks,

Linda

**From:** Skoro, Emily

**Sent:** Wednesday, December 9, 2020 6:46 AM

**To:** Davis, Linda <[Linda.Davis@idwr.idaho.gov](mailto:Linda.Davis@idwr.idaho.gov)>

**to:** Davis, Linda <[Linda.Davis@idwr.idaho.gov](mailto:Linda.Davis@idwr.idaho.gov)>  
**Cc:** Clark, Cynthia Bridge <[Cynthia.Clark@idwr.idaho.gov](mailto:Cynthia.Clark@idwr.idaho.gov)>  
**Subject:** FW: [EXTERNAL] RE: Boise River Basin Feasibility Study GIS data

Linda,

Hi! Based on his email request, I believe Tony Almeida with the Canyon County GIS Department is requesting the Basin 63 areas of concern GIS layer. I am not sure how to email him this information. Could you please email the layer in a form that I can send to him? If you prefer to work with him directly, his email address is [TAlmeida@canyonco.org](mailto:TAlmeida@canyonco.org).

Thanks,  
Emily

**From:** Pitzer, Donna J [<mailto:DPitzer@usbr.gov>]  
**Sent:** Tuesday, December 8, 2020 1:50 PM  
**To:** Tony Almeida <[TAlmeida@canyonco.org](mailto:TAlmeida@canyonco.org)>  
**Cc:** Keith, Christopher W <[CKeith@usbr.gov](mailto:CKeith@usbr.gov)>; Harris, Callianne <[callianneharris@usbr.gov](mailto:callianneharris@usbr.gov)>; Skoro, Emily <[Emily.Skoro@idwr.idaho.gov](mailto:Emily.Skoro@idwr.idaho.gov)>  
**Subject:** RE: [EXTERNAL] RE: Boise River Basin Feasibility Study GIS data

Tony,

I apologize for the back and forth. I'm reaching out to IDWR to see what we can figure out and will get back to you.

**From:** Tony Almeida <[TAlmeida@canyonco.org](mailto:TAlmeida@canyonco.org)>  
**Sent:** Tuesday, December 8, 2020 1:14 PM  
**To:** Pitzer, Donna J <[DPitzer@usbr.gov](mailto:DPitzer@usbr.gov)>  
**Cc:** Keith, Christopher W <[CKeith@usbr.gov](mailto:CKeith@usbr.gov)>; Harris, Callianne <[callianneharris@usbr.gov](mailto:callianneharris@usbr.gov)>; emily.skoro <[emily.skoro@idwr.idaho.gov](mailto:emily.skoro@idwr.idaho.gov)>  
**Subject:** RE: [EXTERNAL] RE: Boise River Basin Feasibility Study GIS data

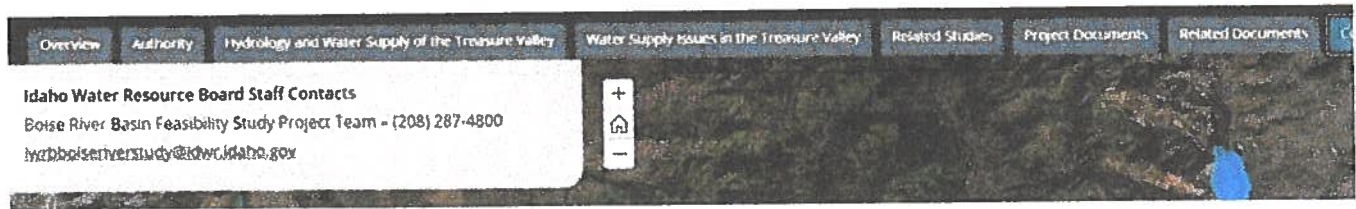
I did send an email out to the email address on the website and Emily Skoro from IDWR responded that I needed to contact Bureau of Reclamation for the data and recommended contacting Callianne Harris with Reclamation.

Thanks  
Tony

**From:** Pitzer, Donna J [<mailto:DPitzer@usbr.gov>]  
**Sent:** Tuesday, December 8, 2020 12:59 PM  
**To:** Tony Almeida <[TAlmeida@canyonco.org](mailto:TAlmeida@canyonco.org)>  
**Cc:** Keith, Christopher W <[CKeith@usbr.gov](mailto:CKeith@usbr.gov)>; Harris, Callianne <[callianneharris@usbr.gov](mailto:callianneharris@usbr.gov)>  
**Subject:** RE: [EXTERNAL] RE: Boise River Basin Feasibility Study GIS data

Tony,

The website you're looking at was put together by the Idaho Water Resource Board who is an equal partner in the project. Reclamation does not have access to the data they are displaying on this website. As you can see on this screen capture, they show how you can contact them. Please reach out to them for the information you're interested in.



**From:** Harris, Callianne <[callianneharris@usbr.gov](mailto:callianneharris@usbr.gov)>  
**Sent:** Tuesday, December 8, 2020 10:55 AM  
**To:** Pitzer, Donna J <[DPitzer@usbr.gov](mailto:DPitzer@usbr.gov)>; Keith, Christopher W <[CKeith@usbr.gov](mailto:CKeith@usbr.gov)>  
**Subject:** Re: [EXTERNAL] RE: Boise River Basin Feasibility Study GIS data

It is IWRB's website -

<https://idwr.maps.arcgis.com/apps/MapSeries/index.html?appid=60bdc094c5cd41a7882731399a0f3024>

Callianne Harris, PMP  
Program Manager (Acting), Project Management and Coordination  
Bureau of Reclamation  
Interior Region 9: Columbia-Pacific Northwest  
(208) 383-2236  
[callianneharris@usbr.gov](mailto:callianneharris@usbr.gov)

---

**From:** Pitzer, Donna J <[DPitzer@usbr.gov](mailto:DPitzer@usbr.gov)>  
**Sent:** Tuesday, December 8, 2020 10:35 AM  
**To:** Harris, Callianne <[callianneharris@usbr.gov](mailto:callianneharris@usbr.gov)>; Keith, Christopher W <[CKeith@usbr.gov](mailto:CKeith@usbr.gov)>  
**Subject:** FW: [EXTERNAL] RE: Boise River Basin Feasibility Study GIS data

I'm not familiar with this website. Do you have a url so that I can try to unpack this request? I have no idea what's being shown here.

**From:** Tony Almeida <[TAlmeida@canyonco.org](mailto:TAlmeida@canyonco.org)>  
**Sent:** Tuesday, December 8, 2020 10:29 AM  
**To:** Pitzer, Donna J <[DPitzer@usbr.gov](mailto:DPitzer@usbr.gov)>  
**Cc:** Keith, Christopher W <[CKeith@usbr.gov](mailto:CKeith@usbr.gov)>; Harris, Callianne <[callianneharris@usbr.gov](mailto:callianneharris@usbr.gov)>  
**Subject:** [EXTERNAL] RE: Boise River Basin Feasibility Study GIS data

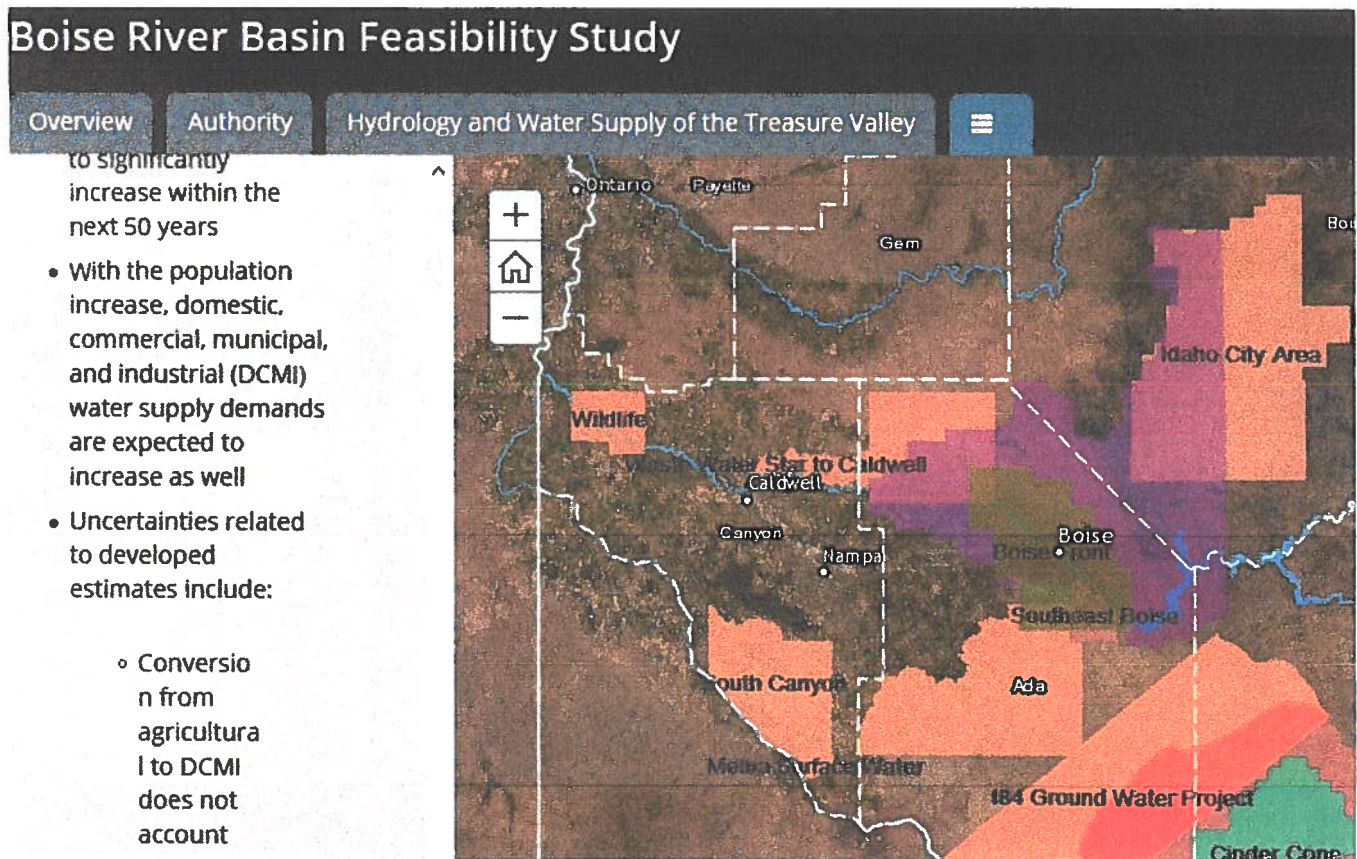


**This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.**

We are interested in the GIS data of the water supply issues in Canyon County. Would like to overlay this layer over our parcels to get a better understand on how many parcels may be effected.

Also looking at the map below there is no legend for what each color means.

Thanks,  
Tony



**From:** Pitzer, Donna J [<mailto:DPitzer@usbr.gov>]

**Sent:** Tuesday, December 8, 2020 7:59 AM

**To:** Tony Almeida <[TAlmeida@canyonco.org](mailto:TAlmeida@canyonco.org)>

**Cc:** Keith, Christopher W <[CKeith@usbr.gov](mailto:CKeith@usbr.gov)>; Harris, Callianne <[callianneharris@usbr.gov](mailto:callianneharris@usbr.gov)>

**Subject:** Boise River Basin Feasibility Study GIS data

Hello, Tony

I'm the lead GIS Specialist for the Middle Snake Field Office, Bureau of Reclamation. We are the lead agency on the Boise River Basin Feasibility Study and Environmental Impact Study.

...agency, on the other hand, could identify, study, and implement impacts that,

I was forwarded your email requesting data related to the Feasibility Study. Can you be more specific about what you're interested in? There were several layers developed for and as a result of the analysis. I'd be more than happy to talk to you about your request. That way we can narrow down what you might find useful.

## ***Donna Pitzer***

Lead GIS Specialist  
Snake River Area Office  
Middle Snake Field Office  
230 N. Collins Rd.  
Boise, ID 83702  
208-383-2214



BUREAU OF  
RECLAMATION

|                 |                |                |                |                |
|-----------------|----------------|----------------|----------------|----------------|
| CanyonAreas.prj | CanyonAreas.sb | CanyonAreas.sb | CanyonAreas.sh | CanyonAreas.sh |
|                 | n              | x              | p              | p.xml          |
|                 | 140 bytes      | 116 bytes      |                |                |

|                |                |                |
|----------------|----------------|----------------|
| CanyonAreas.sh | CanyonAreas.cp | CanyonAreas.db |
| x              | g              | f              |
| 116 bytes      |                | 1 KB           |

# Boise River Basin Dam Raise Feasibility Study

To help address future water needs in the Treasure Valley and southwest Idaho, the Idaho Water Resource Board partnered with the Bureau of Reclamation to complete a feasibility study to evaluate options for increasing the availability to store additional surface water within the Boise River Drainage. After preliminary analysis of the multi-dam system, the study focused on a small raise of Anderson Ranch Dam. The concept recommended in Reclamation's Final Feasibility Study is a 6-foot dam raise resulting in approximately 29,000 acre-feet of storage capacity.

Explore the **storymap** (<https://idwr.maps.arcgis.com/apps/MapSeries/index.html?appid=60bdc094c5cd41a7882731399a0f3024>) below to learn more about the Boise River Basin Feasibility Study and **click here** (<https://idwr.idaho.gov/iwrp/projects/boise-river/>) for information on the current status of the Anderson Ranch Dam Raise Project.

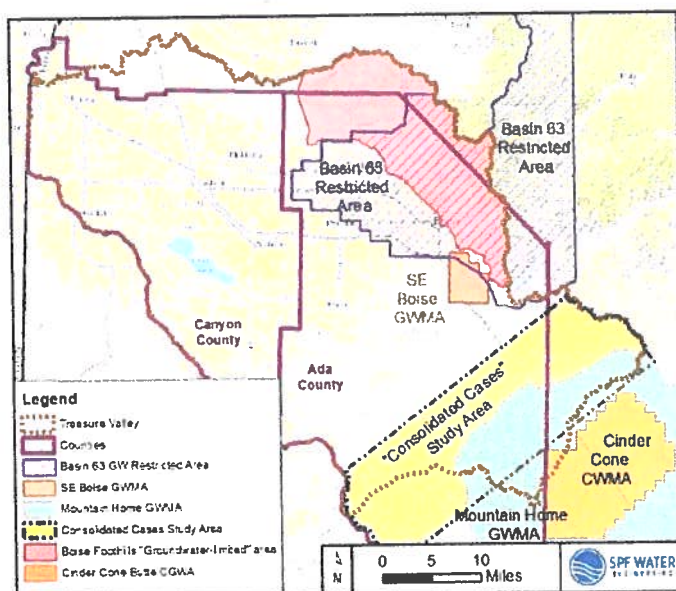
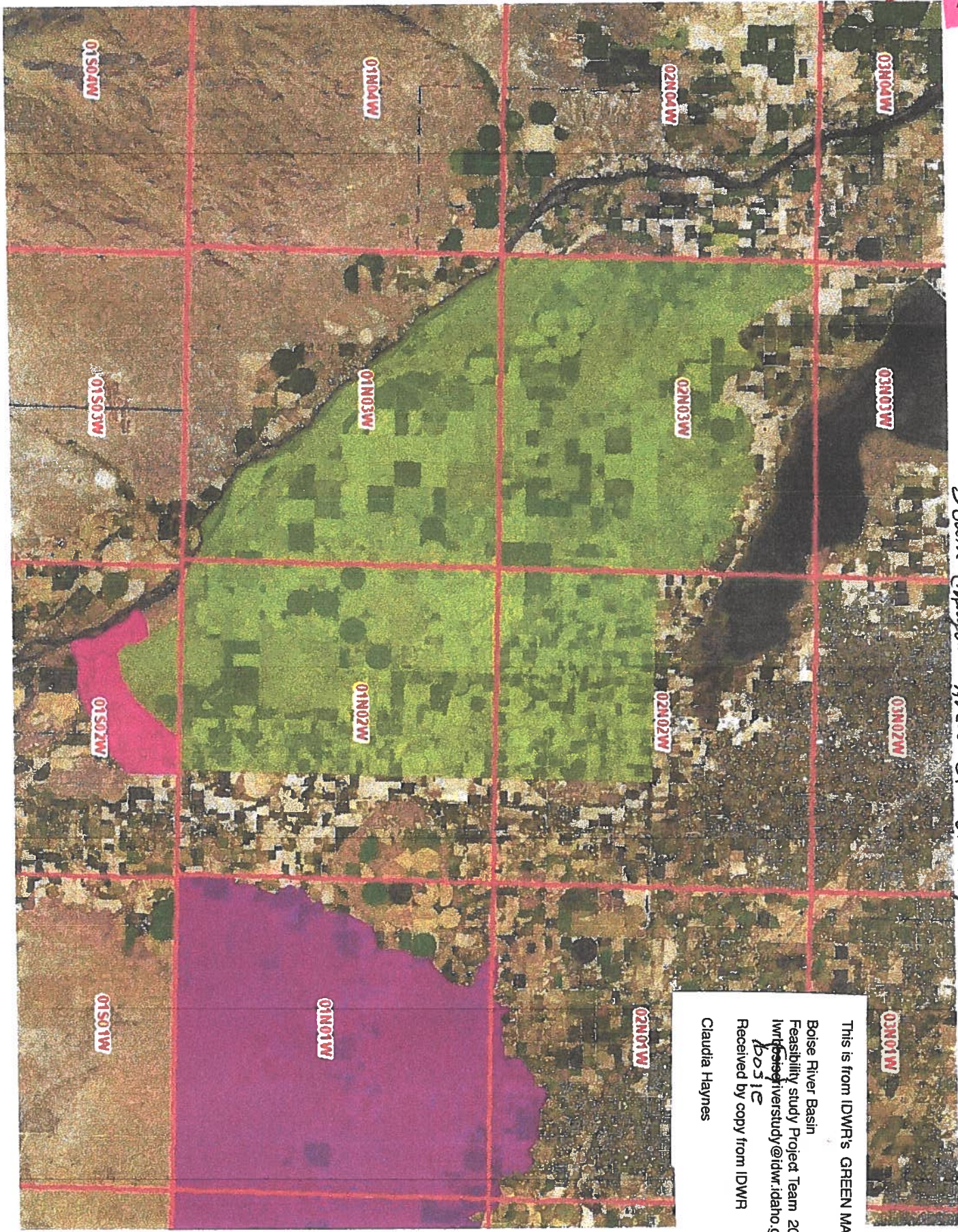


Figure 13. Water-limited areas.



South Canyon Area of Drilling Concern



This is from IDWR's GREEN MAP  
Boise River Basin  
Feasibility study Project Team 208 2874800  
lw@boisriverstudy@idwr.idaho.gov  
b051c  
Received by copy from IDWR  
Claudia Haynes



#6

**From:** Miller, Nick Nick.Miller@idwr.idaho.gov  
**Subject:** RE: Claudia Haynes, Map you printed for me a while back  
**Date:** December 12, 2023 at 1:34 PM  
**To:** Claudia Haynes claudiaeehaynes@gmail.com  
**Cc:** Tesch, Craig Craig.Tesch@idwr.idaho.gov, Owsley, Dennis Dennis.Owsley@idwr.idaho.gov

Hi Claudia,

I did receive your email, but hadn't made time to dig into all you asked for. I'll see how much I can cram into this message, but realize you are asking some very open-ended questions so I'm not sure how complete I can be or what is really going to be helpful to you. As always, I'll try my best and I hope you'll understand if I aim, but happen to miss.

It sounds like you are attempting to understand the hydrogeology of the area south of Lake Lowell to the Snake River. I have attached the two memos Dennis prepared, one from 2015 and one from 2021. I also found an earlier report from maybe 2005 that was prepared by Shane Bendixon. I do not know if the version I attached is the final version, so I marked it as "DRAFT", but I hope it is helpful. That report references and summarizes a 1995 investigation and provides an update through 2005. I think that report may shed some light on your statement regarding, "land was set aside for a while to replenish the aquifer, how much and for how long?"

I have also included an email exchange with several people, but primarily with Canyon County that includes the GIS files for the areas you are interested in, as well as a description of the areas and some perspective on the "green area" south of Lake Lowell.

In short, the Dry Lake area has a lot of clay – clay holds a lot of water, but water doesn't flow out of clay very fast, so wells completed in clay are not very productive even if there is a lot of water available. Additionally, that area doesn't have much in the way of surface recharge, and we were seeing some declines in water levels in the 1990s. Since that time, it appears the water levels have been rising again. The "green area" maybe initially was inspired by the Dry Lake area with the declining water levels and lack of recharge, but it was likely created in about 2008 due to an influx of large irrigation applications and a concern that 100 cfs+ of irrigation pumping could injure Lake Lowell and/or exceed the long-term water availability.

From what I have seen, I believe the issues you folks are seeing in the subdivisions is not related to long-term changes, but appear to be seasonal fluctuations – since the clay soils do not release water quickly, each well dewateres the soils in the immediate vicinity of the well (the cone of depression) – since the wells are "close" together, the dewatered areas can overlap and water doesn't quickly move into the area through the clay soils, so the collection of wells sit in a "pit" that slowly refills once the homeowners reduce their pumping at the end of the irrigation season and water is able to flow through the clay soils and into the pit faster than it is being pumped out. It is possible this "pit" may be deeper in the last few years, either due to drought or additional development, and that could account for wells failing (pumps working harder, unscreened production zones collapsing, etc). My understanding is that the "pit" does refill (i.e. the water levels recover) over the winter/spring, and those recovered levels are generally stable or rising, so it is not a large-scale supply issue, but a more localized issue in both time and space.

Your main objective seems to be to get information to the "homeowners and teach us how to talk to well drillers and get our wells at the right depth to get water at the right time in the right

place." From what I can see from a cursory look at some nearby agricultural wells and some of the residential wells, I don't know that it is about targeting a specific depth; you could get lucky and hit an extensive sand seam or you might not. Certainly, a deeper well with a larger production zone will provide protection against water level fluctuations, and probably increase your chances of hitting a more productive zone, but that is also a more expensive proposition. Lastly, remember that I haven't looked closely at all of the well logs and reports, so there could very well be some depth below which you get out of the clay soils or maybe at least get to a point where productive sands are more common. Have a look at the reports and consider what you read. I hope some of this helps you with your discussions with well drillers.

If I can find any other reports, I'll forward them along to you. I have copied Craig and Dennis in case they are aware of any other studies we have done, or if they have copies of any of the publications referenced in any of these reports and are able to forward those along to you.

Nick.

**From:** Claudia Haynes <claudialeehaynes@gmail.com>  
**Sent:** Tuesday, December 12, 2023 9:18 AM  
**To:** Miller, Nick <Nick.Miller@idwr.idaho.gov>  
**Subject:** Re: Claudia Haynes, Map you printed for me a while back

**CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**

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Did you get my email. Here it is again.  
Claudia

On Wed, Dec 6, 2023 at 11:47 AM Claudia Haynes <[claudialeehaynes@gmail.com](mailto:claudialeehaynes@gmail.com)> wrote:

Thank you Nick for that information. I would be interested in any information you can send me from IDWR on the area that the Green map shows.

Any data that might help me understand your studies, your background, what has been worked on, reports anything to help understand why the water in this area is so hard to get to, so deep, and what well drillers are finding.

Most of the wells in the area are over 450 and 500 ft for homeowners. I know the Agricultural well are even deeper but right now I need anything to help me with what IDWR has been doing in this area that might help us Homeowners and teach us how to talk to well drillers and get our wells at the right depth to get water at the right time in the right place. We know that Ag. has priority as it gives jobs to people, how much water is set aside for Ag. in this area. I know that land was set aside for a while to replenish the aquifer, how much and for how long? Is that land now in production? Anything that you can supply for me is all helpful. Thank you again.

I am just need direction from you. Is that possible? Even if the informal area intended for internal use and does not represent any kind of official designated area



it still helps understand what is happening under ground in our area. I would like to have that insight to help understand some of the area out here. The map that Clint gave me showed other colors also so an enlargement of that map might also help me. And an understanding of what the other colors mean in the different areas.

Again thank you for your reply.

Sincerely,  
Claudia Haynes

On Dec 6, 2023, at 10:28 AM, Miller, Nick <[Nick.Miller@idwr.idaho.gov](mailto:Nick.Miller@idwr.idaho.gov)> wrote:

Hi Claudia,

Despite what Clint wrote you earlier, the GIS shape of the "green area" on the map Clint gave you is not available on our website, so there is no URL I can give you. It is not on the website because it is really an informal area intended for internal use and does not represent any kind of officially designated area. Nevertheless, you are correct that the GIS shape is public information, and I would be happy to share that with you, or to otherwise confirm that the map you have was generated by IDWR.

Let me know how I can help and I will to the extent I am able.

Nick Miller  
Manager, IDWR Western Region

|          |               |                |                |
|----------|---------------|----------------|----------------|
| Memo.pdf | South_Lake_Lo | DRAFT LAKE     | Mail           |
|          | well_Memo.pdf | LOWEL...mo.pdf | Attachment.eml |



# Idaho Statutes

#7  
2

Idaho Statutes are updated to the website July 1 following the legislative session.

## TITLE 67

### STATE GOVERNMENT AND STATE AFFAIRS

#### CHAPTER 65

##### LOCAL LAND USE PLANNING

67-6508. PLANNING DUTIES. It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

(a) Property Rights - An analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code.

(b) Population - A population analysis of past, present, and future trends in population including such characteristics as total population, age, sex, and income.

(c) School Facilities and Transportation - An analysis of public school capacity and transportation considerations associated with future development.

(d) Economic Development - An analysis of the economic base of the area including employment, industries, economies, jobs, and income levels.

(e) Land Use - An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

(f) Natural Resources - An analysis of the uses of rivers and other waters, forests, range, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds, and shorelines.

(g) Hazardous Areas - An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snowslides and avalanches, and floodplain hazards.

(h) Public Services, Facilities, and Utilities - An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire fighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools,

public safety facilities and related services. The plan may also show locations of civic centers and public buildings.

(i) Transportation - An analysis, prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets, showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering, and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor and other related transportation facilities.

(j) Recreation - An analysis showing a system of recreation areas, including parks, parkways, trailways, river bank greenbelts, beaches, playgrounds, and other recreation areas and programs.

(k) Special Areas or Sites - An analysis of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.

(l) Housing - An analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary, and adequate housing, including the provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community.

(m) Community Design - An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

(n) Agriculture - An analysis of the agricultural base of the area including agricultural lands, farming activities, farming-related businesses and the role of agriculture and agricultural uses in the community.

(o) Implementation - An analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

(p) National Interest Electric Transmission Corridors - After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005. "High-voltage transmission lines" means lines with a capacity of one hundred fifteen thousand (115,000) volts or more supported by structures of forty (40) feet or more in height.

(q) Public Airport Facilities - An analysis prepared with assistance from the Idaho transportation department division of aeronautics, if requested by the planning and zoning commission, and the manager or person in charge of the local public airport identifying, but not limited to, facility locations, the scope and type of airport operations, existing and



future planned airport development and infrastructure needs, and the economic impact to the community.

Nothing herein shall preclude the consideration of additional planning components or subject matter.

History:

[67-6508, added 1975, ch. 188, sec. 2, p. 515; am. 1992, ch. 269, sec. 2, p. 831; am. 1994, ch. 212, sec. 1, p. 669; am. 1994, ch. 245, sec. 2, p. 765; am. 1995, ch. 181, sec. 4, p. 666; am. 1995, ch. 305, sec. 1, p. 1054; am. 1996, ch. 201, sec. 1, p. 622; am. 2007, ch. 186, sec. 2, p. 543; am. 2011, ch. 89, sec. 2, p. 193; am. 2014, ch. 93, sec. 4, p. 255.]

How current is this law?



# Idaho Statutes

15  
19

Idaho Statutes are updated to the website July 1 following the legislative session.

## TITLE 67

### STATE GOVERNMENT AND STATE AFFAIRS

#### CHAPTER 65

##### LOCAL LAND USE PLANNING

67-6519. APPLICATION GRANTING PROCESS. (1) As part of ordinances required or authorized under this chapter, a procedure shall be established for processing in a timely manner applications for zoning changes, subdivisions, variances, special use permits and such other applications required or authorized pursuant to this chapter for which a reasonable fee may be charged.

(2) Where the commission hears an application, the commission shall have a reasonable time fixed by the governing board to examine the application before the commission makes its decision on the application or makes its recommendation to the governing board. Each commission or governing board shall establish by rule a time period within which a recommendation or decision must be made. Provided however, any application that relates to a public school facility shall receive priority consideration and shall be reviewed for approval, denial or recommendation by the commission or the governing board at the earliest reasonable time, regardless of the timing of its submission relative to other applications which are not related to public school facilities.

(3) When considering an application that relates to a public school facility, the commission shall specifically review the application for the effect it will have on increased vehicle, bicycle and pedestrian volumes on adjacent roads and highways. To ensure that the state highway system or the local highway system can satisfactorily accommodate the proposed school project, the commission shall request the assistance of the Idaho transportation department if state highways are affected, or the local highway district with jurisdiction if the affected roads are not state highways. The Idaho transportation department, the appropriate local highway jurisdiction, or both as determined by the commission, shall review the application and shall report to the commission on the following issues as appropriate: the land use master plan; school bus plan; access safety; pedestrian plan; crossing guard plan; barriers between highways and school; location of school zone; need for flashing beacon; need for traffic control signal; anticipated future improvements; speed on adjacent highways; traffic volumes on adjacent highways; effect upon the highway's level of service; need for acceleration or deceleration lanes; internal traffic circulation; anticipated development on surrounding undeveloped parcels; zoning in the vicinity; access control on adjacent highways; required striping and signing modifications; funding of highway improvements to accommodate development; proposed highway projects in the vicinity; and any other issues as may be considered appropriate to the particular application.

(4) Whenever a county or city considers a proposed subdivision or any other site-specific land development application authorized by this

chapter, it shall provide written notice concerning the development proposal by mail, or electronically by mutual agreement, to all irrigation districts, ground water districts, Carey act operating companies, nonprofit irrigation entities, lateral ditch associations and drainage districts that have requested, in writing, to receive notice. Any irrigation districts, ground water districts, Carey act operating companies, nonprofit irrigation entities, lateral ditch associations and drainage districts requesting notice shall continue to provide updated and current contact information to the county or city in order to receive notice. Notice shall also be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Any notice provided under this subsection shall be provided no less than fifteen (15) days prior to the public hearing date concerning the development proposal as required by this chapter or local ordinance. Any notice provided under this subsection shall not affect or eliminate any other statutory requirements concerning delivery of water, including those under sections 31-3805 and 67-6537, Idaho Code.

(5) Whenever a governing board or zoning or planning and zoning commission grants or denies an application, it shall specify:

- (a) The ordinance and standards used in evaluating the application;
- (b) The reasons for approval or denial; and
- (c) The actions, if any, that the applicant could take to obtain approval.

(6) Every final decision rendered shall provide or be accompanied by notice to the applicant regarding the applicant's right to request a regulatory taking analysis pursuant to section 67-8003, Idaho Code. An applicant denied an application or aggrieved by a final decision concerning matters identified in section 67-6521(1)(a), Idaho Code, may within twenty-eight (28) days after all remedies have been exhausted under local ordinance seek judicial review under the procedures provided by chapter 52, title 67, Idaho Code.

History:

[67-6519, added 1975, ch. 188, sec. 2, p. 515; am. 1993, ch. 216, sec. 111, p. 678; am. 2000, ch. 431, sec. 1, p. 1388; am. 2003, ch. 123, sec. 1, p. 373; am. 2010, ch. 175, sec. 1, p. 359; am. 2011, ch. 279, sec. 1, p. 759; am. 2018, ch. 246, sec. 1, p. 572; am. 2023, ch. 140, sec. 4, p. 388.]

How current is this law?



### SURFACE & GROUND WATER

Ground water was not encountered in any of our excavations. According to the State of Idaho Department of Water Resources Well Drillers' logs, ground water in the vicinity is approximately 150 to 203 feet below the existing ground surface. Irrigation ditches exist adjacent to the site and they transmit water on a periodic basis. Generally, irrigation ditches and canals will locally influence ground water during the irrigation season (i.e., April through October). If encountered, wet materials should be spread out and air-dried or mixed with drier soils to reduce their moisture content as appropriate for fill placement. Ground water is not anticipated to adversely affect planned development, provided that earthwork construction methods comply with recommendations contained in this report or those made subsequent to review of the improvement plan(s). GTI assumes that the design civil engineer of record will evaluate the site for potential flooding and set grades such that the improvements are adequately protected. These observations reflect conditions at the time of this investigation and do not preclude changes in local ground water conditions in the future from natural causes, damaged structures (lines, pipes etc.), or heavy irrigation.

### TECTONIC FAULTING AND REGIONAL SEISMICITY

The site is situated in an area of active as well as potentially active tectonic faults, however no faults were observed during our field evaluation. There are a number of faults in the regional area, which are considered active and would have an affect on the site in the form of ground shaking, should they be the source of an earthquake. It is reasonable to assume that structures built in this area will be subject to at least one seismic event during their life, therefore, it is recommended that all structures be designed and constructed in accordance with the International Building Code (IBC). Based on our experience in the general vicinity, references in our library, field evaluation of the site, a Seismic Design Site Class Designation of 'D' may be used for seismic design.

#### Secondary Seismic Constraints

The following list includes other potential seismic related hazards that have been evaluated with respect to the site, but in our opinion, the potential for these seismically related constraints to affect the site is considered negligible.

- \* Liquefaction
- \* Dynamic Settlements
- \* Surface Fault Rupture
- \* Ground Lurching or Shallow Ground Rupture

#### Summary:

It is important to keep in perspective that if a seismic event were to occur on any major fault, intense ground shaking could be induced to this general area. Potential damage to any settlement sensitive structures would likely be greatest from the vibrations and impelling force caused by the inertia of the structures mass than that created from secondary seismic constraints. Considering the subsurface soil conditions and local seismicity, it is estimated that the site has a low risk associated with the potential for these phenomenon to occur and adversely affect surface improvements. These potential risks are no greater at this site than they are for other structures and improvements developed on the alluvial materials in this vicinity.

flow in the Dry Lake area, and are probably the reason there are almost no springs along the canyon wall on the north side of the river. A structural trough, also associated with faulting, is believed to be partly responsible for the groundwater divide just south of Lake Lowell.

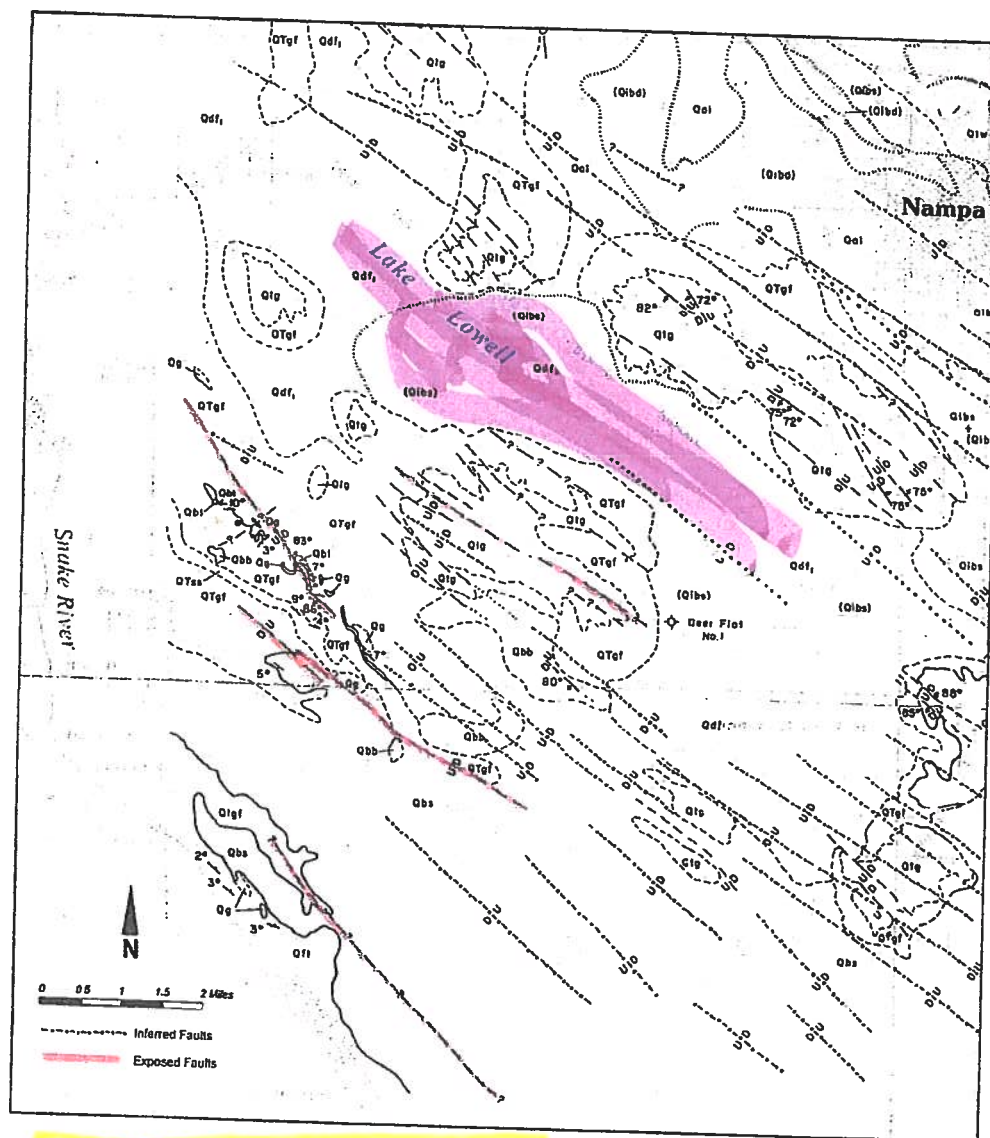


Figure 4. Geologic Faulting in the Dry Lake Area, (adapted from Wood and Anderson, 1981)

From RD Schmidts  
report  
Geologic Faults  
water goes  
Down

ORDANENCE

#11

From: Claudia Haynes claudiale3@aol.com  
Subject:  
Date: July 30, 2022 at 12:58 PM  
To:

#### 07-06-07: CONDITIONAL REZONE:

(1) Restrictions: In approving a conditional rezone application, the presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions or limitations may be imposed to promote the public health, safety and welfare, or to reduce any potential damage, hazard, nuisance or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. When the presiding party finds that such conditions, stipulations, restrictions or limitations are necessary, land may be rezoned upon condition that if the land is not used as approved, or if an approved use ends, the land use will revert back to the zone applicable to the land immediately prior to the conditional rezone action.

(2) Development Agreement: Any condition, stipulation, restriction or limitation imposed pursuant to this article shall be incorporated as part of any site plan, plat, document of title of conveyance and building permit relating to the restricted land. Any predevelopment condition, stipulation, restriction or limitation imposed pursuant to this subsection shall be verified as being met prior to the issuance of any building permit. The applicant must execute a written development agreement to implement and be bound by any such condition, stipulation, restriction, or limitation. No final conditional rezone action shall be taken until such development agreement is recorded in the office of the county recorder. The development agreement shall have the effect and impact provided by Idaho Code section 67-6511A. (Ord. 10-006, 8-16-2010)

(3) Conditional Rezoning Designation: Such restricted land shall be designated by a CR (conditional rezoning) on the official zoning map upon approval of a resolution by the board for an "order of intent to rezone". An "order of intent to rezone" shall be submitted to the board for approval once the specific use has commenced on the property and all required conditions of approval have been met and any required improvements are in place. Land uses that require approval of a subdivision shall have an approved final plat in accordance with this chapter before the "order of intent to rezone" is submitted for approval by the board. Designation of a parcel as CR shall not constitute "spot" zoning and shall not be presumptive proof that the zoning of other property adjacent to or in the vicinity of the conditionally rezoned property should be rezoned the same.

(4) Time Requirements: All conditional rezones for a land use shall commence (see definition of "commence", section 07-02-03: of this chapter) within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. All subsequent developments on the property shall reapply for land use approval.



use approval.

(5) **Notice That Conditional Rezone Conditions Not Being Met:** If any person, including staff or member of the commission, files a written notice presenting sufficient evidence, as determined by the director, to establish that the rezoning conditions have not been met, or that a use approved by conditional rezoning has been abandoned or has ended, the commission shall notice a public hearing pursuant to article 5 of this chapter, said hearing to be conducted pursuant to article 5 of this chapter. The burden of proof at such hearing shall be on the person who filed the notice. If the commission finds that the rezoning conditions are not being followed or that the use approved by conditional rezoning has ended, it may recommend to the board a time schedule for compliance or may recommend that the board order the zone to revert back to the zone from which the property was conditionally rezoned, as provided by subsection (7)l of this section. (Ord. 11-003, 3-16-2011)

(6) **Conditional Rezone Approval:**

A. **Standards Of Evaluation:** The presiding party shall review the particular facts and circumstances of the proposed conditional rezoning. The presiding party shall apply the following standards when evaluating the proposed conditional rezoning:

1. Is the proposed conditional rezoning generally consistent with the comprehensive plan;
2. When considering the **surrounding land uses**, is the proposed conditional rezoning more appropriate than the current zoning designation;
3. Is the proposed conditional rezoning compatible with **surrounding land uses**;
4. Will the **proposed conditional rezoning negatively affect the character of the area**? What measures will be implemented to mitigate impacts?
5. Will **adequate facilities and services including sewer, water, drainage, irrigation and utilities** be provided to accommodate proposed conditional rezoning;
6. Does the proposed conditional rezoning 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**? What measures have been taken to **mitigate traffic impacts**?
7. Does legal access to the subject property for the conditional rezoning exist or will it exist at time of development; and
8. Will the proposed conditional rezoning 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)

B. **Conditions Must Be Met:** If the commission recommends and the board

approves such order of preliminary rezoning, the order shall include any conditions, stipulations, restrictions or limitations which the commission recommends and the board finds are necessary to the public health, safety and welfare. Such conditions, stipulations, restrictions or limitations must be met before the "order of intent to rezone" is issued. The development agreement must be signed and recorded before final approval is given.

C. Conditions Incorporated Into Document: Any conditions, stipulations, restrictions or limitations imposed pursuant to this section shall be incorporated as part of any site plan, plat, document of title of conveyance, and building permit relating to the restricted land.

(7) Provisions Governing The Creation, Form, Recording, Modification, Enforcement And Termination Of A Development Agreement:

A. Creation Of Development Agreement: The county may enter into a development agreement with a developer for the development of real property in accordance with these rules and the board's FCOs following a public land use hearing; provided that the development agreement shall:

1. Describe the land subject to the development agreement;
2. Specify the permitted uses of the property, the density or intensity of use, and the maximum height and size of proposed buildings;
3. Specify any ongoing performance of owner or developer and the consequence for any owner's or developer's noncompliance therewith;
4. Provide, where appropriate, for reservation or dedication of land for public purposes;
5. State that the development agreement shall not prevent the county, in subsequent actions applicable to the property, from applying new rules, regulations or policies that do not conflict with development agreements applicable to the property as set forth in the agreement;
6. Provide that the director shall administer the development agreements after such agreements become effective;
7. Provide that the director shall conduct a review of compliance with the terms and conditions of the development agreement on a periodic basis as established by the development agreement; and
8. Provide that a development agreement must be approved by the board, upon recommendation of the commission, which recommendation may be accepted, modified or rejected. A preliminary conditional rezoning approval becomes final when the conditions set forth in the recorded development agreement have been fully met by the developer as determined by the director, in the exercise of the director's discretion including, but not limited to, unforeseen circumstances.

B. Development Agreement: A development agreement shall be a written agreement between the county and a developer for the development of real property in accordance with these rules and the board's FCOs following a public land use hearing; provided that the development agreement shall:

1 (CORRECTION: 8-12-00)

B. Development Agreement Duration: The development agreement shall run with the land and bind the property, only as in accordance with law, and shall inure to the benefit of and be enforceable by the parties, and any of their respective legal representatives, heirs, successors and assignees.

C. Subject Matter: The development agreement may also cover any other matter not inconsistent with this chapter, which is reasonably related to the project, and not prohibited by law.

D. Parties: In addition to the county and developer, any federal, state or local government agency or body may be included as a party to the development agreement. If more than one government body is made party to a development agreement, the development agreement shall specify which agency shall be responsible for the overall administration of the development agreement.

E. Form Of Development Agreements: Development agreements shall include, in the board's discretion, but not be limited to, a clear statement of the intent of the parties in regard to entering the agreement, necessary real property descriptions, schedules and exhibits, a detailed statement regarding the development of the property, and periodic review, as established by the development agreement. The development agreement shall address the requirements and conditions for conditional rezoning approval and shall be accompanied by, or include, a statement necessitating the need for a development agreement.

F. Modification Of Development Agreements: A development agreement by a developer concerning the use or development of the subject parcel may be modified only by permission of the board after complying with the notice and hearing provisions of Idaho Code section 67-6509. The modification proposal must be in the form of a revised development agreement and must be accompanied by a statement demonstrating the necessity for the requested modification.

G. Recording Of Development Agreements: Development agreements or amended development agreements shall be recorded by the director in the office of the county recorder and shall take effect upon the adoption by the board. The director shall provide a copy of the recorded development agreement or amended development agreement to the prosecuting attorney and to the developer. Should a development agreement be terminated by the county, and the zoning designation upon which the use is based is reversed, a document authorizing such termination and zoning reversal shall be recorded by the director in the office of the county recorder and supplied to the same parties noted above.

H. Enforcement Of Development Agreements:

1. Unless terminated pursuant to subsection (7)I of this section, a development agreement, amended development agreement, or modified development agreement, shall be enforceable by any party thereto, or their successors in interest, notwithstanding any subsequent change in any applicable law adopted by the county which alters or amends the laws, ordinances, resolutions, rules, or policies (hereafter referred to as "laws") specified in this



section.

2. All laws governing permitted uses of the land that is the subject of the development agreement, including, but not limited to, uses, density, design, height, size, and building specifications of proposed buildings, construction standards and specifications, and water utilization requirements applicable to the development of the property subject to a development agreement, shall be those laws made applicable and in force at the time of execution of the development agreement, notwithstanding any subsequent change in any applicable laws adopted by the county, which alter or amend the laws specified in this section. Such subsequent change shall be void as applied to the property subject to such development agreement to the extent that it changes any laws which any party to the development agreement has agreed to maintain in force as written at the time of execution; provided that a development agreement shall not prevent the board from requiring the developer to comply with laws of general applicability enacted subsequent to the date of the development agreement, if they could have been lawfully applied to the property which is the subject of the development agreement at the time of execution of the development agreement, provided the board finds it necessary to impose the requirements because a failure to do so would place the residents of a subdivision or of the immediate community, or both, in a condition perilous to the residents' health or safety, or both.

I. Termination Of Development Agreements:

1. A development agreement may be terminated and the zoning designation upon which the use is based reversed, upon the failure of the developer to comply with the provisions in the development agreement. The developer shall comply with the requirements set forth in the development agreement. A development agreement may be terminated only after complying with the notice and hearing provisions of Idaho Code section 67-6509.

2. If, as a result of a periodic review, the director finds and determines that the developer has committed a breach of the terms or conditions of the development agreement, the director shall serve notice in writing, within a reasonable time period after the periodic review, upon the developer setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and provide a reasonable time period in which to cure such material breach. If the developer fails to cure the breach within the time period given, the county may terminate or modify the development agreement only after complying with the notice and hearing provisions of Idaho Code section 67-6509 and subsection (5) of this section.

(8) Final Rezoning Approval ("Order Of Intent To Rezone"): A conditional rezoning approval becomes final when the conditions set forth in the development agreement have been fully met by the developer. Such approval shall be in the form of a board action known as an "order of intent to rezone", and the property shall be designated by a CR mark on the official zoning map so that persons using the map will be put on notice. Building permits may not be issued until the "order of intent to rezone" is approved by the board and recorded in the county recorder's office by the developer. (Ord. 10-006, 8-16-2010; amd. Ord. 11-003, 3-16-2011)



# Idaho Statutes

Idaho Statutes are updated to the web July 1 following the legislative session.

## TITLE 67

### STATE GOVERNMENT AND STATE AFFAIRS

#### CHAPTER 65

##### LOCAL LAND USE PLANNING

**67-6511A. DEVELOPMENT AGREEMENTS.** Each governing board may, by ordinance adopted or amended in accordance with the notice and hearing provisions provided under section 67-6509, Idaho Code, require or permit as a condition of rezoning that an owner or developer make a written commitment concerning the use or development of the subject parcel. The governing board shall adopt ordinance provisions governing the creation, form, recording, modification, enforcement and termination of conditional commitments. Such commitments shall be recorded in the office of the county recorder and shall take effect upon the adoption of the amendment to the zoning ordinance. Unless modified or terminated by the governing board after a public hearing, a commitment is binding on the owner of the parcel, each subsequent owner, and each other person acquiring an interest in the parcel. A commitment is binding on the owner of the parcel even if it is unrecorded; however, an unrecorded commitment is binding on a subsequent owner or other person acquiring an interest in the parcel only if that subsequent owner or other person has actual notice of the commitment. A commitment may be modified only by the permission of the governing board after complying with the notice and hearing provisions of section 67-6509, Idaho Code. A commitment may be terminated, and the zoning designation upon which the use is based reversed, upon the failure of the requirements in the commitment after a reasonable time as determined by the governing board or upon the failure of the owner; each subsequent owner or each other person acquiring an interest in the parcel to comply with the conditions in the commitment and after complying with the notice and hearing provisions of section 67-6509, Idaho Code. By permitting or requiring commitments by ordinance the governing board does not obligate itself to recommend or adopt the proposed zoning ordinance. A written commitment shall be deemed written consent to rezone upon the failure of conditions imposed by the commitment in accordance with the provisions of this section.

#### History:

[67-6511A, added 1991, ch. 146, sec. 1, p. 346; am. 1999, ch. 396, sec. 9, p. 1107.]

Scanlan  
Statement

Testimony

#13  
1A

stormwater would flow off lots 17 through 20 to the retention pond and how the grading would direct the water to the pond. He said the Irrigation District stated they wanted them to keep any building at least 100 feet outside their easement. He doesn't believe they have any water surface rights but if they do, he said they would release them.

**Terry Scanlan – IN NEUTRAL – 300 E Mallard #350 Boise ID 83706**

Mr. Scanlan is a principle engineer with HDR engineering. He has been a consulting engineer and hydro geologist since 1986. He was there to answer any questions on the water study and explain why it wouldn't have a detrimental impact on the water resources in the area. The property is currently irrigated 100% from groundwater; the proposed development will reduce the number of irrigated acres from 77 to 50 to 60: a reduction which should more than offset the additional water use from the homes. He stated the offset is almost 5 to 1 reduction. The domestic use is non-consumptive and will go into the drain field and back into the groundwater system. The decision to use individual wells instead of a community well was made before he became involved in the project. While he is a fan of community water systems, 33 homes is the number considered to be on the cusp of using a community well but either way, the same amount of water would be used. The property does not have surface water rights.

**Kurt Brock – IN OPPOSITION – 10097 Kingdom Lane Nampa ID 83686**

Mr. Brock lives at the end of Kingdom Lane by one of the entrances. While he stated that he feels the entrance on the road with the hill might be a little dangerous, he was here because of the water. His mother has lived on the corner since 1974 and the Lakeview subdivision has always had some kind of problem with their wells. With all the houses that have come over the years, there is going to be a tremendous draw on the water out there. He is also concerned about traffic as well as the lighting issue; this subdivision is going to take away from any nighttime stars and the standard of country living. It's getting congested out there and he is opposed to it. He stated maybe if they would reduce the number of houses but 33 homes will all pull water. He stated just down the road a well went dry. He said without water, you have nothing. His well is 165 feet deep. His mother had her water shut off a couple of weeks ago for a few days with no notice.

**Beverly Cavazos – IN OPPOSITION – 10140 Vista del Lago Nampa ID 83686**

Ms. Cavazos' biggest concern is the water. They have a group of people in the area whose wells have gone dry. She went to a meeting with IDWR and learned about the different levels of the aquifer. There are times if the draw is too big on the aquifer, the wells will go dry. It will take 2 to 4 days to replenish it and you can't use any water during that time. She stated IDWR said there was no monitoring of wells in their area; they don't know how many wells are on each aquifer and they don't know where all the aquifers are. They are really concerned about another 33 homes with another 33 wells when they have already been without water. She asked why are we even discussing putting in more homes when we are having water problems and we're in a severe drought year? What happens when people buy those homes and they are not informed by the builder that there is an issue with water and their wells go dry? Her house was built in 2018-19 and no one told her about the water; she would not have bought the piece of land if she had known about the water issues. It will be hard to sell her home so eventually, if more building is allowed, all the wells will go dry and they will lose everything they have put into their home. She said there is no city water that far up the road.

**Jeannie Amen – IN OPPOSITION – 9125 Sky Ranch Rd Nampa ID 83686**

Ms. Amen lives about a mile southwest of the project. Most of the (project) applications are moving off the fact "it's already done before so why not this one" and the character of their land has changed because of that attitude over the last 20 years. It has been a slow boil for agriculture; one field goes away then another. They have lost contracts because of it. She stated this is a drought year; local farmers are taking



(their water) 3.75 acre feet down to 1.2 acre feet and shutting it off on August 1<sup>st</sup> instead of October 15<sup>th</sup>. This is something we all need to pay attention to. She said everyone else is recognizing it. She discussed RAFN (Reasonably Anticipated Future Needs) from the Water Law Handbook; it compels IDWR to speak openly with a lot of information but IDWR can't provide the information. She looked at the well maps to see the total number of wells and the map is missing wells. She asked why do we have a profound lack of information to make these decisions? She doesn't want a rezone, she wants Ag. She stated this is active farm ground and it appears to be currently growing winter wheat. It's not something that can't be used; just because she can't spray it doesn't mean it can't be farmed. One of her big concerns is lighting. This area only has two access points to go back to Caldwell or Nampa; neither of them have traffic lights but they do have little crosses with names.

**MOTION:** Commissioner Nevill motioned to grant 2 more minutes of testimony to Jeannie Amen seconded by Commissioner Sheets. Voice vote, motion carried.

Ms. Amen stated they have insufficient evidence for the Commission to give an approval. She was looking for information from IDWR that they are failing to give them. They have provided abundant evidence of problems in the area. There seems to be an island effect; there is water all around them but all the wells providing the data are outside this impact area. She suggested that the owners of the property might be obligated to acquire surface water rights for the project rather than stealing pristine ground water. She said it makes no sense in the dire (water) place we are in to be adding houses. She would like to put a freeze on this. If it has to be approved, she suggested 10 acre lots to start with and then monitor it.

**Dee Sarton-Bower – IN OPPOSITION – 12620 Lewis Lane Nampa ID 83686**

Ms. Sarton-Bower lives down the across the street and down the hill from the proposed development. She asked if it was time to get rich or keep this place livable. Water is one of the most basic and fundamental needs of any livable space. She said when her children lost all their water for a few days recently and had to come to their house to use water because she is not on the community well, it makes you ask how do you manage no water? It definitely changes the quality of life. She asked what was more credible: the real life, real time experiences of her neighbors whose wells are going dry or theories and probabilities that are mentioned by experts. She respects Mr. Scanlan and is sure he is bringing his best information but she doesn't understand how that information begins to equate to what people are actually experiencing and they are all coming to them and begging the Commissioners to believe them. She said this is a problem and IDWR has not been helpful. She understands they want facts but they are hard to get except their real life, real time experiences. They have everything in their homes and plan to live there for a long time because they love it, but that part of Canyon County has water problems that are historical and current. She stated her children's community well had to recently replace the pump because of sand but she did not know how deep the community well was. Commissioner Nevill, who lives in the same subdivision as her children knew that well was 405 feet deep and when they dropped a camera down, the camera hit sand at 270 feet; the pump is sitting at 167 feet. Sand has infilled the well.

**Terry Scanlan – REBUTTAL – 300 E Mallard #350 Boise ID 83706**

Mr. Scanlan disputed that there was no data: he stated there is data. IDWR has been monitoring wells out there for 40 years. One of the monitoring wells is within a half a mile of the subdivision. They do know what water levels are doing and they are stable year over year but they fluctuate a lot out there. There are between 5000 and 10,000 acres irrigated out which drives a lot of water use. Agriculture uses a lot of irrigation and they have seen up to 150 feet of seasonal fluctuation out by Dry Lake. People will drill wells 100 feet below the water table and everything is good in the spring but at the end of the summer with Ag irrigation going on, the water levels fall, they start to suck air and they start to have problems. It isn't an aquifer problem, it's a well problem, generally speaking. It is a regional aquifer with a layered system or water bearing zones. He described the make up of the aquifers and how IDWR monitors certain

well. He also described how someone would monitor their own well and water depth. IDWR is concerned when they see water levels decline year over year. Mr. Scanlan stated some areas are seeing water level declines but said that south of Lake Lowell they don't have that problem because the aquifer recharges every year. There are seasonal fluctuations because the water is used hard in the summer. He said to keep out of trouble, homeowners should drill the extra 100 feet. He doesn't feel development drives the water problems, it is irrigation and agriculture. Changes in crop patterns can also affect the amount of irrigation used.

**MOTION:** Commissioner Sheets moved to close public testimony on Case No(s) RZ2021-0030 & SD2021-0018, seconded by Commissioner Nevill. Voice vote, motion carried.

**DELIBERATION:**

Commissioner Nevill said that if this was fulfilling a specific need, like low cost, high density housing, he might be able to go along with this but these are high end homes and because there is a lot of that in the valley, this isn't a need. He also feels that it is a half-completed application because they didn't think about fire fighting water which has to be one of the main concerns.

Commissioner Villafana stated he couldn't get behind the project. Even though there are houses surrounding it and you could make the argument that it isn't going to change the character of the area, there is still a lot of farm ground between Rim and the highway. You are adding 33 homes and 66 cars on the road towards Nampa/Caldwell. There is still a dairy to the west and along with the farmers, potato growers and the crop dusters, it's a big agricultural area. He can't get behind taking that many acres out of production; it's still productive ground and class 3 soils. With discussion about food shortages and commodity (hay/wheat) prices going up rapidly, he sees a lot of loss of farm ground. We can't keep losing farm ground and have a productive community. Commissioner Williamson stated boots on the ground information and experience should be taken into consideration, even if it is not scientific. He said if you get enough of the same thing happening in the area, it feels it should be investigated. He is worried about the availability of water. He said the hydrologist states it's all good, but there is overwhelming neighborhood evidence, anecdotal or not, that says it should be questioned. He is not convinced that they can provide adequate water resources.

**MOTION:** Commissioner Sheets moved to deny Case RZ2021-0030 including the Findings of Facts, Conclusions of Law and conditions of approval, changing Finding #5 to state there will not be adequate water resources and bring the revised FCO's back for at the next meeting for approval. Motion seconded by Commissioner Nevill. Roll call vote: 6 in favor 0 opposed, motion passed. Commissioner Williamson, before moving to deny Case SD2021-0018 also commented that the lack of fire suppression plan, the fact that there was no fencing plan for the canal and the questions on traffic all were problematic for the project.

**MOTION:** Commissioner Williamson moved to deny Case SD2021-0018 including the Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Nevill. Commissioner Sheets stated the plat was incomplete when it came to drainage, switching access points and canal concerns, which is why he will be voting in support of this motion. Roll call vote: 6 in favor 0 opposed, motion passed.

DENY

**APPROVAL OF MINUTES:**

**MOTION:** Commissioner Nevill moved to approve the minutes from 3/3/2022, seconded by Commissioner Williamson. Voice Vote; motion carried.

**DIRECTOR, PLANNER, COMMISSION COMMENTS:**

Planning Official Dan Lister reminded the Commission that April 28, 2022 is the joint workshop with the

#13  
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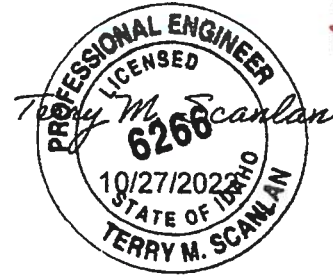
## TECHNICAL MEMORANDUM

DATE: October 27, 2022

TO: Canyon County Board of Commissioners

FROM: Terry M. Scanlan, P.E., P.G. HDR|SPF

RE: Lewis Heights Subdivision Water Supply



Lewis Heights is a proposed residential subdivision of 31 buildable lots within a 78.5-acre property located approximately 1 mile south of Lake Lowell between Sky Ranch Road and Rim Road. Domestic water will be supplied to the proposed homes through individual domestic wells. Irrigation water will be supplied from an existing on-site irrigation well through a pressurized irrigation system. Fire protection can be supplied year-round to hydrants from the irrigation well through a separate freeze-protected fire-protection water system.

The subdivision property has been irrigated since 1970 or earlier. The only source of irrigation water is the on-site groundwater well. The subdivision is located on high ground above the Mora Canal and has never been irrigated with surface water. Currently there are 73.1 acres irrigated using two center-pivot sprinklers and handlines. The water right authorizes irrigation of 77 acres at a diversion rate of 1.14 cfs (511 gm).



Figure 1. Lewis Heights property with two center-pivot sprinklers



on staff report page 307



Remind

Deliberation  
Villa Fana  
Williamson

SD2021-0018  
14  
2

wells. He also described how someone would monitor when they see water levels decline year over year declines but said that south of Lake Lowell they experience every year. There are seasonal fluctuations because out of trouble, homeowners should drill the extra problems, it is irrigation and agriculture. Changes used.

**MOTION:** Commissioner Sheets moved to close public testimony on Case No(s) RZ2021-0030 & SD2021-0018, seconded by Commissioner Nevill. Voice vote, motion carried.

**DELIBERATION:**

Commissioner Nevill said that if this was fulfilling a specific need, like low cost, high density housing, he might be able to go along with this but these are high end homes and because there is a lot of that in the valley, this isn't a need. He also feels that it is a half-completed application because they didn't think about fire fighting water which has to be one of the main concerns.

Commissioner Villafana stated he couldn't get behind the project. Even though there are houses surrounding it and you could make the argument that it isn't going to change the character of the area, there is still a lot of farm ground between Rim and the highway. You are adding 33 homes and 66 cars on the road towards Nampa/Caldwell. There is still a dairy to the west and along with the farmers, potato growers and the crop dusters, it's a big agricultural area. He can't get behind taking that many acres out of production; it's still productive ground and class 3 soils. With discussion about food shortages and commodity (hay/wheat) prices going up rapidly, he sees a lot of loss of farm ground. We can't keep losing farm ground and have a productive community. Commissioner Williamson stated boots on the ground information and experience should be taken into consideration, even if it is not scientific. He said if you get enough of the same thing happening in the area, it feels it should be investigated. He is worried about the availability of water. He said the hydrologist states it's all good, but there is overwhelming neighborhood evidence, anecdotal or not, that says it should be questioned. He is not convinced that they can provide adequate water resources.

From  
Hearing  
April  
7, 2022

**MOTION:** Commissioner Sheets moved to deny Case RZ2021-0030 including the Findings of Facts, Conclusions of Law and conditions of approval, changing Finding #5 to state there will not be adequate water resources and bring the revised FCO's back for at the next meeting for approval. Motion seconded by Commissioner Nevill. Roll call vote: 6 in favor 0 opposed, motion passed. Commissioner Williamson, before moving to deny Case SD2021-0018 also commented that the lack of fire suppression plan, the fact that there was no fencing plan for the canal and the questions on traffic all were problematic for the project.

**MOTION:** Commissioner Williamson moved to deny Case SD2021-0018 including the Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Nevill. Commissioner Sheets stated the plat was incomplete when it came to drainage, switching access points and canal concerns, which is why he will be voting in support of this motion. Roll call vote: 6 in favor 0 opposed, motion passed.

**APPROVAL OF MINUTES:**

**MOTION:** Commissioner Nevill moved to approve the minutes from 3/3/2022, seconded by Commissioner Williamson. Voice Vote; motion carried.

**DIRECTOR, PLANNER, COMMISSION COMMENTS:**

Planning Official Dan Lister reminded the Commission that April 28, 2022 is the joint workshop with the

### Prime & Farmland

The property consists of moderately-suited soil types (Exhibit 7e). The property contains 8.29% of prime . with the remainder as being classified as not prime farmland (Exhibit 7f). The subject property has pivots ins. for agriculture use. Irrigation water is provided via irrigation well (Exhibit 7a). The parcel has 77 acres of water rights at a diversion rate of 1.14 cfs (511 gm) which has been in use since 1970 (Exhibit 15).

Approximately 3500 ft. south and west of the site is an active crop-dusting operation (Frankie's Aerial Application).

### Nitrate Priority Area:

The property is not located within a nitrate priority area (Exhibit 7h). The requirements of Southwest District Health Department shall be met throughout the platting phase of the development, including, but not limited to, Subdivision Engineering Reports (SER).

### Sanitary Sewer & Domestic Water:

Each residential lot within the development will utilize individual septic systems and individual domestic wells. The applicant has submitted a Water Use Assessment Report in which groundwater levels within the local area were found to be stable and show no indication of over appropriation (Exhibit 4, pg.1). Well driller reports were obtained for wells within ½ mile of the site location (Exhibit 4, pg. 2) and the well construction of the wells are found on pg. 4. Conclusions found on Pg. 14 of Exhibit 4, states water monitoring by IDWR shows that aquifer levels in the vicinity of the development are stable or increasing slightly.

However, the area has historic seasonal fluctuations due to over 7000 acres of agricultural land being irrigated from groundwater which equate to approximately 20,000-acre feet pumped annually (Exhibit 15). The technical addendum recommends wells be constructed efficiently to withstand the seasonal water-level fluctuations. Without County regulations or adequate and enforceable conditions regarding the construction of individual wells, concerns regarding water issues (Exhibit 9) will continue to occur.

### Access:

The proposed access to the development will be via two approaches onto Lewis Lane. A Variance was approved by Nampa Highway District No. 1 to allow access onto Lewis Lane (Exhibit 8b).

### Compass TAZ zone:

The parcel is located within TAZ zone 2724 (Exhibit 7k). The TAZ zones are utilized for tabulating traffic-related data. COMPASS (Community Planning Association of Southwest Idaho) maintains and uses the data as part of the Communities in Motion Regional Transportation Plan. The TAZ provides future population, households and jobs forecasts. The table below outlines the forecasted growth in the TAZ zone by year. By the year 2050, the forecasted growth within the growth within the zone is 51-150.

### Essential Services

#### Emergency Services

The subject property is served by Upper Deer Flat Fire District and Canyon County Sheriff Department. Upper Deer Flat Fire District does not support the request until conditions regarding emergency services access, firefighting water supply and premise identification are addressed (Exhibit 8f). The preliminary plat has been updated (Exhibit 14) to include fire hydrants via existing water rights from well (Common Lot 17).

#### Schools

The subject property is located within Nampa School District and the district supplied comment in Exhibit 8a. The children within the proposed development would attend Lake Ridge Elementary School, South Middle School, & Skyview High School. The district has concerns about capacity at these schools at this time. A lighted area near the entrance to the subdivision was encouraged for safety of children waiting for the school bus.

### Lewis Heights Subdivision – Preliminary Plat/Irrigation/Drainage (Exhibit 2, Attachment A & Exhibit 14)

- Property Acreage: 78.53 acres
- Lots: 31 residential lots and 6 common lots; completed in two phases.
- Roads: Internal public roads will provide access to each residential lot

### Prime & Farmland

The property consists of moderately-suited soil types (Exhibit 7e). The property contains 8.29% of prime farmland, with the remainder as being classified as not prime farmland (Exhibit 7f). The subject property has pivots installed for agriculture use. Irrigation water is provided via irrigation well (Exhibit 7a). The parcel has 77 acres of water rights at a diversion rate of 1.14 cfs (511 gm) which has been in use since 1970 (Exhibit 15).

Approximately 3500 ft. south and west of the site is an active crop-dusting operation (Frankie's Aerial Application).

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### Essential Services

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*Fire*

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#### Schools

The subject property is located within Nampa School District and the district supplied comment in Exhibit 8a. The children within the proposed development would attend Lake Ridge Elementary School, South Middle School, & Skyview High School. The district has concerns about capacity at these schools at this time. A lighted area near the entrance to the subdivision was encouraged for safety of children waiting for the school bus.

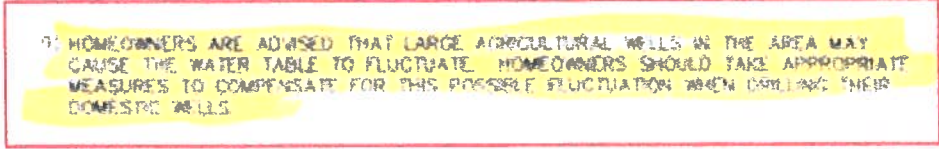
### Lewis Heights Subdivision – Preliminary Plat/Irrigation/Drainage (Exhibit 2, Attachment A & Exhibit 14)

- Property Acreage: 78.53 acres
- Lots: 31 residential lots and 6 common lots; completed in two phases.
- Roads: Internal public roads will provide access to each residential lot



23 Mayo

16



02N 03W 24BBD2

Site Name: CANYON

Station Type: Water Levels

Latitude: 43.5

Time Series Water Quality

Multiple Timeseries

Compiled Depth To Water

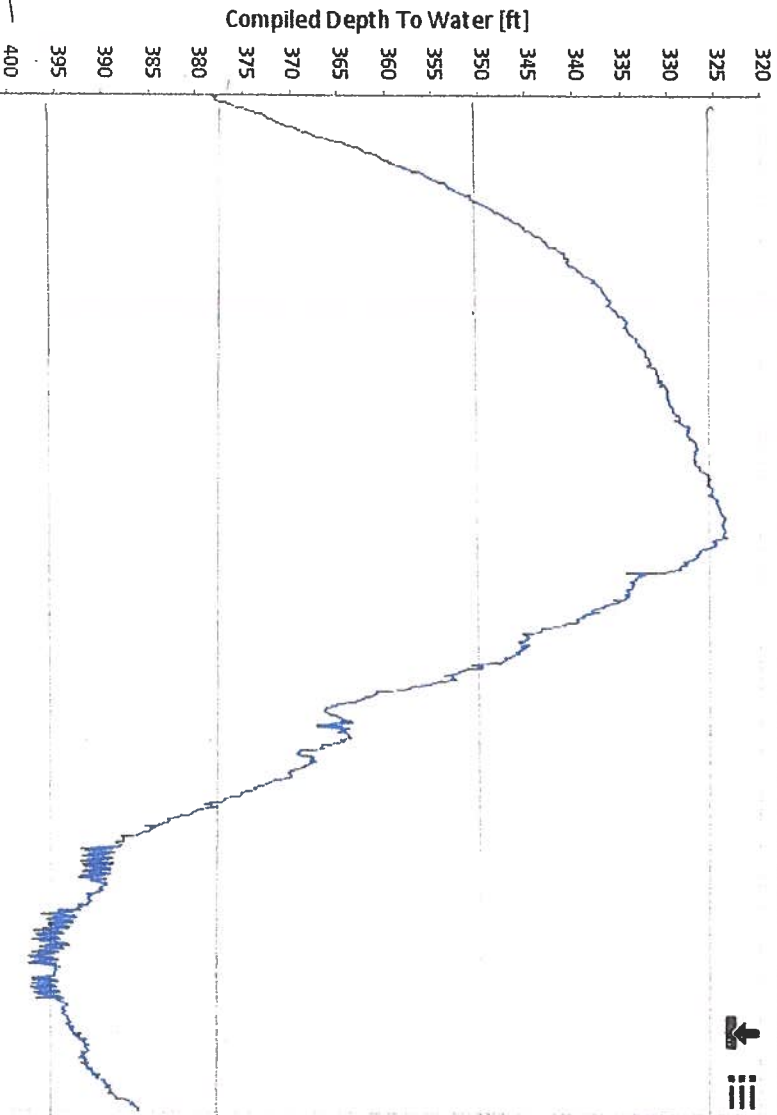
800.Transducer

Discrete Depth to Water

Documents

Prior Fall

This is My Neighbors  
Well DAVID Vigstol  
at Deersky Ranch -  
well Bills submitter before  
in this file My Cast  
was \$50,000 to Lower  
20ft his was.  
DAVID's was \$30,500 total  
He is now the monitoring  
well for IDWR



12/21 2/22 4/22 6/22 Aug Oct

0

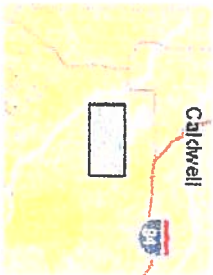
10/18/2021

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10/18/2022

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ON Deersky Ranch trail  
off Deer Flat East of Rim Road  
South of Lake Louise

Canyon County Planning & Zoning Meeting

#17

RE: Lewis Heights Subdivision

Dear P&Z,

My name is Darren Goldberg, managing member of LGD Ventures, an Idaho LLC. This letter is regarding our development plan for 78 acres on Lewis Lane in Canyon County, land that we've held in our family for almost 20 years.

The process started after reviewing the 2020 comprehensive plan that included a residential overlay on the property. It was clear that the County believed there was a need for additional residential in the area to meet demand. A rural residential development was considered consistent and compatible with the surrounding land use.

After our initial application submission, the issue of sustainable water usage was brought up by the community. I'd like to ensure the community we did not take this opposition lightly, and we are not interested in impacting the natural resources of our wonderful state.

We went above and beyond to investigate the matter. This included the hiring of a water expert and tabling our application to allow time to review studies done by the IDWR. After our deep review, the team and IDWR determined the development will have no negative impact on the health of the water aquifer and surrounding residences.

In fact, studies have shown that the subdivision would have a positive impact on local groundwater levels because development would reduce the acreage being irrigated by the on-site well by approximately 18 acres. Currently, we are using a lot of water to farm this land. Please refer to our technical memorandum and exhibit supplied by SPF Water Engineering (HDR).

I'd like to also point out some additional factors to consider while addressing opposition:

1. It's been determined that current issues with wells in the Deer Sky ranch subdivision are due to poor construction rather than a decreasing water table. Deer Sky residents were made aware of the agricultural fluctuations in the water table, and as part of their plat, were strongly advised to build wells to a certain depth to prevent any problems. (See Attached – Exhibit A)
2. IDWR has been monitoring wells in the area for the past year and have discovered no negative impact on the water table. While fluctuations occur due to periods of heavy agricultural irrigation in the summer months, the water table has replenished every year and has even increased in recent years. (See Attached – Exhibit B)



3. Community Well – We have moved from individual wells to a community well system as preferred by the County. This system can be advantageous because water quality and consumption is consistently monitored and meets higher public drinking water standards.
4. CCR's – We've included additional items in the subdivision CCR's that restrict the amount of land to be irrigated to 1.5 acres per lot, to further ensure the development will be a net reduction in water consumption. (See Attached – Exhibit C)
5. The Upper Deerflat Fire Department has given their approval for the proposed development.
6. Development is consistent to the Taylor Jene development directly to the south, which was recently given approval.
7. USDA recent soil report (See Attached – Exhibit taylor JENE No water rights Being Protected at IDWR Now) erred Prime farm land
8. Our application was submitted is bound by the 2020 commission plan so therefore

And has commissions  
have been asked  
To Reconsider  
as No water rights  
on land

## EXHIBIT C

### LEWIS HEIGHTS SUBDIVISION CC&R's - ARTICLE II

#### GENERAL RESTRICTIONS

**2.18 WATER USE PROHIBITIONS.** All Lots within the Lewis Heights subdivision will be restricted to a maximum irrigated area of 1.5 acres per lot, regardless of overall lot size.

**2.19 WATERING SCHEDULE.** The Lewis Heights Homeowners Association will have the power to set a watering schedule for the subdivision as they see fit regarding general usage, climate affects, time of year, drought restrictions and factors of such nature.

**2.20 DROUGHT TOLERANT LANDSCAPING.** Within the Lewis Heights subdivisions, drought tolerant landscaping (i.e. artificial lawns, rockscapes, native plants) will be highly encouraged for individual lots. Such landscaping will be used on common area lots and common areas to reduce water usage.

**2.21 WELL METERING.** The subdivision will install a meter on the main irrigation well to continually monitor water usage as to adheres to water usage and water flow restrictions set forth in the CCR's. The meter shall be kept in working order and accessible to the Idaho Department of Water Resources.

**2.22 WELL CONSTRUCTION.** All individual and/or community wells bult within the Lewis Heights subdivision will adhere to the guidelines set forth by the Idaho Department of Water Resources to ensure appropriate depth and construction materials. A well construction diagram must be submitted and approved by the ARC prior to construction.

**2.23. COMMON LOT 20.** Common lot number 20, as indicated on the plat, is not included in the subdivision, and not enforceable through the CCR's or HOA. The lot is to remain in ownership of LGD Ventures, LLC.

#18

04 May 2021

T-O Engineers  
332 N Broadmore Way  
Nampa, Id 83687

RE: Lewis Heights Subdivision, Parcel # R3011700000  
Mora Canal Location Approx. 1474+00  
Sec. 13, T2N, R3W, BM.

Alec Egurrola:

**Boise Project does not approve of the plans stamped and dated 4-23-2021 by Zane Cradic for the preliminary plat for Lewis Heights Sub for the following reasons:**

The United States' Mora Canal borders this property on the west. The rights of way for this canal are held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)


The Boise Project Board of Control is contracted to operate and maintain the Mora Canal. The normal limits of this easement are asserted 25' out and parallel to the lower toe of the canal embankment and 25 feet out from the upper bank of the canal edge.; **however, any basement style houses, storm retention and/or detention ponds, catch basins and/or seepage beds planned on being constructed within this development must be a minimum of 100' from the lower toe and upper canal edge to protect the integrity of the canal due to the underground reach from the storm facilities leaching and/or connecting to the underground reach of the Mora Canal.**

**No excavation within the Mora Canal's easement will be allowed as this will affect the integrity of the canal's embankment.**

Whereas these easements are for the operation and maintenance of our facility, no activity should hinder our ability to do so. The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. Easements must remain a flat drivable surface.

Fencing/pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.



 **Storm Drainage and/or Street Runoff must be retained on site. NO DISCHARGE into the Mora Canal system is permitted.**

Boise Project reserves the right to request any changes that might impact our facilities during the construction phase.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler  
Assistant Project Manager

tbr/tr

cc: Ray Moore Watermaster, Div; 3 BPBC

**Archived:** Tuesday, December 12, 2023 1:18:15 PM

**From:** [KIM CALDERON](#)

**Mail received time:** Mon, 11 Dec 2023 17:34:25

**Sent:** Tue, 12 Dec 2023 00:34:13

**To:** [Michelle Barron](#) [Sabrina Minshall](#) [Michelle Barron](#)

**Cc:** [Steve Strick](#) [Gianni Ramani](#) [Tom Bratcher](#) [TYLER RHINEHART](#) [CHAD & ASHLEY BEVERAGE](#) [GAYLE MURRAY](#) [Nate Ackerman](#) [LeeAnne Kubista](#) [Scott & Stephanie Godfrey](#) [Michael & Magdelene Chenore](#) [Kurt & Kerry Greenfield](#) [CHRIS & CARLA ZECCHINELLI](#) [Sherry Wickersham Cutler](#) [Kari Monte Smith](#) [LeeAnne Kubista](#) [Vicky George](#) [SCOTT WOOD](#) [DEE BOWER](#) [Scott & Deanna Rhinehart](#) [Lorna Klein](#) [Teresa Watson](#) [Rick & Rhonda Haub](#) [MANNY CAVAZOS](#) [Mandi Guy](#) [PATRICK & CAROLYN DERRICK](#) [BEVERLY CAVAZOS](#) [Patrick Johnston](#) [JOHN & LORI JOHNSON](#) [JOHN & CONNIE SCHREIBERT](#) [Linda Kelso](#) [Corey Weathermon](#) [Sheila Leppell](#) [Jeanie Amen](#) [TRACEY JACOBS](#) [Leisa Haslam](#) [Holley Werhanowicz](#) [ROGER BATT](#) [Sabrina Newberry](#) [TERRY & JODI MAHONEY](#) [DALE JEFFERS](#) [Sally Rummeler](#) [Corey Nicholl](#) [TAMI VANDEVENTER](#) [CHRISTINE DENAULT](#) [RAMSEY](#) [Larry Olmsted](#) [Linda Steele](#) [TRISTAN WINEGAR](#) [Sheila McCully](#) [Rene Bine](#) [Cheryl Higley](#) [Tina Lambert \(State Rep B\)](#) [DAVID KUBISTA](#) [ERIC & ANDREA LAURITZEN](#) [Cindy Maureen Angerman](#) [Wes Weidner](#) [EMILY MAZZELLA](#) [JUSTIN & KELLY HOUSE](#) [Sherry Wilkinson](#) [DEBBIE & WALLY KANE](#) [TODD DECK](#) [RAY & CHRIS EIDE](#) [DARIN BEDE](#) [BRODIE GRAHAM](#) [ANISSA & DANIEL LOWRY](#) [Nate Guy](#) [Bethany Guajardo](#) [Heather Rice](#) [Nikki Kiesel](#) [EUNICE STONE](#) [SANDY BOWDEN](#) [RANDY & LISA RYDEN](#) [Allen & Marlaine Babbitt](#) [Ila Pierce](#) [Jaye Jaye Johnson](#) [Vanessa Walgamott](#) [Cynthia Sandford](#) [MICHAEL & GLORI NITZEL](#) [CAROL SCHROEDER](#) [Dave Caron](#) [LISLE GEORGE](#) [JENNIFER CLARK](#) [Angela Bratcher](#) [Belinda McBurney](#) [ERIC MCBRAYER](#) [BRENT & BECKY HARRIS](#) [MIKE & DONNA SPARRELL](#) [Rochelle Henson](#) [RON KLEIN](#) [Rachel Hazelip](#) [Ryan & Tobey Bobo](#) [David Vigstol](#) [Robert Bennett](#) [JEANNE KUSTERER](#) [Art Talsma](#) [STEVE & PENNY ALLMER](#) [John Weeks](#) [JOHN & VICKI O'HARE](#) [Don & Sue Salyer](#) [Claudia Haynes](#) [Ken Yanecko](#) [Cherie Shields](#) [Rian Canton](#) [Kurt & Traci Brock](#) [JO DEE ARNOLD](#) [WADE SIMONSON](#) [Nick Rice](#) [Mike Cowan](#) [DAVE & CANDACE HARGREAVES](#) [Mark & Kathy Smith](#) [Judy \(and Jeff\) Noorda-Hill](#) [Will Cooper](#) [GINA RAMANI](#) [BRAD PINTLER](#) [CLAUDIA FRENT](#) [Marsing Rural Fire Department](#) [Jerry Mayer, Chief](#) [CRETIA SIMONSON](#) [Paul Willingham](#) [Dennis & Jennifer Teller](#) [Jeremy & Anna Jaramillo](#) [Amy Weidner](#) [TOM & PHYLLIS KEGEL](#) [Steve & Carol Meadows](#) [JENNIFER CHRISTMANN](#)

**Subject:** [External] Goldberg/Lewis Heights - Continuation Request & Zoom Meeting Request

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[image001.png](#) 

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Sabrina,

Thank you for the response and explanation.\~ I am not sure how many people who wanted to testify can't because they will be out of town, but in consideration of such circumstances and/or to prepare for inclement weather and other life issues, we are requesting that people be allowed to attend said hearing by way of Zoom and be allowed to testify, should they choose, by way of the online option as though they are in attendance at the hearing.

In fact, it seems to me this option should always be available to the citizens of Canyon County.\~ Perhaps it is and I am just unaware?\~ I know the City of Nampa provides for this option at all hearings.\~ If it is not an option, please make this a request to formalize the option by way of an ordinance.

Thank you for your consideration and we look forward to your response.

Kim  
\\~

On Friday, December 1, 2023 at 01:24:41 PM MST, Sabrina Minshall <sabrina.minshall@canyoncounty.id.gov> wrote:

Ms. Yanecko and all;

\\~

I wanted to acknowledge the request emailed on 11/28/23, to continue the referenced case from the scheduled hearing date of Thursday, December 21, 2023.

\\~

As you are aware, this Spring, the Development Services Department extended the notification timelines for land use hearing cases, as well as began posting the application and any material received by the milestone of the hearing date selection, on the land use hearing page in advance of any hearing dates. [Land Hearings | Canyon County \(id.gov\)](https://www.canyoncounty.id.gov/land-hearings),

The purpose of both of these actions was to help any interested parties have the ability with a longer timeframe, to review material and provide comments in advance of the staff report and draft finding being prepared by the assigned planner, as well as to have as many materials and comments as possible included in the materials that the Commission receives ten days prior to the hearing date.\\~ This helps our Planners, and Commissioners be able to thoroughly review the information prior to the hearing night. That advance material, coupled with any in person verbal testimony and/or any late exhibits the Commission chooses to enter at the hearing, are all part of the record they consider when they deliberate to a decision.

\\~

**At this point in the process, all noticing requirements have been completely met for the 12/21/23 hearing. Since we also have confirmed we have a quorum of the Commission present, we will NOT be administratively removing the item from the agenda and rescheduling it.**\\~ As all notifications have been completed, interested parties have a legal and fair expectation that the case will be heard. If we were to reschedule the case administratively, it would require complete re-noticing. In addition, hearing dates for the next three hearings are already full with cases scheduled.

\\~

- All applicable agencies and property owners within the required distance, were notified via mailing on **11/9/2023**.
- The Idaho Press Tribune posted the legal notice on **11/10/23**.
- The application and all preliminary hearing materials were posted to the Canyon County Land Use Hearing page **in advance of 11/12/23**.
- Per the Canyon County ordinance, signs were also posted on the property by **11/17/23**.
- In the mailed notices, and on the website link (which is also on the posted signs), the **written public comment deadline was advertised as 12/2/23**.
- The staff report and packet, including any comments received by the deadline, *will* be sent to the Planning and Zoning Commission, and posted on the land use hearing website on **December 12<sup>th</sup>**.

\\~



- I would suggest is during testimony when the request is made, to quantify the testimony or perspective that the Commission would be lacking if it is not continued. \~ I would suggest the Commission will want to hear who was unable to attend, and why they were not able to take advantage of the opportunity to provide written testimony *by the comment period advertised* that the Commission would have been able to review in advance, as part of the record. \~

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12

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**From:** KIM CALDERON <kjcalderon@sbcglobal.net>

**Sent:** Tuesday, November 28, 2023 10:56 AM

**To:** Rob Sturgill <rob\_sturgill@yahoo.com>; Sabrina Minshall <Sabrina.Minshall@canyoncounty.id.gov>; Michelle Barron <Michelle.Barron@canyoncounty.id.gov>

**Cc:** Steve Strick <stevestrick@gmail.com>; Gianni Ramani <gpramani@verizon.net>; Tom Bratcher <tombrat1@outlook.com>; TYLER RHINEHART <rhinehart22@gmail.com>; CHAD & ASHLEY BEVERAGE <crashlyashley8@hotmail.com>; GAYLE MURRAY <murrayfam4@sbcglobal.net>; Nate Ackerman <nate@rockplacingsco.com>; LeeAnne Kubista <lvacin93@yahoo.com>; Scott & Stephanie Godfrey <sgodfrey@hte1.net>; Michael & Magdelene Chenore <mchenore@msn.com>; Kurt & Kerry Greenfield <kerrysplace8@hotmail.com>; CHRIS & CARLA ZECCHINELLI <cz83607@gmail.com>; Sherry Wickersham Cutler <sherrycutler@yahoo.com>; Kari <kari.inflectionpointpartners@outlook.com>; Monte Smith <full.monte1@gmail.com>; LeeAnne Kubista <lkubista93@gmail.com>; Vicky George <vkausen@hotmail.com>; SCOTT WOOD <scottwood.re@gmail.com>; DEE BOWER <deneilbower@gmail.com>; Scott & Deanna Rhinehart <scottrhinehart53@gmail.com>; Lorna Klein <lkkrn@att.net>; Teresa Watson <happyappy73@gmail.com>; Rick & Rhonda Haub <rickhaub@outlook.com>; MANNY CAVAZOS <scubadoo8@gmail.com>; Mandi Guy <mandiphil314@hotmail.com>; PATRICK & CAROLYN DERRICK <hayderrick@aol.com>; BEVERLY CAVAZOS <gigi33quilts@gmail.com>; Patrick Johnston <patj62746@gmail.com>; JOHN & LORI JOHNSON <john.k.johnson2@msn.com>; JOHN & CONNIE SCHREIBERT <clschreiber6822@gmail.com>; Linda Kelso <lak-77@comcast.net>; Corey Weathermon <sales@northwestgunsupply.com>; Sheila Leppell <smleppell@gmail.com>; Jeanie Amen <faacropcare@gmail.com>; TRACEY JACOBS <traceyj5@att.net>; Leisa Haslam <bizy.livin.life@gmail.com>; Holley Werhanowicz <holleywer@gmail.com>; ROGER BATT <roger@amgidaho.com>; Sabrina Newberry <sabrinanewberry23@gmail.com>; TERRY & JODI MAHONEY <terrypmaoney@gmail.com>; DALE JEFFERS <jeffersd8@gmail.com>; Sally Rummmler <sally7kids@yahoo.com>; Corey Nicholl <corey@eroplay.com>; TAMI VANDEVENTER <tamaravandeventer@gmail.com>; CHRISTINE DENAULT RAMSEY <c.denault@yahoo.com>; Larry Olmsted <olmsted19@gmail.com>; Linda Steele <lindasteele.re@gmail.com>; TRISTAN WINEGAR <tristanwinegar@yahoo.com>; Sheila McCully <mccullygrace@yahoo.com>; Rene Bine <valleygas1@gmail.com>; Cheryl Higley <newhigfam@gmail.com>; Tina Lambert (State Rep B) <tina.k.lambert@gmail.com>; DAVID KUBISTA <dkubista64@gmail.com>; ERIC & ANDREA LAURITZEN <elauritzen86@gmail.com>; Cindy <cindycothern62@gmail.com>; Maureen Angerman <mangerman77@gmail.com>; Wes Weidner <wesweidner@gmail.com>; EMILY MAZZELLA <emily.sanjose.mazzella@gmail.com>; JUSTIN & KELLY HOUSE <justinsequiprepair@gmail.com>; Sherry Wilkinson <sherry.wilkinson@msn.com>; DEBBIE & WALLY KANE <deborahkane@hotmail.com>; TODD DECK <tdeck3@yahoo.com>; RAY & CHRIS EIDE <57ghiare@gmail.com>; DARIN BEDE <darin.bede@gmail.com>; BRODIE GRAHAM <brodie.graham@paccoast.com>; ANISSA & DANIEL LOWRY <nisseace@gmail.com>; Nate Guy <nathaneguy@outlook.com>; Bethany Guajardo <huffs@protonmail.com>; Heather Rice <rice.heatherann@gmail.com>; Nikki Kiesel <districtadvocate@yahoo.com>; EUNICE STONE <eunice@encore-graphics.com>; SANDY BOWDEN <sandyjbowden@gmail.com>; RANDY & LISA RYDEN <rydenfamilyidaho@gmail.com>; Allen & Marlane Babbitt <webetoys5@yahoo.com>; Ila Pierce <mom4scr3@yahoo.com>; Jaye Jaye Johnson <jayejohnson@gmail.com>; Vanessa Walgamott <twin2brat@outlook.com>; Cynthia Sandford <casandford52@gmail.com>; MICHAEL & GLORI NITZEL <gmnitzel@msn.com>; CAROL SCHROEDER <csschroeder71@gmail.com>; Dave Caron <horsectriangle@gmail.com>; LISLE GEORGE <lwgeorge@ucdavis.edu>; JENNIFER CLARK <josh07jenn03@gmail.com>; Angela Bratcher <atabrat@msn.com>; Belinda McBurney <lvrlabs@yahoo.com>; ERIC MCBRAYER <eric.t.mcbrayer@gmail.com>; BRENT & BECKY HARRIS <dbrent420@gmail.com>; MIKE & DONNA SPARRELL <mdsparrell@aol.com>; Rochelle Henson <hensonrochelle@yahoo.com>; RON KLEIN <rklein14@att.net>; Rachel Hazelip <rachel@hazelipforidaho.com>; Ryan & Tobey Bobo <rbobo1475@gmail.com>; David Vigstol <vigstol@me.com>; Robert Bennett <robertgbennett10@gmail.com>; JEANNE KUSTERER <jeannekusterer@hotmail.com>; Art Talsma <arttalsma@gmail.com>; STEVE & PENNY ALLMER <penny.allmer@gmail.com>; John Weeks <jwweeks49@gmail.com>; JOHN & VICKI O'HARE <victoriaohare1187@gmail.com>; Don & Sue Salyer <sdktsalyer@gmail.com>; Claudia Haynes <claudiale3@aol.com>; Ken Yanecko <yanecko@sbcglobal.net>; Cherie Shields <cheriecshields@gmail.com>; Rian Canton <rbcz71@yahoo.com>; Kurt & Traci Brock <traciandkurt@gmail.com>; KIM CALDERON <kjcalderon@sbcglobal.net>; JO DEE ARNOLD <jodee.idaho@gmail.com>; WADE SIMONSON <wesimonson@yahoo.com>; Nick Rice <nicklrice@gmail.com>; Mike Cowan <cowan0629@gmail.com>; DAVE & CANDACE HARGREAVES <dkhargreaves@gmail.com>; Mark & Kathy Smith <mark.hay.smith@gmail.com>; Judy (and Jeff) Noorda-Hill <judynoorda@gmail.com>; Will Cooper <will@officejox.com>; GINA RAMANI <gina4sc@gmail.com>; BRAD PINTLER <bpintler@heritagewifi.com>; CLAUDIA FRENT <frentcl@yahoo.com>; Marsing Rural Fire Department Jerry Mayer, Chief <marsingruralfire@gmail.com>; CRETIA SIMONSON <cretia.simonson@gmail.com>; Paul Willingham <pauldwillingham@gmail.com>; Dennis & Jennifer Teller <the5tellers@gmail.com>; Jeremy & Anna Jaramillo <jeremy@jspcontractors.com>; Amy Weidner <weidnercharm@gmail.com>; TOM & PHYLLIS KEGEL <traveller\_angel@verizon.net>; Steve & Carol Meadows <stevmead@gmail.com>; JENNIFER CHRISTMANN <butterfly37@yahoo.com>

**Subject:** [External] Goldberg/Lewis Heights

~

Good morning,