

BOARD OF COUNTY COMMISSIONERS STAFF REPORT ADDENDUM

RZ2021-0030/SD2021-0018 LGD Ventures CR/Lewis Heights Sub



EXECUTIVE SUMMARY:

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 consisting 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. The developer has revised the original application to include a community water system for the 31-lot subdivision.

The Planning and Zoning Commission recommended the denial of the Conditional Rezone and signed the FCOs on April 4, 2022 (Exhibit H). See Exhibit I for full analysis. On November 16, 2022, the Board of County Commissioners held a public hearing to consider this application. After reviewing the Staff Report (Exhibit E) and noting there were new items that the Planning and Zoning Commission had not seen prior to making their recommendation of denial, the Board agreed with a request from the applicant to remand the case back to the Planning and Zoning Commission so they could hear the new evidence.

The applicant paused to work on the community water system and updating the plat to allow for the facilities for the community system. The Preliminary Plat then went through the Engineering review process and received approval with conditions. An approval letter from the fire district, a memorandum on Community Water Systems, and an updated Letter of Intent was received.

Mr. Goldberg submitted an updated cover letter dated October 24, 2023, with attachments for the second Planning and Zoning review. (Exhibit B, Attachment 2) A memo dated July 7, 2023, from HDR Engineering regarding the water supply can be found at Exhibit B, Attachment 4. There were several comments received after the Board hearing on November

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.

A public hearing was held before the Planning & Zoning Commission on December 21, 2023, during which several members of the public provided testimony in favor, neutral, and opposition to the subject application. After public comment was received and deliberation the Commission recommended denial of case RZ2021-0030. At the same public hearing held on December 21, 2023, the Commission recommended denial of case SD2021-0018.

There were several comments received at or after the Commission hearing on December 21, 2023, and prior to the deadline for comments for the Board of County Commissioner's hearing. These can be seen in Exhibit 2 for Agency Comments and Exhibit 3 for Public Comments.

DECISION OPTIONS for Conditional Rezone:

- The Board of County Commissioners may **approve** the conditional rezone and direct staff to return with finds that support the decision along with conditions for the Development Agreement; or
- The Board of County Commissions may deny the conditional rezone; or
- The Board of County Commissions may **continue the discussion** and request additional information on specific items.

DECISION OPTIONS for Preliminary Plat:

Subject to conditional rezone approval:

- The Board of County Commissioners may **approve** the preliminary plat and direct staff to return with finds that support the decision along with conditions for the Development Agreement; or
- The Board of County Commissioners may recommend deny of the preliminary plat;
- The **Board of County Commissioners** may **continue the discussion** and request additional information on specific items.

ATTACHMENTS/EXHIBITS:

Exhibit 1: Draft BOCC FCO's

- Exhibit 2: Agency Comments received at or after the Planning and Zoning Hearing for 12-21-23
 Attachment a: Boise-Kuna Irrigation District dated January 29, 2024
 Attachment b: City of Nampa dated: January 30, 2024
 Attachment c: DEQ dated: February 12, 2024
- Exhibit 3: Written Public Comments received at or after the 12/21/23 Planning and Zoning Hearing Attachment a: Claudia Haynes – Late exhibit at 12/21/23 "Exhibit J"

Attachment b: Kim Yanecko – Late exhibit at 12-21-23 "Exhibit J2"

Attachment c: Alexi Malenky

Attachment d: Anne Parker

Attachment e: Brian Ho Sing Loy and Erne Lin

Attachment f: Christie Armstrong

Attachment g: Claudia Haynes Cover

Attachment h: Claudia Haynes

Attachment i: Danielle Baldwin

Attachment j: David and Susan Roberts

Attachment k: David Miller

Attachment 1: Dustin Souza

Attachment m: Ed Coughenour

Attachment n: Erika Corey Alexi

Attachment o: Erika Shaver-Nelson

Attachment p: Gianni & Gina Ramani

Attachment q: Irene Leavell

Attachment r: Jimmy Leavell Attachment s: John Johnson Attachment t: John Kuzmic Attachment u: Karen Retherford Attachment v: Kerry Greenfield Attachment w: Kim Yaneko Goldberg Presentation Attachment x: Kim Yaneko Attachment y: Kurt Greenfield Attachment z: Kurt Greenfield - letter to BOCC Attachment aa: Lelsli Christofferson Attachment bb: Linda Kelso – Cover pdf Attachment cc: Linda Kelso Attachment dd: Manuel Cavasos Attachment ee: Marlen Salinas Toledo Attachment ff: Maureen Angerman Attachment gg: Mia Barron Attachment hh: Michael & Maggie Chenore Attachment ii: Moses Barron Attachment jj: Nick Rice Attachment kk: P. Martinez Attachment II: Raymond Eide Attachment mm: Salvers Attachment nn: Sarah Tercovich Attachment oo: Sheree Martin Attachment pp: Tamara Vandeventer Attachment qq: Tim Lynch Attachment rr: Vanessa Walgamott Attachment ss: Wayne Martin Attachment tt: Wesley Weidner Attachment uu: Yanecko – Goldberg Opposition Letter Exhibit 4: Signed P & Z FCO's from 12/21/23 (signed 1/4/24) Exhibit 5: P & Z Minutes from 12/21/23 and 1/4/24 Exhibit 6: P & Z Staff Report for 12/21/23 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
 - 61. 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

Exhibit 1



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' 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.
- 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, 0223. 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.
- 12. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on January 29, 2024. Full political notice was sent on January 29, 2024. Newspaper notice was published on February 3, 2024. Property owners within 600' were notified by mail on January 29, 2024 and re-noticed on February 9, 2024. The property was posted on February 15, 2024.
- 13. The record includes all testimony received at the public hearing held on March 14, 2024, 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. SD2021-0018.

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 inhome 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)

<u>Order</u>

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **denies** 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 ______ day of ______, 2024.

CANYON COUNTY BOARD OF COMMISSIONERS

_____ Motion Carried Unanimously

_____ Motion Carried/Split Vote Below

_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek			
Commissioner Brad Holton			
Commissioner Zach Brooks			
Attest: Rick Hogaboam, Clerk			
By: Deputy	Date:		



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'₄of 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 for review and recommendation.
- 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, 0223. 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, 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. SD2021-0018. The Planning & Zoning Commission forwarded the case to the Board of County Commissioners with a recommendation of denial.
- 15. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on January 29, 2024. Full political notice was sent on January 29, 2024. Newspaper notice was published on February 3, 2024. Property owners within 600' were notified by mail on January 29, 2024 and re-noticed on February 9, 2024. The property was posted on February 15, 2024.

16. The record includes all testimony received at the public hearing held on March 14, 2024, 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. 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.

<u>Order</u>

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2021-0018 the Board of County Commissioners **denies** Case # SD2021-0018, a Preliminary Plat (irrigation & drainage plan) for Lewis Heights Subdivision. Reason for Decision, CCZO 07-17-09 (5) B: The request for a Conditional Rezone for the subject property is denied; therefore, the corresponding plat is also denied.

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

Receive approval of a rezone application for the property and resubmit an application for subdivision. Alternatively, resubmit a subdivision application that is compliant with the exiting underlying zoning district.

Pursuant to Section 67-6535 of the Idaho Code, the applicant has 14 days from the date of the final decision to seek reconsideration before seeking judicial review.

DATED this ______ day of ______, 2024.

CANYON COUNTY BOARD OF COMMISSIONERS

_____ Motion Carried Unanimously

_____ Motion Carried/Split Vote Below

_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek			
Commissioner Brad Holton			
Commissioner Zach Brooks			
Attest: Rick Hogaboam, Clerk			
By: Deputy	Date:		

Boise-Kuna Irrigation District

129 N. School Avenue Kuna, ID 83634-2201 David Reynolds, Director Richard Durrant, Director Dan Sheirbon, Director

Telephone (208) 922-5608 Fax (208) 922-5659

January 29, 2024

Canyon County Attn: Michelle Barron Michelle.barron@canyoncounty.id.gov

RE: Lewis Heights Subdivision Case No. RZ2021-0030 & SD2021-0018: Applicant, Darren Goldberg, Parcel R30117

To Canyon County:

After review of the Application for Lewis Heights Subdivision. I would like to inform you that the 78.53 acres of land is on high ground and has NO surface irrigation water right.

If you have any questions, please feel to contact our office at 208-922-5608.

Sincerely,

icia Flay

Secretary-Treasurer

Michelle Barron

From: Sent: To: Subject: Doug Critchfield <critchfieldd@cityofnampa.us> Tuesday, January 30, 2024 10:15 AM Michelle Barron [External] RE: Agency Notification LGD Ventures / Goldberg / Lewis Heights Case Co. RZ2021-0030 & SD2021-0018

Michelle – Nampa supports Canyon County's efforts to preserve agricultural land outside of the Nampa Area of City Impact as stated in the Canyon County Comprehensive Plan, wherever feasible.

Thank you - Doug



Doug Critchfield, Principal Planner O: 208.468.5406, F: 208.468.5439 500 12th Ave. S., Nampa, ID 83651 Planning and Zoning - Like us on Facebook

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

Sent: Monday, January 29, 2024 11:41 AM

To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'Greenleaf City Clerk' <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>; 'jhutchison@middletoncity.com' <jhutchison@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; Robyn Sellers <sellersr@cityofnampa.us>; Caleb Laclair <laclairc@cityofnampa.us>; Kristi Watkins <watkinsk@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>; 'nicmiller@cwi.edu' <nicmiller@cwi.edu>; '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>; 'krantza@notusschools.org' <krantza@notusschools.org>; 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; lisa.boyd <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'lrichard@cityofcaldwell.org' clrichard@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>;

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brian.mccormack@melbafire.id.gov>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; Ron Johnson <johnsonrl@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'pfdchief33@gmail.com' <pfdchief33@gmail.com>; 'parmaruralfire@gmail.com' <parmaruralfire@gmail.com>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'Chris Hopper' <CHopper@canyonhd4.org>; 'lriccio@canyonhd4.org' <lriccio@canyonhd4.org>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'office@idcpas.com' <office@idcpas.com>; 'Eddy Thiel' <eddy@nampahighway1.com>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'admin1@kunalibrary.org' <admin1@kunalibrary.org>; 'admin2@kunalibrary.org' <admin2@kunalibrary.org>; 'lizardbuttelibrary@yahoo.com' 'eingram@idahopower.com' <eingram@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>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@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>; 'kchamberlain.fcdc@gmail.com' <kchamberlain.fcdc@gmail.com>; 'office@idcpas.com' <office@idcpas.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; 'farmers.union.ditch@gmail.com' <farmers.union.ditch@gmail.com>; 'wilders04@msn.com' <wilders04@msn.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>; '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>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'testrada@starswd.com' <testrada@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 Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <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>; 'mgrodriguez@usbr.gov' <mgrodriguez@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>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>; '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>; Stephanie Hailey <Stephanie.Hailey@canyoncounty.id.gov>; 'marilyn.peoples@dhw.idaho.gov' <marilyn.peoples@dhw.idaho.gov>; 'tricia.canaday@ishs.idaho.gov' <tricia.canaday@ishs.idaho.gov>; 'dan.everhart@ishs.idaho.gov' <dan.everhart@ishs.idaho.gov>; 'patricia.hoffman@ishs.idaho.gov' <patricia.hoffman@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.chadwick@usda.gov' <carol.chadwick@usda.gov>; 'noe.ramirez@usda.gov' <noe.ramirez@usda.gov>; 'cenww-rd@usace.army.mil' <cenww-rd@usace.army.mil>; 'mhuff@co.owyhee.id.us' <mhuff@co.owyhee.id.us>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; 'lisaitano@me.com' <lisaitano@me.com>; 'scott@gccnw.com' <scott@gccnw.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>; Media - KIVI News <news@kivitv.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: Agency Notification LGD Ventures / Goldberg / Lewis Heights Case Co. 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 <u>michelle.barron@canyoncounty.id.gov</u> with any questions or additional agency comments or concerns if applicable.

Thank you,



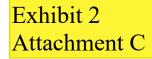
Amber Lewter Hearing Specialist Canyon County Development Services Department 111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631 Fax: 208-454-6633 Email: <u>amber.lewter@canyoncounty.id.gov</u> Website: <u>www.canyoncounty.id.gov</u> Development Services Department (DSD) **NEW** <u>public</u> 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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1445 N. Orchard St. Boise ID 83706 • (208) 373-0550





Brad Little, Governor Jess Byrne, Director

February 12, 2024

Michelle Barron, Planner 111 North 11th Ave. Ste. 310 Caldwell, Idaho, 83605 <u>michelle.barron@canyoncounty.id.gov</u>

Subject: Lewis Heights Case Co. RZ2021-0030 & SD2021-0018

Dear Ms. Barron:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

• Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

• IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

• DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <u>https://www.deq.idaho.gov/water-quality/drinking-water/</u>. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- Solid Waste. No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- Hazardous Waste. The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- Water Quality Standards. Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <u>https://www.deq.idaho.gov/waste-management-and-</u> <u>remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/</u> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

Schiff anon

Aaron Scheff Regional Administrator

C:

2021AEK

Exhibit 3 Copies of Proof of what Stated in My Exhit Letter Emailed to Michelle 11-30-23 for the record Attachment A Late Exhibit J1 R Z 2021-0030 A 5D 2021-0018

Goldburg 7, le



Idaho Statutes

Idaho Statutes are updated to the website July 1 following the legislative session.

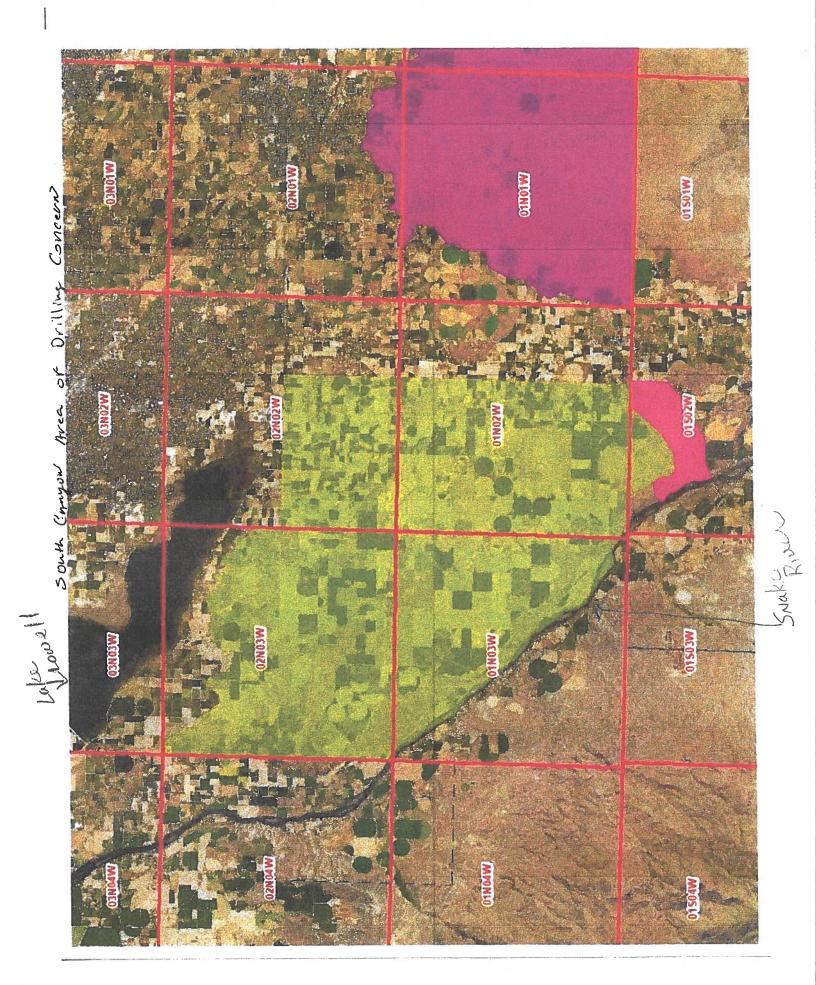
TITLE 67 STATE GOVERNMENT AND STATE AFFAIRS CHAPTER 65

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:

371; am. an. for par commission of 12-23 for par Hearing 12-21-23 for par Hearing 12-21-23 [67-6534, added 1982, ch. 129, sec. 1, p. 371; am. 1999, ch. 396, sec. 16, p. 1111.]

How current is this law?



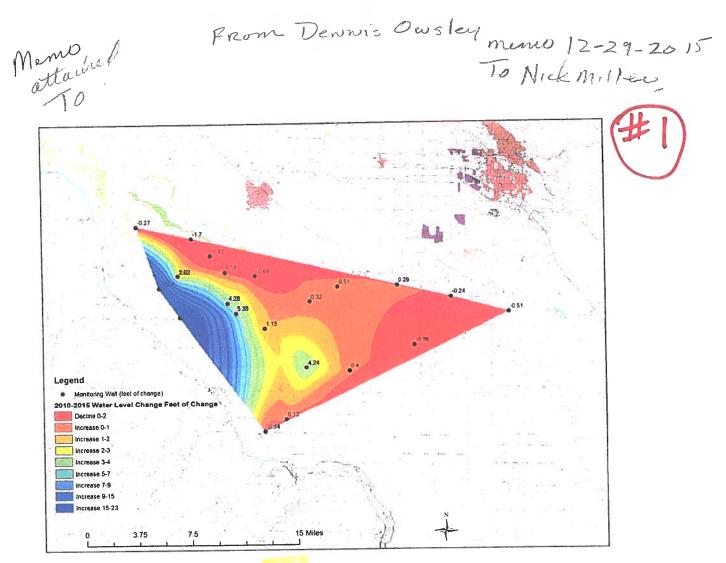


Figure 6. Water level change map 2010-2015.

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. 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.

Jers NIS Jen Mar

Analysis of Ground Water Conditions

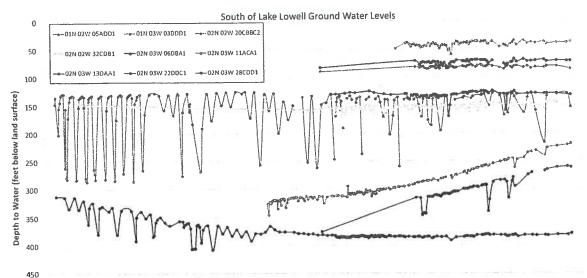
IDWR maintains a ground water level monitoring network in the area that consists of nine spatially distributed wells of various depths (Figure 1). Water level data from three of the wells date back to the late 1960's and all wells are still included in the Treasure Valley ground water monitoring network (Table 1).

Well Number	Primary Water Use	Total Dauth	Monitoring	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		
	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.						

Table 1. Summary table of water level data

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 () proximity to nearby pumping wells; () 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.



1966 1968 1970 1972 1974 1976 1978 1979 1981 1983 1985 1987 1989 1991 1993 1995 1997 1599 2001 2003 2005 2007 2009 2011 2013 2015 2017 2019 2021 Year

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.
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- 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.
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- 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

Praft Lakell PDF

Front Nicks and email

To: Glen Saxton & Hal Anderson

From: **Shane Bendixsen**

Reviewed by: Rick Raymondi

Subject:

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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. Repent 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 diversed out of the Snake River ground water levels are coming up. Where water is diversed 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 state 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, their 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

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 (<u>https://data-idwr.opendata.arcgis.com/pages/gis-data</u>). 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 <<u>Angie.Grimm@idwr.idaho.gov</u>> Cc: Clark, Cynthia Bridge <<u>Cynthia.Clark@idwr.idaho.gov</u>>; Davis, Linda <Linda.Davis@idwr.idaho.gov> Subject: RE: [EXTERNAL] RE: Boise River Basin Feasibility Study GIS data

Angie,

Hil 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> Cc: Clark, Cynthia Bridge <<u>Cynthia.Clark@idwr.idaho.gov</u>> 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 aok from Angie, and then I will send off the data.

Thanks,

Linda

From: Skoro, Emily Sent: Wednesday, December 9, 2020 6:46 AM The Davids Hands of Incl. David @talemid_harmon

IO: Davis, Linga <<u>Linga.Davis@igwr.igano.gov</u>> Cc: Clark, Cynthia Bridge <<u>Cynthia.Clark@idwr.idaho.gov</u>> 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 <u>TAlmeida@canyonco.org</u>.

Thanks, Emily

From: Pitzer, Donna J [mailto:DPitzer@usbr.gov] Sent: Tuesday, December 8, 2020 1:50 PM To: Tony Almeida <<u>TAlmeida@canyonco.org</u>> Cc: Keith, Christopher W <<u>CKeith@usbr.gov</u>>; Harris, Callianne <<u>callianneharris@usbr.gov</u>>; Skoro, Emily <<u>Emily.Skoro@idwr.idaho.gov</u>> 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 <<u>TAlmeida@canyonco.org</u>> Sent: Tuesday, December 8, 2020 1:14 PM To: Pitzer, Donna J <<u>DPitzer@usbr.gov</u>> Cc: Keith, Christopher W <<u>CKeith@usbr.gov</u>>; Harris, Callianne <<u>callianneharris@usbr.gov</u>>; emily.skoro <<u>emily.skoro@idwr.idaho.gov</u>> 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 [<u>mailto:DPitzer@usbr.gov]</u> Sent: Tuesday, December 8, 2020 12:59 PM To: Tony Almeida <<u>TAlmeida@canyonco.org</u>> Cc: Keith, Christopher W <<u>CKeith@usbr.gov</u>>; Harris, Callianne <<u>callianneharris@usbr.gov</u>> 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.

Resated Studies Project Docus Overview Authority Hydrology and Water Supply of the Treasure Valley Water Supply Boues in the Treasure Valley Idaho Water Resource Board Staff Contacts Boise River Basin Feasibility Study Project Team - (208) 287-4800 ଇ wabboiseriverstudy@idwc.idaho.goy A CALL AND A

From: Harris, Callianne <<u>callianneharris@usbr.gov</u>> Sent: Tuesday, December 8, 2020 10:55 AM To: Pitzer, Donna J <<u>DPitzer@usbr.gov</u>>; Keith, Christopher W <<u>CKeith@usbr.gov</u>> 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

From: Pitzer, Donna J <<u>DPitzer@usbr.gov</u>> Sent: Tuesday, December 8, 2020 10:35 AM To: Harris, Callianne <<u>callianneharris@usbr.gov</u>>; Keith, Christopher W <<u>CKeith@usbr.gov</u>> 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.

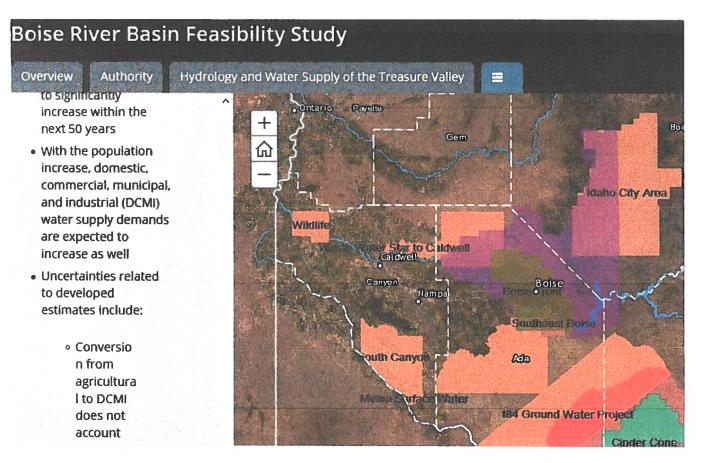
From: Tony Almeida <<u>TAlmeida@canyonco.org</u>> Sent: Tuesday, December 8, 2020 10:29 AM To: Pitzer, Donna J <<u>DPitzer@usbr.gov</u>> Cc: Keith, Christopher W <<u>CKeith@usbr.gov</u>>; Harris, Callianne <<u>callianneharris@usbr.gov</u>> Subject: [EXTERNAL] RE: Boise River Basin Feasibility Study GIS 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 <<u>TAlmeida@canyonco.org</u>> Cc: Keith, Christopher W <<u>CKeith@usbr.gov</u>>; Harris, Callianne <<u>callianneharris@usbr.gov</u>> 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.

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



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About IDWR ·

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/iwrb/projects/boise-river/) for information on the current status of the Anderson Ranch Dam Raise Project.

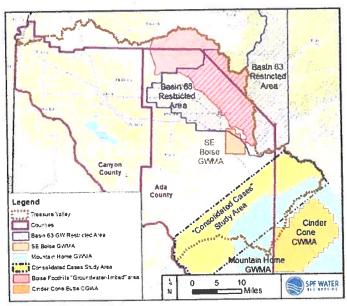
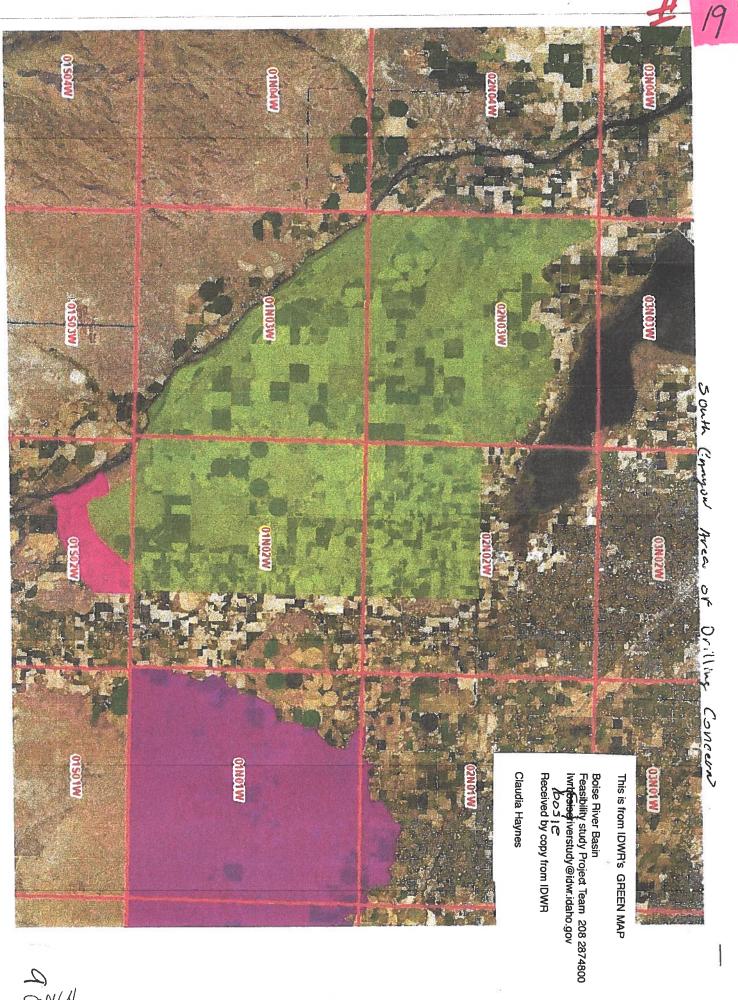


Figure 13. Water-limited areas.

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BNING

Subject: RE: Claudia Haynes, Map you printed for me a while back Date: December 12, 2023 at 1:34 PM

To: Claudia Haynes claudialeehaynes@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.

1 6

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 dewaters 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.

Did you get my email. Here it is again. Claudia

On Wed, Dec 6, 2023 at 11:47 AM Claudia Haynes <<u>claudialeehaynes@gmail.com</u>> 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 <<u>Nick.Miller@idwr.idaho.gov</u>> 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

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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

67-6508. 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 <u>chapter 80</u>, <u>title 67</u>, 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.

(1) 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?



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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

67-6519. 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.

When considering an application that relates to a public school (3)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 <u>62-1104</u>, 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 <u>67-6537</u>, 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 <u>chapter 52</u>, 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?



GOLDBERG COUNTRY SUBDIVISION LGD VENTURES PROJECT NO. 2241-ID

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.

GeoTek, Inc.



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.

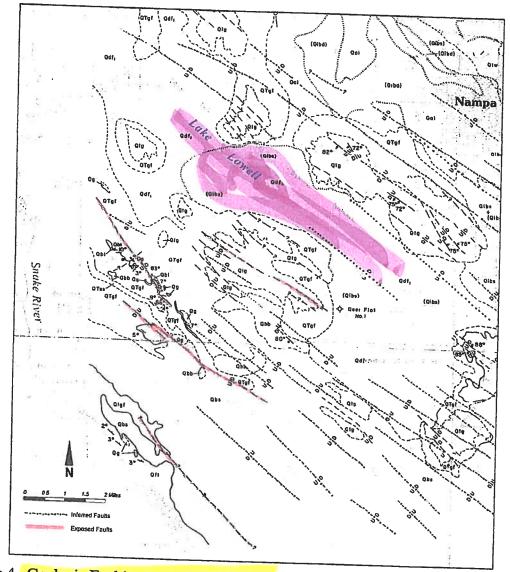
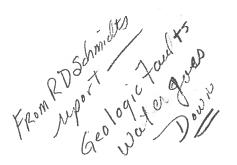
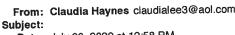


Figure 4. Geologic Faulting in the Dry Lake Area, (adapted from Wood and Anderson, 1981)



ORDANIEMICE



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, 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 approvar.

(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 rezone 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 rezone 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)I 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 rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:

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

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

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

4. Will the proposed conditional rezone 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 rezone;

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 traffic impacts?

7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and

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? (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.

Development Agreement Duration: The development agreement shall run в. 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.

Subject Matter: The development agreement may also cover any other C. matter not inconsistent with this chapter, which is reasonably related to the project, and not prohibited by law.

Parties: In addition to the county and developer, any federal, state or local D. 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.

Form Of Development Agreements: Development agreements shall E. 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.

Modification Of Development Agreements: A development agreement by a → F. 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.

Recording Of Development Agreements: Development agreements or G. 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.

Enforcement Of Development Agreements: Η.

Unless terminated pursuant to subsection (7)I of this section, a 1. 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

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section.

All laws governing permitted uses of the land that is the subject of the 2. 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

DEVELOPMENT AGREEMENTS. Each governing board may, 67-6511A. 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 written commitment concerning the developer make а use or development of the subject parcel. The governing board shall adopt ordinance provisions governing the creation, form, recording, enforcement and termination of conditional modification, 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 other person acquiring an interest in the parcel. each Α 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. Α 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 а 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 <u>67-6509</u>, 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.]

Scanlangtement

Testimony



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 1st instead of October 15th. 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 in 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, anecdotai 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 Wiliamson 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

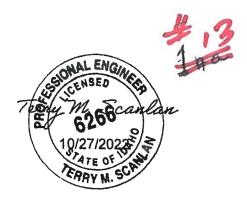


TECHNICAL MEMORANDUM

DATE: October 27, 2022 TO:

Canyon County Board of Commissioners FROM: Terry M. Scanlan, P.E., P.G. HDR|SPF

Lewis Heights Subdivision Water Supply RE:



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).



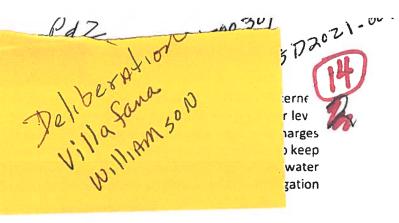
Figure 1. Lewis Heights property with two center-pivot sprinklers

hdrinc.com

300 E: Mallard Dr.Suite 350 EXHIBIT Boise, ID 83706-6660 (208) 383-4140 owstoff repeat por 307

Remind

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FROM HEARING APRIL

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A & 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



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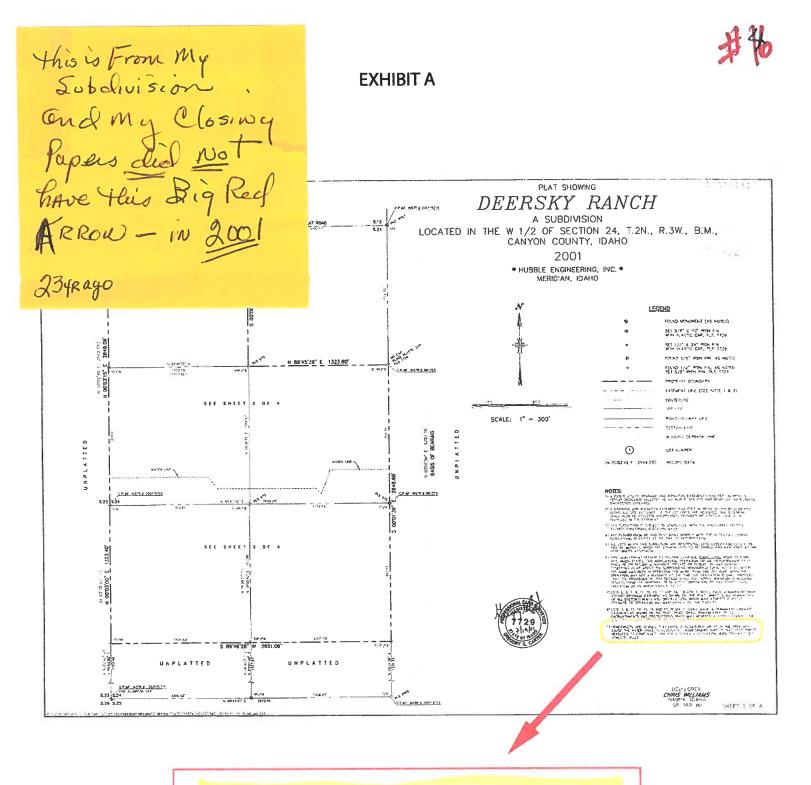
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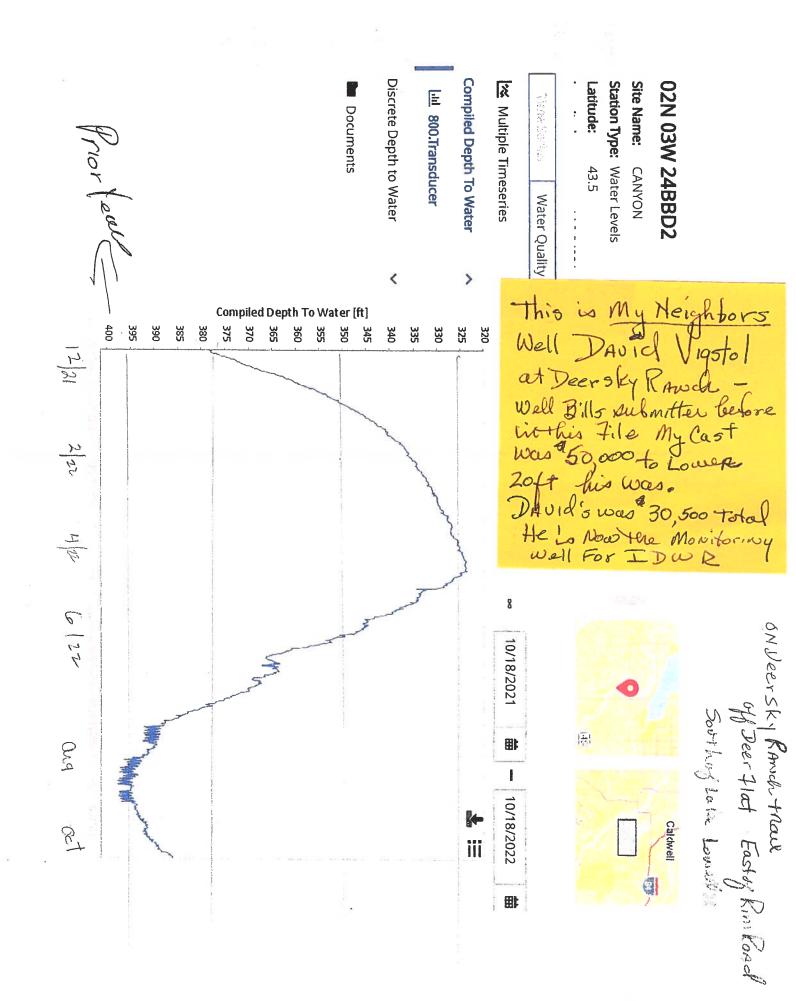
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5: HOMEOWNERS ARE ADVISED THAT LARGE ADVICULTURAL WELLS WE THE AREA WAY CAUSE THE WATER TABLE TO FLUCTUATE. HOMEOWNERS SHOULD TAKE APPROPRIATE WEASURES TO COMPENSATE FOR THIS PRESSELE FLUCTUATION WHEN CONLIDED THEIR COMPENSITE WELLS.

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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 <u>IDWR determined the development will have no negative impact on the</u> 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 onsite 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:

- 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)
- 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)

- 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.

taylor JENE Nowater Mynts Being Profested at IDWR Now

- 7. USDA recent soil report (See Attached – Exhibit
- 8. Our application was sub is bound by the 2020 co And the tommission And the debad An

ered Prime farm land

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np plan so therefore

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.



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.; <u>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.</u>

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

		Exhibit 3 Attachment B
Michelle Barron		Late Exhibit J2
Michelle Barron From: Sent: To: Cc:	KIM CALDERON <kjcalderon@sbcglobal.net> Monday, December 11, 2023 5:34 PM Michelle Barron; Sabrina Minshall Steve Strick; Gianni Ramani; Tom Bratcher; TYLER RHINEHA BEVERAGE; GAYLE MURRAY; Nate Ackerman; LeeAnne Kubi Godfrey; Michael & Magdelene Chenore; Kurt & Kerry Gree ZECCHINELLI; Sherry Wickersham Cutler; Kari; Monte Smith; George; SCOTT WOOD; DEE BOWER; Scott & Deanna Rhine Watson; Rick & Rhonda Haub; MANNY CAVAZOS; Mandi G DERRICK; BEVERLY CAVAZOS; Patrick Johnston; JOHN & LC CONNIE SCHREIBERT; Linda Kelso; Corey Weathermon; She TRACEY JACOBS; Leisa Haslam; Holley Werhanowicz; ROGEI TERRY & JODI MAHONEY; DALE JEFFERS; Sally Rummler; Co VANDEVENTER; CHRISTINE DENAULT RAMSEY; Larry Olmst WINEGAR; Sheila McCully; Rene Bine; Cheryl Higley; Tina La KUBISTA; ERIC & ANDREA LAURITZEN; Cindy; Maureen Ang MAZZELLA; JUSTIN & KELLY HOUSE; Sherry Wilkinson; DEB DECK; RAY & CHRIS EIDE; DARIN BEDE; BRODIE GRAHAM; J Nate Guy; Bethany Guajardo; Heather Rice; Nikki Kiesel; EUI BOWDEN; RANDY & LISA RYDEN; Allen & Marlaine Babbitt; Johnson; Vanessa Walgamott; Cynthia Sandford; MICHAEL SCHROEDER; Dave Caron; LISLE GEORGE; JENNIFER CLARK; McBurney; ERIC MCBRAYER; BRENT & BECKY HARRIS; MIKE Rochelle Henson; RON KLEIN; Rachel Hazelip; Ryan & Tobe Robert Bennett; JEANNE KUSTERER; Art Talsma; STEVE & PE JOHN & VICKI O'HARE; Don & Sue Salyer; Claudia Haynes;</kjcalderon@sbcglobal.net>	RT; CHAD & ASHLEY ista; Scott & Stephanie nfield; CHRIS & CARLA : LeeAnne Kubista; Vicky ehart; Lorna Klein; Teresa uy; PATRICK & CAROLYN ORI JOHNSON; JOHN & ila Leppell; Jeanie Amen; R BATT; Sabrina Newberry; orey Nicholl; TAMI ed; Linda Steele; TRISTAN mbert (State Rep B); DAVID german; Wes Weidner; EMILY BIE & WALLY KANE; TODD ANISSA & DANIEL LOWRY; NICE STONE; SANDY ; Ila Pierce; Jaye Jaye & GLORI NITZEL; CAROL Angela Bratcher; Belinda E & DONNA SPARRELL; y Bobo; David Vigstol; ENNY ALLMER; John Weeks;
	Rian Canton; Kurt & Traci Brock; JO DEE ARNOLD; WADE SI Cowan; DAVE & CANDACE HARGREAVES; Mark & Kathy Sn Hill; Will Cooper; GINA RAMANI; BRAD PINTLER; CLAUDIA I Department Jerry Mayer, Chief; CRETIA SIMONSON; Paul W Teller; Jeremy & Anna Jaramillo; Amy Weidner; TOM & PHY Meadows; JENNIFER CHRISTMANN	nith; Judy (and Jeff) Noorda- FRENT; Marsing Rural Fire 'illingham; Dennis & Jennifer
Subject:	[External] Goldberg/Lewis Heights - Continuation Request	& Zoom Meeting Request

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),

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 <u>NOT</u> 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: <u>Sabrina.Minshall@canyoncounty.id.gov</u>

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 <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 <kerrvsplace8@hotmail.com>: CHRIS & CARLA ZECCHINELLI <cz83607@gmail.com>: Sherrv Wickersham Cutler <sherrycutler@yahoo.com>; Kari <kari.inflectionpointpartners@outlook.com>; Monte Smith <full.monte1@gmail.com>; LeeAnne Kubista </kubista93@gmail.com>; Vicky George </kausen@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 <havderrick@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-</p> 77@comcast.net>; Corey Weathermon <sales@northwestgunsupply.com>; Sheila Leppell <smleppell@gmail.com>; Jeanie Amen <facropcare@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 <brookerote.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 <sandyibowden@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 </br>

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 <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: [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

From:	Alexi Malenky <info@dudewithahammer.com></info@dudewithahammer.com>
Sent:	Friday, February 23, 2024 7:00 PM
То:	Michelle Barron
Subject:	[External] re: CANYON COUNTY - GOLDBERG HEARING

To: Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

You are undoubtedly going to receive a number of emails which contain similar, if not identical information and opinion to that which you will see below. So I wanted to add a personal comment. The decision to approve or reject this application really puts the investments of the local residents at stake. And when I say "investments", I am referring not only to people's financial investments in their homes and properties, but more importantly to the investment of decades (in some cases) of people's lives in the development of their homes and land. Further re-zoning of farmland in this area, and approval of further development at this time puts this at risk, for all of the reasons detailed below. This is not good for the residents who are living here now, and it is not good for the County as a whole. Please take all this into very careful consideration - we are counting on you!

This department and the Board of County Commissioners should carefully consider the evidence and testimony provided at a hearing held December 21, 2023, and ultimately voted on around 12:40 a.m. on December 22, 2023, by the Planning and Zoning Commission to recommend denial of the conditional rezone and subdivision plat.

Based on the requirements of those in decision making positions, the following must be considered in determining if a conditional rezone should be approved. It would appear based on the evidence and testimony that a denial of these applications would be most appropriate.

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

a. The comprehensive plan is a guide or a tool to be used when determining best use of land within a certain area.

b. While this application falls under the 2020 comprehensive plan, the transition to the 2030 comprehensive plan has already occurred and must be considered as the county determines which services are needed to serve a change in zoning.

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

a. The proposed conditional rezone is not more appropriate as this area is predominantly agricultural and the County

has a responsibility to protect farmlands and help prevent the conflict between farming practices and residential use.

b. This particular parcel is 80 acres of farmland that has been in production for decades. Farmers don't farm unproductive land. Whether or not it makes a profit for the newest owner is not relevant.

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

a. The proposed conditional rezone is not compatible with surrounding land uses. While there are a few subdivisions in the area based on spot zoning approved decades ago, farming predominantly impacts the area.

b. We ask that you look at the larger area map in relation to farmland in comparison to residential.

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

a. The proposed conditional rezone will negatively affect the character of the area because the number of homes in this rural area is limited in comparison to the farmlands surrounding the homes.

b. While the application falls under the 2020 Comp plan, the transition to the 2030 Comp plan must also be considered due to infrastructure planning.

c. The County has a duty to protect farmland and farming operations under the new 2030 Comp plan.

d. The insufficient and conflicting water data by IDWR within its own agency and the existing well owners in this area will be negatively impacted.

e. There is no way to know how to mitigate the unknown impact on the aquifer and existing well owners without a study that incorporates at least five years of data collected during the irrigation season (April 1 through Sept 30).

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

a. It is still unknown if adequate water is available year-round.

b. Many residents whose wells have been impacted either by limited water availability, lowering of a well or having to completely redrill a well have brought this information to the County's attention in multiple hearings on this matter and other land hearing matters for years.

c. There is inconsistent or conflicting data as to water availability provided by the residents in this area.

d. IDWR, the agency created to protect our aquifer provides conflicting data within its own agency, its reports and its limited available data.

e. IDWR does not and cannot guarantee YEAR-ROUND water availability to homeowners due to the admitted inadequate data driven numbers.

f. IDWR has stated that the amount of water withdrawn exceeds the ability of the water to recharge the area during high demand months.

g. The County may not manage the water, but it has a duty to assure water is available to homeowners in this area every day of the year.

h. Commissioner Holton stated this area is the "pit of no recharge".

i. The County's own staff has acknowledged the area south of Lake Lowell is an area of concern.

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?

a. The proposed ingress/egress for the subdivision causes potential hazards at the school bus stop that will be located on Lewis lane, a very busy rural roadway.

b. The sign on a school bus is inadequate to provide proper notice and protection to children entering or exiting the bus.

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

a. At the time of writing this statement, the variance of standard has expired with the Nampa Highway District. It is unknown if another legal access has been granted.

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?

a. See the answer to #6 above regarding the school bus stop.

b. The fire department is 100% volunteer. Adding additional homes will impact response times.

c. There is not adequate coverage to provide proper public safety by the Canyon County Sheriff's Department. Even with the current approval to hire additional deputies, the amount of growth will exceed proper public safety to the citizens in this area.

d. Currently, in unincorporated Canyon County, the deputies assigned to the street to citizen ratio is 1/6,700.

It is clear that Canyon County is not equipped with the proper infrastructure to handle the growth in this area at this time. One day, growth will be appropriate in this area, but it is not today or anytime in the near future. We ask that you deny this application and protect the citizens and farmers in this area.

All the best, Alexi Malenky - Handyman (208) 459-3550

10424 Duck Lane

Nampa, ID 83686

info@dudewithahammer.com http://www.dudewithahammer.com http://www.facebook.com/dudewithahammer

Exhibit 3 Attachment D

Michelle Barron

From:	Anne Parker <walksdaisy@gmail.com></walksdaisy@gmail.com>
Sent:	Thursday, February 22, 2024 9:40 PM
То:	Michelle Barron
Subject:	[External] Case No. RZ2021-0030 & SD2021-0018

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11^{th} Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

I am writing in opposition to the application referenced above. This department and the Board of County Commissioners should carefully consider the evidence and testimony provided at a hearing held December 21, 2023, and ultimately voted on around 12:40 a.m. on December 22, 2023, by the Planning and Zoning Commission to recommend denial of the conditional rezone and subdivision plat.

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a. The proposed conditional rezone is not more appropriate as this area is predominantly agricultural and the County has a responsibility to protect farmlands and help prevent the conflict between farming practices and residential use.

b. This particular parcel is 80 acres of farmland that has been in production for decades. Farmers don't farm unproductive land. Whether or not it makes a profit for the newest owner is not relevant.

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d. The insufficient and conflicting water data by IDWR within its own agency and the existing well owners in this area will be negatively impacted.

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Sincerely,

Robert and Anne Parker

9494 Pump Rd.

Nampa ID 83686

From:	Brian Ho-Sing-Loy <brianhsl@yahoo.com></brianhsl@yahoo.com>
Sent:	Sunday, February 25, 2024 8:06 AM
То:	Michelle Barron
Cc:	emily.holin@gmail.com
Subject:	[External] RE: Applicant: Goldberg, LGD Ventures, LLC Case No: RZ2021-0030 & SD2021-0018

February 25, 2024

EMAIL: michelle.barron@canyoncounty.id.gov

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC Case No: RZ2021-0030 & D2021-0018

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Sincerely,

BRIAN HO-SING-LOY & EMILY LIN 12888 SILVERSAGE DRIVE Nampa ID 83686

From: Sent: To: Subject: Christie Armstrong < christie.armstrong27@gmail.com> Friday, February 23, 2024 8:02 AM Michelle Barron [External] Opposition to Application Exhibit 3

Attachment F

February 21, 2024

EMAIL: michelle.barron@canyoncounty.id.gov

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

- RE: Applicant: Goldberg, LGD Ventures, LLC
 - Case No: RZ2021-0030 & SD2021-0018

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b. We ask that you look at the larger area map in relation to farmland in comparison to residential.

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

a. The proposed conditional rezone will negatively affect the character of the area because the number of homes in this rural area is limited in comparison to the farmlands surrounding the homes.

b. While the application falls under the 2020 Comp plan, the transition to the 2030 Comp plan must also be considered due to infrastructure planning.

c. The County has a duty to protect farmland and farming operations under the new 2030 Comp plan.

d. The insufficient and conflicting water data by IDWR within its own agency and the existing well owners in this area will be negatively impacted.

e. There is no way to know how to mitigate the unknown impact on the aquifer and existing well owners without a study that incorporates at least five years of data collected during the irrigation season (April 1 through Sept 30).

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

a. It is still unknown if adequate water is available year-round.

b. Many residents whose wells have been impacted either by limited water availability, lowering of a well or having to completely redrill a well have brought this information to the County's attention in multiple hearings on this matter and other land hearing matters for years.

c. There is inconsistent or conflicting data as to water availability provided by the residents in this area.

d. IDWR, the agency created to protect our aquifer provides conflicting data within its own agency, its reports and its limited available data.

e. IDWR does not and cannot guarantee YEAR-ROUND water availability to homeowners due to the admitted inadequate data driven numbers.

f. IDWR has stated that the amount of water withdrawn exceeds the ability of the water to recharge the area during high demand months.

g. The County may not manage the water, but it has a duty to assure water is available to homeowners in this area every day of the year.

h. Commissioner Holton stated this area is the "pit of no recharge".

i. The County's own staff has acknowledged the area south of Lake Lowell is an area of concern.

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?

a. The proposed ingress/egress for the subdivision causes potential hazards at the school bus stop that will be located on Lewis lane, a very busy rural roadway.

b. The sign on a school bus is inadequate to provide proper notice and protection to children entering or exiting the bus.

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

a. At the time of writing this statement, the variance of standard has expired with the Nampa Highway District. It is unknown if another legal access has been granted.

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?

a. See the answer to #6 above regarding the school bus stop.

b. The fire department is 100% volunteer. Adding additional homes will impact response times.

c. There is not adequate coverage to provide proper public safety by the Canyon County Sheriff's Department. Even with the current approval to hire additional deputies, the amount of growth will exceed proper public safety to the citizens in this area.

d. Currently, in unincorporated Canyon County, the deputies assigned to the street to citizen ratio is 1/6,700.

It is clear that Canyon County is not equipped with the proper infrastructure to handle the growth in this area at this time. One day, growth will be appropriate in this area, but it is not today or anytime in the near future. We ask that you deny this application and protect the citizens and farmers in this area.

Sincerely,

Christie Armstrong

12912 w. Lewis In

Nampa ID 83686

From: Sent: To: Cc: Subject: Attachments: Claudia Haynes <claudialeehaynes@gmail.com> Friday, February 23, 2024 8:52 PM Michelle Barron Canyon County Zoning Info; Claudia Haynes [External] Goldberg hearing RZ2021-0030 and SD2021-0018 2-23-24 Goldberg Exhibit^.docx

2-23-24

Hi Michelle Barron:

Here is my exhibit letter for the up coming hearing for the Goldberg ReZone and Subdivision in front of the BOCC March 14, 2024. I hope I got this into you without being a late exhibit. Will you please email me back to let me know you have received it by the right date and time. Thank you, Sincerely, Claudia Haynes Canyon County Alliance for Responsible Growth. Nampa, Idaho.

P.S If I have sent this in the wrong format let me know I will print it out sign it and scan it and send it to you. Let me know.

С

Exhibit 3 Attachment G



February 23, 2024

Claudia L. Haynes 8830 Deersky Ranch Trail Nampo, ID 83686-7811 Phone: (208) 461-2062 Email: claudialee3@aol.com

Exhibit 3 Attachment H

Canyon County Development Services Department Michelle Barron, Case Planner <u>michelle.barron@canyoncounty.id.gov</u> 111 No 11th Ave, Suite 310 Caldwell, ID., 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

Case Planner: Michelle Barron,

I am writing **in opposition** to the application referenced above. Laws that need to be applied to the decision making for this Rezone.

First statement of a Conditional of Approval for any development, the development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.

- a. Land Use Planning act. <u>IDAP 67-6508---</u>Stable water.
- <u>IDAPA 67-6508 (g)</u> Hazardous Area...faulting, ground shaking, ground failure report from GEO TEK, inc. LGD Ventures Project No. 2241-ID May 10, 2021 Page 4 (submitted 12-1-23 exhibit)
- c. IDAPA 67-6501---adequate facilities
- d. <u>IDAPA 67-6519</u> ---applicant must demonstrate his rezone will not negatively impact surrounding uses. Conditional Rezone restriction <u>07-06-07 Policy #11</u>
- e. <u>IDAPA 42-1730</u>---Water is available to meet the present and future need.
- f. <u>IDAPA 67-6534</u> ---Hearing procedures, all affected persons can present evidence.
- g. <u>Idaho Constitution, Article XV</u> Water rights Section 4. Continuing Rights to water guaranteed.

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

a. The Comprehensive plan looks consistent with this plan because of all the house encircling this land, but the Comp Plan also states there should <u>be green space</u>, and this development would remove the green space.

b. Remember the Conditional Rezone restriction 07-06-07 Detriment to persons or property in the vicinity. Property touching this property already have their wells at 500 ft. and more. When you place two Community wells in this area you will affect the surrounding domestic wells. <u>These property owners around this applicant will have to</u>

lower their wells. They will be facing over \$86,000 just to drill a hole. Proof of this has already been turned in with previous exhibit. There is PWS already at Sky Ranch subdivision and they can testify they have had to boil water, they have run out of water at times, DEQ, and Southwest District Health, check this system on a regular basis.

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

a. The current use adds water to the **<u>upper aquifer</u>** that helps everyone around this property.

b. According to the Ardurra <u>Report is there two community wells and still residential</u> wells per house? It is not clearly stated as to how it will be developed. Just reading <u>Becky Yzaguirre letter to Michelle Barron dated 4-17-23 Two community wells and</u> install sprinklers in each home. What is the plan for domestic wells?

c. Idaho Constitution, Article XV Water rights Section 4. Continuing Rights to water guaranteed. Whenever any water has been.....be deprived of the annual use of the same, when needed for domestic purposes.....the quantity used and times of use, as may be prescribed by law. Terry Scanlan (a Hydrologist) testimony at the last hearing stated, "the aquifer fluctuates a lot out there, up to 150 feet in the late irrigation season. Dennis Owsley (former Eng. with DSD) clay units do not yield water at a rate high enough to keep up with even a single well used frequently.

d. Idaho Statutes 42-1730 (3) State regulation of development and use of our water resources and water ways is necessary to endure water is available to meet the present and **future needs** of the people of Idaho.

e. The proposed conditional rezone is not more appropriate as the area is predominantly agricultural and the County has a responsibility to protect farmlands and help prevent conflict between farming practices and residential use.

f. This parcel is 80 acres of farmland and has had a very productive, yielding a nice hay crop. It should stay in farmland.

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

a. The proposed conditional rezone is not compatible with surrounding because of the history of the lands problem with water issues which has been documented in previous exhibits.

b. The entire property is classified as prime farmland (Ex 11b,c,and d. So this land would be more suitable as farm ground. Evidence includes testimony received at the previous hearing regarding residential lot size, and larger parcels this has been stated

by the staff already with Exhibit G, and the fact that the ground is currently in agriculture production.

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

a. The proposed conditional rezone <u>will negatively affect</u> the character of the areas.

b. Although the property has an agricultural history and agricultural water rights, it does not have <u>potable water right</u> for drinking water to homes. A PWS would solve that issue if potable water rights are available at the time of platting. But because of the history of water in this area, we find that is problematic, Mr. Scanlan's report shows only 1 year of stability and IDWR reports show 40 years <u>of unstable water</u>.

c. Area neighbors have testified and requested a denial of the Conditional Rezone because of the loss of well water, loss of farm ground, increased traffic and the change of character of the area (Exhibit E)

d. Currently irrigation water from the pivots feeds the upper aquifer and helps all the neighbors around this land. If that is turned off this area south of Lake Lowell will have more domestic well that will go dry.

e. There is no way to know how to mitigate the unknown impact on the aquifer.

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

a. Conditional Rezone restriction 07-06-07 Policy #11 do not impact upon the surrounding neighbors. There is not a stable water source IDWR has stated there is a large fluctuation in water level in our area. This information is already in the record from previous hearings.

b. Idaho Statues 42-1730 (3)....to ensure water is available to meet the present and future needs of the people of Idaho.

c. You have received documentation from hydrologist that state the development will not impact the aquifer or existing property owners' rights to the aquifer. But as you have documentation showing many property owners have had to lower their pumps already to get water for their home. The documentation has proven there is a real problem with recharge in this area, and it will affect all the surrounding neighbors. What Hydrologist report and what homeowner experience are the proof.

d. Adequate sewer, water and drainage will not be provided as stated in Exhibit 1 Page 4. This application does not meet the standard of Conditional Rezone approval under A.5. Answer is No. Under A. 8. (Ord. 16-007 and Idaho Statutes Land Use Plan 67-6508. e. IDWR does not and cannot guarantee YEAR-ROUND water availability to homeowners. Law requires this Idaho Constitution Article XV Water Rights Section 4.

f. IDWR has stated that the amount of water withdrawn exceeds the ability of the water to recharge the area during high demand months. This is documented in previous exhibits.

g. The subdivision near this property is now having septic system problem.

h. IDWR has no place to report when a well is going dry. As we have called IDWR to report this information and there is no one that can take this information. Even when you call a well driller to come an lower your well and he has to report back to IDWR they have no mechanism to report this problem.

6) Does the proposed conditional rezone require public street improvements 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?

a. The proposed ingress/egress for the subdivision causes potential hazards at the school bus stop that will be located on Lewis Lane, a very busy rural road.

b. The sign on a school bus is inadequate to provide proper notice and protection to children entering or exiting the bus.

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

a. At the time of writing this statement, the variance of standard has expired with the Nampa Highway District. It is unknown if another legal access has been granted.

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?

a. The fire department is 100% volunteer. Adding additional homes will impact response times.

b. New development should be paying for the impact they have on our County and as news articles have noted it does not pencell out. Our tax dollars are not covering what we need for schools, police, and fire. It is time to <u>place the impact fees</u> on the developers in the areas that are affecting. <u>Schools have been trying to get this done for the past 8 years just to add the word schools to legislation to accommodate what is need and can't get it done.</u>

c . There is not adequate coverage to provide proper public safety by the Canyon County Sheriff's Department. The number of officers on duty have a very hard time covering the public now more officers are needed.

We respectfully ask that you deny this application and protect the citizens and farmers in this area.

Statements made by Hydrologist and State Agencies are very guarded. They have not indicated there is a real water problem out South of Lake Lowell. But everyone who has had a low a well and pay thousands of dollars can tell you the truth.

What Hydrologist state:

- a. Dennis Owsley stated, "Those clay units do not yield water at a rate high enough to keep up with even a single well used frequently."
- b. Tectonic faulting and regional seismicity.
- c. The site is situated in an area of active as well as potential active tectonic faults.
- d. They stated in their report suffice Fault Ruptures.
- e. There are <u>6 Geologic Faults</u> in our location.
- f. <u>Scanlan's report</u> shows, only 1 year of stability. IDWR shows 40 years of instability.
- g. <u>Nick Miller</u> said, seasonal fluctuation, wells too close together, clay soils, pits, drought or additional development, accounts for wells failing, zones collapsing, not a large-scale supply issue.

If for some reason you approve this application, we firmly request, that you put in the <u>conditions of approval</u> what has been stated by Becky Yzaguirre Land Use Planner from Ardurra. Dated 4-17-23 in an email to Michelle Barron. States: Fire suppression pump on common lot 17, which will provide 500 gpm to the fire suppression main line and fire hydrants throughout the development.

Sincerely,

Rene' Bine, and Claudia Haynes Canyon County Alliance for Responsible Growth Nampa ID 83686

From:	Danielle Baldwin <dcbaldwin3@gmail.com></dcbaldwin3@gmail.com>
Sent:	Friday, February 23, 2024 1:54 PM
То:	Michelle Barron
Subject:	[External] CANYON COUNTY - GOLDBERG HEARING

February 21, 2024

EMAIL: michelle.barron@canyoncounty.id.gov

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

- RE: Applicant: Goldberg, LGD Ventures, LLC
 - Case No: RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

I am writing in opposition to the application referenced above. This department and the Board of County Commissioners should carefully consider the evidence and testimony provided at a hearing held December 21, 2023, and ultimately voted on around 12:40 a.m. on December 22, 2023, by the Planning and Zoning Commission to recommend denial of the conditional rezone and subdivision plat.

Based on the requirements of those in decision making positions, the following must be considered in determining if a conditional rezone should be approved. It would appear based on the evidence and testimony that a denial of these applications would be most appropriate.

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

a. The comprehensive plan is a guide or a tool to be used when determining best use of land within a certain area.

Exhibit 3

Attachment I

b. While this application falls under the 2020 comprehensive plan, the transition to the 2030 comprehensive plan has already occurred and must be considered as the county determines which services are needed to serve a change in zoning.

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

a. The proposed conditional rezone is not more appropriate as this area is predominantly agricultural and the County has a responsibility to protect farmlands and help prevent the conflict between farming practices and residential use.

b. This particular parcel is 80 acres of farmland that has been in production for decades. Farmers don't farm unproductive land. Whether or not it makes a profit for the newest owner is not relevant.

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

a. The proposed conditional rezone is not compatible with surrounding land uses. While there are a few subdivisions in the area based on spot zoning approved decades ago, farming predominantly impacts the area.

b. We ask that you look at the larger area map in relation to farmland in comparison to residential.

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

a. The proposed conditional rezone will negatively affect the character of the area because the number of homes in this rural area is limited in comparison to the farmlands surrounding the homes.

b. While the application falls under the 2020 Comp plan, the transition to the 2030 Comp plan must also be considered due to infrastructure planning.

c. The County has a duty to protect farmland and farming operations under the new 2030 Comp plan.

d. The insufficient and conflicting water data by IDWR within its own agency and the existing well owners in this area will be negatively impacted.

e. There is no way to know how to mitigate the unknown impact on the aquifer and existing well owners without a study that incorporates at least five years of data collected during the irrigation season (April 1 through Sept 30).

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

a. It is still unknown if adequate water is available year-round.

b. Many residents whose wells have been impacted either by limited water availability, lowering of a well or having to completely redrill a well have brought this information to the County's attention in multiple hearings on this matter and other land hearing matters for years.

c. There is inconsistent or conflicting data as to water availability provided by the residents in this area.

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e. IDWR does not and cannot guarantee YEAR-ROUND water availability to homeowners due to the admitted inadequate data driven numbers.

f. IDWR has stated that the amount of water withdrawn exceeds the ability of the water to recharge the area during high demand months.

g. The County may not manage the water, but it has a duty to assure water is available to homeowners in this area every day of the year.

h. Commissioner Holton stated this area is the "pit of no recharge".

i. The County's own staff has acknowledged the area south of Lake Lowell is an area of concern.

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?

a. The proposed ingress/egress for the subdivision causes potential hazards at the school bus stop that will be located on Lewis lane, a very busy rural roadway.

b. The sign on a school bus is inadequate to provide proper notice and protection to children entering or exiting the bus.

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a. See the answer to #6 above regarding the school bus stop.

b. The fire department is 100% volunteer. Adding additional homes will impact response times.

c. There is not adequate coverage to provide proper public safety by the Canyon County Sheriff's Department. Even with the current approval to hire additional deputies, the amount of growth will exceed proper public safety to the citizens in this area.

d. Currently, in unincorporated Canyon County, the deputies assigned to the street to citizen ratio is 1/6,700.

It is clear that Canyon County is not equipped with the proper infrastructure to handle the growth in this area at this time. One day, growth will be appropriate in this area, but it is not today or anytime in the near future. We ask that you deny this application and protect the citizens and farmers in this area.

Sincerely,

Danielle Souza

13877 Santa Rita Drive

Nampa ID 83686

Exhibit 3 Attachment J

Michelle Barron

From:	Susan Roberts <robertssusan9@gmail.com></robertssusan9@gmail.com>
Sent:	Saturday, February 24, 2024 11:16 PM
То:	Michelle Barron
Subject:	[External] Case No: RZ2021-0030 & SD2021-0018

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-001

Dear Ms. Barron,

I am writing in opposition to the application referenced above. This department and the Board of County Commissioners should carefully consider the evidence and testimony provided at a hearing held December 21, 2023, and ultimately voted on around 12:40 a.m. on December 22, 2023, by the Planning and Zoning Commission to recommend denial of the conditional rezone and subdivision plat.

Based on the requirements of those in decision making positions, the following must be considered in determining if a conditional rezone should be approved. It would appear based on the evidence and testimony that a denial of these applications would be most appropriate.

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

a. The comprehensive plan is a guide or a tool to be used when determining best use of land within a certain area.

b. While this application falls under the 2020 comprehensive plan, the transition to the 2030 comprehensive plan has already occurred and must be considered as the county determines which services are needed to serve a change in zoning.

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

a. The proposed conditional rezone is not more appropriate as this area is predominantly agricultural and the County has a responsibility to protect farmlands and help prevent the conflict between farming practices and residential use.

b. This particular parcel is 80 acres of farmland that has been in production for decades. Farmers don't farm unproductive land. Whether or not it makes a profit for the newest owner is not relevant.

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

a. The proposed conditional rezone is not compatible with surrounding land uses. While there are a few subdivisions in the area based on spot zoning approved decades ago, farming predominantly impacts the area.

b. We ask that you look at the larger area map in relation to farmland in comparison to residential.

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

a. The proposed conditional rezone will negatively affect the character of the area because the number of homes in this rural area is limited in comparison to the farmlands surrounding the homes.

b. While the application falls under the 2020 Comp plan, the transition to the 2030 Comp plan must also be considered due to infrastructure planning.

c. The County has a duty to protect farmland and farming operations under the new 2030 Comp plan.

d. The insufficient and conflicting water data by IDWR within its own agency and the existing well owners in this area will be negatively impacted.

e. There is no way to know how to mitigate the unknown impact on the aquifer and existing well owners without a study that incorporates at least five years of data collected during the irrigation season (April 1 through Sept 30).

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

a. It is still unknown if adequate water is available year-round.

b. Many residents whose wells have been impacted either by limited water availability, lowering of a well or having to completely redrill a well have brought this information to the County's attention in multiple hearings on this matter and other land hearing matters for years.

c. There is inconsistent or conflicting data as to water availability provided by the residents in this area.

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e. IDWR does not and cannot guarantee YEAR-ROUND water availability to homeowners due to the admitted inadequate data driven numbers.

f. IDWR has stated that the amount of water withdrawn exceeds the ability of the water to recharge the area during high demand months.

g. The County may not manage the water, but it has a duty to assure water is available to homeowners in this area every day of the year.

h. Commissioner Holton stated this area is the "pit of no recharge".

i. The County's own staff has acknowledged the area south of Lake Lowell is an area of concern.

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?

a. The proposed ingress/egress for the subdivision causes potential hazards at the school bus stop that will be located on Lewis lane, a very busy rural roadway.

b. The sign on a school bus is inadequate to provide proper notice and protection to children entering or exiting the bus.

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

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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?

a. See the answer to #6 above regarding the school bus stop.

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c. There is not adequate coverage to provide proper public safety by the Canyon County Sheriff's Department. Even with the current approval to hire additional deputies, the amount of growth will exceed proper public safety to the citizens in this area.

d. Currently, in unincorporated Canyon County, the deputies assigned to the street to citizen ratio is 1/6,700.

It is clear that Canyon County is not equipped with the proper infrastructure to handle the growth in this area at this time. One day, growth will be appropriate in this area, but it is not today or anytime in the near future. We ask that you deny this application and protect the citizens and farmers in this area.

Sincerely,

David and Susan Roberts

12155 Deer Flat Rd., Nampa, ID 83686

From: Sent: To: Cc: Subject: saradave@reagan.com Sunday, February 25, 2024 6:03 PM Michelle Barron Kim Calderon Yanecko [External] Case No. RZ2021-0030 & SD2021-0018 Exhibit 3

Attachment K

Dear Ms. Barron,

On February 20, I attended a presentation by Kim Yanecko concerning the proposed rezoning of parcel R30117 from agricultural to rural residential. I understand approval of the rezoning will allow the "Goldberg Lewis Heights Subdivision" to proceed. I am against the rezoning.

Water availability is my main concern. I understand that several wells in the immediate area of the proposed rezoning ran dry in the 2023 summer. I received and email from Kim on February 22, after her presentation, citing the following:

a) It is still unknown if adequate water is available year-round.

b) Many residents whose wells have been impacted either by water availability, lowering of a well or having to completely redrill a well have brought his information to the County"s attention in multiple hearings on this matter and other land matter hearings for years.

c) There is inconsistent or conflicting data as to water availability provided by residents in this area.

d) IDWR, the agency created to protect our aquifer provides conflicting data within its own agency, its reports and its limited available data.

e) IDWR does not and cannot guarantee YEAR-ROUND water availability to the homeowners due to the admitted inadequate data driven numbers.

f) IDWR has stated that the amount of water withdrawn exceeds the ability of the water to recharge the area during high demand months.

g) The County may not manage the water, but it has a duty to assure water is available to homeowners in this area every day of the year.

h) Commissioner Holton has stated that this area is the "pit of no recharge."

i) The County"s own staff has acknowledged the area south of Lake Lowell is an area of concern.

It is clear that the whole area "south of Lake Lowell" suffers from inadequate and inconsistent data. Development in the area should be put on hold until these are resolved.

Very truly yours,

David C. Miller

12072 Lewis Ln.

Nampa, ID 83686

Exhibit 3 Attachment L

Michelle Barron

From:	Dustin Souza <souza.dustin@yahoo.com></souza.dustin@yahoo.com>
Sent:	Friday, February 23, 2024 1:20 PM
То:	Michelle Barron
Subject:	[External] RZ2021-0030 & SD2021-0018

February 21, 2024

EMAIL: michelle.barron@canyoncounty.id.gov

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

I am writing in opposition to the application referenced above. This department and the Board of County Commissioners should carefully consider the evidence and testimony provided at a hearing held December 21, 2023, and ultimately voted on around 12:40 a.m. on December 22, 2023, by the Planning and Zoning Commission to recommend denial of the conditional rezone and subdivision plat.

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

a. The comprehensive plan is a guide or a tool to be used when determining best use of land within a certain area.

b. While this application falls under the 2020 comprehensive plan, the transition to the 2030 comprehensive plan has already occurred and must be considered as the county determines which services are needed to serve a change in zoning.

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

a. The proposed conditional rezone is not more appropriate as this area is predominantly agricultural and the County has a responsibility to protect farmlands and help prevent the conflict between farming practices and residential use.

b. This particular parcel is 80 acres of farmland that has been in production for decades. Farmers don't farm unproductive land. Whether or not it makes a profit for the newest owner is not relevant.

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

a. The proposed conditional rezone is not compatible with surrounding land uses. While there are a few subdivisions in the area based on spot zoning approved decades ago, farming predominantly impacts the area.

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c. The County has a duty to protect farmland and farming operations under the new 2030 Comp plan.

d. The insufficient and conflicting water data by IDWR within its own agency and the existing well owners in this area will be negatively impacted.

e. There is no way to know how to mitigate the unknown impact on the aquifer and existing well owners without a study that incorporates at least five years of data collected during the irrigation season (April 1 through Sept 30).

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

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c. There is inconsistent or conflicting data as to water availability provided by the residents in this area.

d. IDWR, the agency created to protect our aquifer provides conflicting data within its own agency, its reports and its limited available data.

e. IDWR does not and cannot guarantee YEAR-ROUND water availability to homeowners due to the admitted inadequate data driven numbers.

f. IDWR has stated that the amount of water withdrawn exceeds the ability of the water to recharge the area during high demand months.

g. The County may not manage the water, but it has a duty to assure water is available to homeowners in this area every day of the year.

h. Commissioner Holton stated this area is the "pit of no recharge".

i. The County's own staff has acknowledged the area south of Lake Lowell is an area of concern.

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a. The proposed ingress/egress for the subdivision causes potential hazards at the school bus stop that will be located on Lewis lane, a very busy rural roadway.

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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?

a. See the answer to #6 above regarding the school bus stop.

b. The fire department is 100% volunteer. Adding additional homes will impact response times.

c. There is not adequate coverage to provide proper public safety by the Canyon County Sheriff's Department. Even with the current approval to hire additional deputies, the amount of growth will exceed proper public safety to the citizens in this area.

d. Currently, in unincorporated Canyon County, the deputies assigned to the street to citizen ratio is 1/6,700.

It is clear that Canyon County is not equipped with the proper infrastructure to handle the growth in this area at this time. One day, growth will be appropriate in this area, but it is not today or anytime in the near future. We ask that you deny this application and protect the citizens and farmers in this area.

Sincerely,

Dustin Souza 13877 Santa Rita Drive Nampa ID 83686

From:	Ed Coughenour <edcoughenour@pitstopusa.com></edcoughenour@pitstopusa.com>
Sent:	Saturday, February 24, 2024 5:42 PM
То:	Michelle Barron; Tara Coughenour
Subject:	[External] Opposition to RZ2021-0030 & SD2021-0018 Application

Exhibit 3

Attachment M

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

I am writing in opposition to the application referenced above. We have spent a great deal of time researching this application and have determined that, in addition to the major impact on the quality of life in our community and a significant impact such a development would have a major negative impact on property values as well.

This department and the Board of County Commissioners should carefully consider the evidence and testimony provided at a hearing held December 21, 2023, and ultimately voted on around 12:40 a.m. on December 22, 2023, by the Planning and Zoning Commission to recommend denial of the conditional rezone and subdivision plat.

Based on the requirements of those in decision making positions, the following must be considered in determining if a conditional rezone should be approved. It would appear based on the evidence and testimony that a denial of these applications would be most appropriate.

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

a. The comprehensive plan is a guide or a tool to be used when determining best use of land within a certain area.

b. While this application falls under the 2020 comprehensive plan, the transition to the 2030 comprehensive plan has already occurred and must be considered as the county determines which services are needed to serve a change in zoning.

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

a. The proposed conditional rezone is not more appropriate as this area is predominantly agricultural and the County has a responsibility to protect farmlands and help prevent the conflict between farming practices and residential use.

b. This particular parcel is 80 acres of farmland that has been in production for decades. Farmers don't farm unproductive land. Whether or not it makes a profit for the newest owner is not relevant.

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

a. The proposed conditional rezone is not compatible with surrounding land uses. While there are a few subdivisions in the area based on spot zoning approved decades ago, farming predominantly impacts the area.

b. We ask that you look at the larger area map in relation to farmland in comparison to residential.

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

a. The proposed conditional rezone will negatively affect the character of the area because the number of homes in this rural area is limited in comparison to the farmlands surrounding the homes.

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d. The insufficient and conflicting water data by IDWR within its own agency and the existing well owners in this area will be negatively impacted.

e. There is no way to know how to mitigate the unknown impact on the aquifer and existing well owners without a study that incorporates at least five years of data collected during the irrigation season (April 1 through Sept 30).

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

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b. Many residents whose wells have been impacted either by limited water availability, lowering of a well or having to completely redrill a well have brought this information to the County's attention in multiple hearings on this matter and other land hearing matters for years.

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Best regards,

×

12804 Anakate Ln Nampa, ID 83686 707.293.7052

From:	Erika Corey Alexi <erikacoreyalexi@proton.me></erikacoreyalexi@proton.me>
Sent:	Friday, February 23, 2024 7:03 PM
То:	Michelle Barron
Subject:	[External] re: CANYON COUNTY - GOLDBERG HEARING

To: Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

You are undoubtedly going to receive a number of emails which contain similar, if not identical information and opinion to that which you will see below. So I wanted to add a personal comment. The decision to approve or reject this application really puts the investments of the local residents at stake. And when I say "investments", I am referring not only to people's financial investments in their homes and properties, but more importantly to the investment of decades (in some cases) of people's lives in the development of their homes and land. Further re-zoning of farmland in this area, and approval of further development at this time puts this at risk, for all of the reasons detailed below. This is not good for the residents who are living here now, and it is not good for the County as a whole. Please take all this into very careful consideration - we are counting on you!

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Sincerely,

Corey Nicholl

10424 Duck Lane

Nampa, ID 83686

Exhibit 3 Attachment O

Michelle Barron

From:	Erika Shaver-Nelson <erika@funwitherika.com></erika@funwitherika.com>					
Sent:	Friday, February 23, 2024 7:02 PM					
То:	Michelle Barron					
Subject:	[External] re: CANYON COUNTY - GOLDBERG HEARING					

To: Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

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Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

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Erika Shaver-Nelson, MA 10424 Duck Lane Nampa, ID 83686

Together in the Moment Dementia & Creativity Sessions (208) 724-4754 <u>erika@funwitherika.com</u> <u>https://funwitherika.com</u>

Michelle Barron

From:	gpramani@verizon.net
Sent:	Wednesday, February 21, 2024 6:49 PM
To:	Michelle Barron
Subject:	[External] Applicant: Goldberg, LGD Ventures, LLC
Importance:	High

Dear Ms. Barron,

I am writing in opposition to the application submitted by Goldberg, LGD Ventures (Case No: RZ2021-0030 & SD2021-0018). This department and the Board of County Commissioners should carefully consider the evidence and testimony provided at a hearing held December 21, 2023, and ultimately voted on around 12:40 a.m. on December 22, 2023, by the Planning and Zoning Commission to recommend denial of the conditional rezone and subdivision plat.

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Exhibit 3

Attachment P

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Gianni & Gina Ramani

12605 Anakate Lane

Nampa, ID 83686

Exhibit 3 Attachment Q

Michelle Barron

From:	Irene Leavell <excuzeme@sbcglobal.net></excuzeme@sbcglobal.net>
Sent:	Friday, February 23, 2024 3:18 PM
То:	Michelle Barron
Subject:	[External] RE: Applicant: Goldberg, LGD Ventures, LLC Case No: RZ2021-0030 &
	SD2021-0018

February 21, 2024

EMAIL: <u>michelle.barron@canyoncounty.id.gov</u>

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

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Sincerely,

Irene Leavell

12975 Silversage Drive

Nampa ID 83686

Michelle Barron

Exhibit 3 Attachment R

From: Sent: To: Subject: Irene Leavell <excuzeme@sbcglobal.net> Friday, February 23, 2024 3:20 PM Michelle Barron [External] Re: Applicant: Goldberg, LGD Ventures, LLC Case No: RZ2021-0030 & SD2021-0018

February 21, 2024

EMAIL: michelle.barron@canyoncounty.id.gov

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC Case No: RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

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Sincerely,

Jimmy Leavell

12975 Silversage Drive

Nampa ID 83686

Michelle Barron

From:	JOHN K JOHNSON <john.k.johnson2@msn.com></john.k.johnson2@msn.com>
Sent:	Wednesday, February 21, 2024 3:28 PM
To:	Michelle Barron
Subject:	[External] Goldberg LGD Ventures. Case #: RZ2021-0030 & SD2021-0018
February 21, 2024	

Exhibit 3

Attachment S

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

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Sincerely,

John and Lori Johnson

9318 Highpointe Circle

Nampa, ID 83686

971-221-0434

Sent from my iPad

Michelle Barron

From: Sent: To: Subject: 05cr3500@gmail.com Friday, February 23, 2024 9:07 AM Michelle Barron [External] Goldberg, LGD Ventures, LLC

February 23, 2024

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

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Attachment T

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Sincerely,

John Kuzmic

10239 Duck Lane

Nampa ID 83686

Michelle Barron

From:	Karen Retheford <rethefkl@outlook.com></rethefkl@outlook.com>					
Sent:	Friday, February 23, 2024 4:41 PM					
То:	Michelle Barron					
Subject:	[External] Applicant:	Goldberg, LGD Ventures, LLC				

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC Case No: RZ2021-0030 & SD2021-0018

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Sincerely,

Karen L Retheford and Denis M Zoltanski

10172 Duck Lane

Nampa ID 83686

Michelle Barron

Exhibit 3

Attachment V

FOR THE ATTENTION OF THE CANYON COUNTY BOARD OF COMMISSIONERS

I respectfully ask that you please give enormous weight to all the testimonies and evidence provided by very concerned and affected residents who need your protection.

The Planning and Zoning Board of Commissioners recently again voted UNANIMOUSLY to RECOMMEND DENIAL for this project. They get it.

Every P&Z Commissioner cited that this intact, historically and currently productive 80-acre parcel in this predominantly agricultural area should NOT be removed from production. (In your wisdom, this area is NOT included in the area of impact in the current comprehensive plan.)

The demonstrated WATER INSUFFIENCY was also a major deciding factor. (Criteria for rezone approval requires adequate water, which clearly CANNOT be promised, and will be a huge issue to any new residents as well as the current residents.)

They also summarized from their hearing criteria that the proposed rezone and development:

- (#2) would NOT be a more appropriate use of the land
- (#3) is NOT compatible with the agricultural area
- (#4) will NEGATIVELY impact neighboring parcels and residents
- (#8) will greatly affect essential services (which currently don't exist out here).

Please uphold your responsibility and commission to "protect and enhance agriculture as the foundation of our lifestyle, economy, community, character and heritage," by denying this proposed rezone and development—and prevent the many, many devastating impacts and problems on this Canyon County agricultural community and her current farmers and residents.

I have included a current aerial photo showing the predominantly agricultural, including a dairy) usage surrounding this parcel. NOTE: This parcel appears as the two connected circular pivots that look like sunglasses located just northeast (one o'clock) of the center of this map.

Thank you for your integrity, protection and service to your county residents. Kerry Greenfield 12243 Lewis Lane



GOLDBERG LEWIS HEIGHTS SUBDIVISION BOCC HEARING - MAR 14, 2024

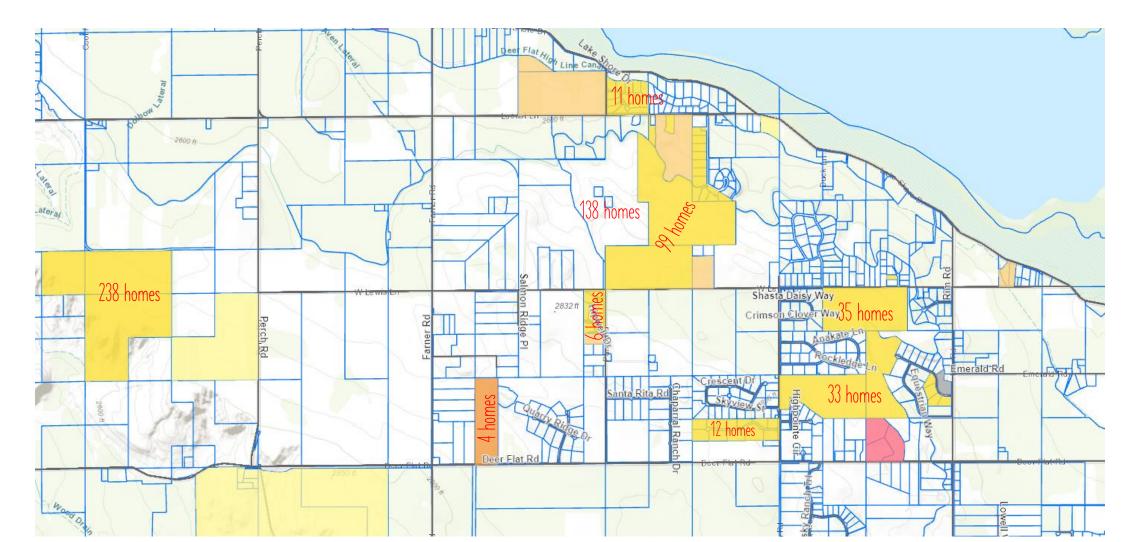
Water Quantity & Water Quality, Fire Protection, Nampa Highway District (Roadways & Traffic), Law Enforcement, Nampa School District



QUESTIONS THE COUNTY MUST ANSWER BEFORE APPROVAL

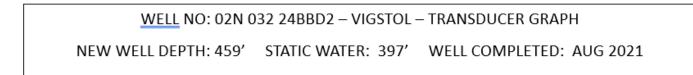
- 1) Is the proposed conditional rezone generally consistent with the comprehensive plan?
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- 3) Is the proposed conditional rezone compatible with surrounding land uses?
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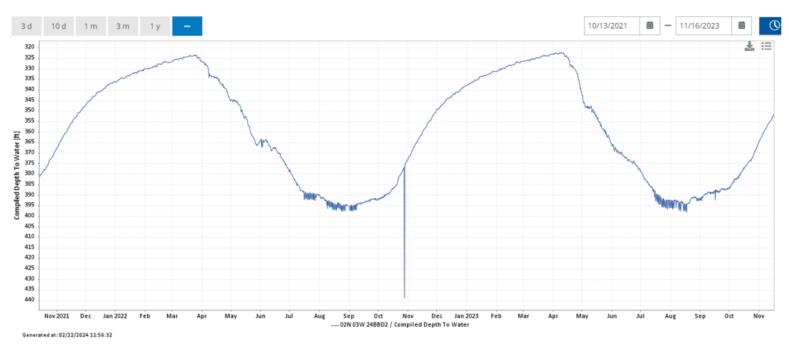
500+ Homes could potentially impact this area without any definitive water data or cumulative impact numbers in an area that is supposed to protect Agricultural lands and operations



IDWR MONITORING WELL

ONLY WELL ON THE HILL, ABOVE THE CANALS, SOUTH OF LAKE LOWELL





WELLS SHOULD LAST 50+ YEARS - THIS ONE HAD TO BE COMPLETELY REDRILLED IN 16 YEARS

"This area is the Pit of No Recharge" ~ Commissioner Brad Holton

- IDWR Graph confirms it takes 6 1/2 months to recover
- IDWR says to shut off water for hours or days if we experience water issues
- Located over one mile south of Goldberg property
- Hydrologists admit water can fluctuate 150'+ during the summer months
- Questions 4 & 5 Cannot be Answered Yes
- There is no mitigation to prevent existing wells or even new wells from experiencing "dry well" issues, even if temporarily
- How will the County protect EXISTING well owners?
- Hydrologists SCANLON & WOODWORTH admit Agricultural use is predominant in this area and draws a lot of water during the summer
- No new construction occurring around this monitoring well so data is not accurate on what drawdown actually is

Vigtol Monitoring Well – Continued

18 gpm slower Well lasted only 16 years, not the expected 50+ years



- Original well drilled Feb 2005, 45 gpm 440' depth
 New well drilled Aug 2021, 27 gpm 459' depth
- IDWR <u>*DECLINED*</u> to install another monitoring well in close proximity to Goldberg (April 2023) after asking for volunteers (June 2021) WHY?

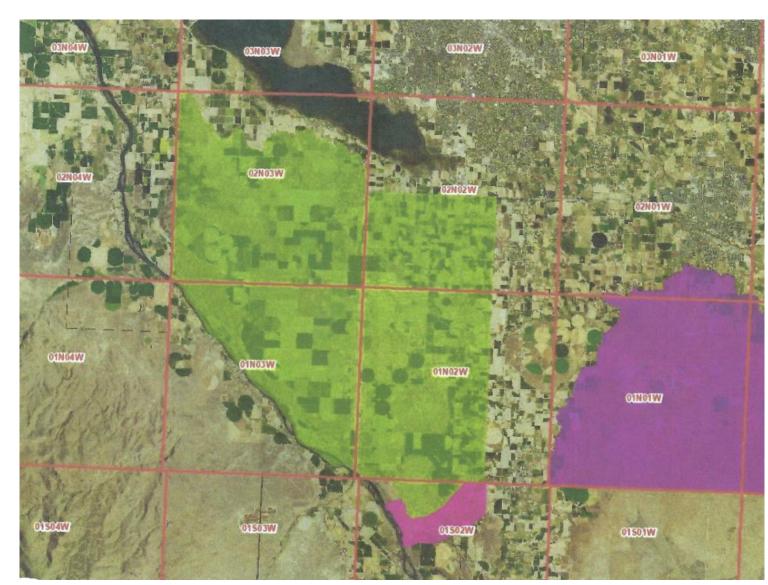
• QUESTIONS TO ASK

- Why isn't Canyon County requiring IDWR to provide actual water table data during the summer months when wells will be most affected?
- Does Canyon County <u>really</u> have ACCURATE numbers AFTER the irrigation season ends IN OCTOBER/NOVEMBER when the demand drastically changes?
- Does the county have to guarantee YEAR-ROUND water? YES, Questions 4 & 5
- The County must be able to provide services...not just seasonal
- What is the Status of water study (Design Objectives, Treasure Valley Aquifer System Groundwater Flow Model) with City of Nampa (BOCC Van Beek July 26, 2021) ?

		6/	707	63 IDAHO DEPAR	TMENT O							
		1. WE	LL TAC			12. S	TATIC W	ATER	LEVEL and WELL TESTS:	: : water level (#)	397*	
		Delling Permit No. 901426			Depth first water encountered (ft) Static water lavel (ft) 397' Water temp, (*F) Cold Bottom hole temp, (*F) Describe access port 6" Turtife Cap							
		2. OW Name	Dave	Vigstol		Well t	est:		change or Test daration	Test method:	-	
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IDWR - south Canyon County Area of Concern

- IDWR Email July 21, 2023 south Canyon County Area of Concern
- Noble Farms 5 applications 2008 (now 4 still open)
- 2013 IDWR entered an Order RE: Stay of Processing
- Map created for internal use by IDWR as a reminder of potential impact area
- What is the Status of Monitoring required in 2016?
- Liability Notification



KNOWLEDGE AND DISCLOSURE CONFLICTS/ISSUES BY OR BETWEEN CANYON COUNTY EMPLOYEES AND IDWR

- SEPT 2020: "A 'south canyon' area has been identified by Boise River Basin Feasibility Study in this area as having water supply issues." ~Kate Dahl, Planner III, Development Services, Canyon County
- DEC 2020: Canyon County GIS dept, Tony Almeida, asked IDWR & Bureau of Reclamation about the WATER ISSUES SOUTH OF LAKE LOWELL -
- What information, if any, was shared with the Development Services Department and/or the other Planners about this area?
- DEC 2020: Response from Nick Miller, IDWR (in part)

"...<u>The third area is an area south of Lake Lowell where the department has had some concerns about long-term water</u> 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 <u>little surface water use to recharge the aquifer, so the potential for large new ground water</u> 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.

IDWR - south Canyon County Area of Concern

- JULY 2021, Nick Miller, IDWR testified before the BOCC in the Taylor Jene hearing:
 - Nick Miller did not disclose any of the known deficiencies or concerns in data or about the potential impact of the water right applications by Noble Farms. The BOCC did not know to ask.
 - Nick Miller stated, "Yeah. Well, we've had concerns about the groundwater supply in this area for quite a long time."
 - Nick Miller stated, "you can drill a hole and complete it in ... not a very good water bearing zone ... you could pump your well dry very easily because that well just doesn't produce enough water."
 - Nick Miller stated, "You could drill a little bit deeper ... and it might produce more water. The sand layers might not be very extensive so it might not produce water for a long period of time or it might. It's hard to tell."

IDWR - south Canyon County Area of Concern continued...

- JULY 2023 EMAIL FROM JARED ADAMSON, IDWR, TO TAYLOR JENE: "...Furthermore, I am required to send the attached letter to the applicant regarding the proposed water use being within the <u>south Canyon County Area of Concern</u>..."
- JULY 2023 LETTER FROM JARED ADAMSON, IDWR, TO TAYLOR JENE: "...<u>IDWR has limited data and knowledge regarding</u> <u>water availability for south Canyon County</u>. Ideally, additional data and information will become available as some applications are processed and evaluated on a seniority basis. This should help determine the extent to which new applications should be approved. An estimate of how long this will take is unknown at this time, particularly with respect to protested applications..."
- Does the county know this information???



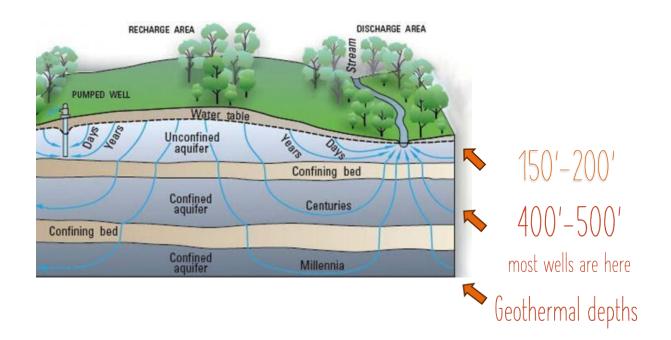
IDWR EXPLANATION ON SEASONAL WATER ISSUES SOUTH OF LAKE LOWELL

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 1:33:13 PM MST
To: Claudia Haynes <claudialeehaynes@gmail.com>
Cc: "Tesch, Craig" <Craig.Tesch@idwr.idaho.gov>, "Owsley, Dennis" <Dennis.Owsley@idwr.idaho.gov>

"...From what I have seen, I believe the issues you folks are seeing in the subdivisions is not related to longterm changes, but appear to be <u>seasonal fluctuations</u> – since the clay soils do not release water quickly, each well dewaters 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 <u>water doesn't quickly move into the area [RECHARGE]</u> through the clay soils, so the collection of wells sit in a "pit" that <u>slowly refills</u> once the homeowners <u>reduce</u> <u>their pumping</u> at the <u>end of the irrigation season and water is able to flow through the clay soils and into the</u> <u>pit faster than it is being pumped out</u>. 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" <u>does refill</u> (i.e. the water levels recover) <u>over the winter/spring [SIX MONTHS]</u>, 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..." [EMPHASIS ADDED]

WATER FLOWS, AQUIFER LEVELS, RECHARGE & WELL DEPTHS

- The water flows underground east to west so Foothill Ranch & Wild Prairie developments will be predominantly impacted, but how far out from there?
- Irrigation pulls from the aquifer, but recycles to deeper aquifers
- Domestic use pulls from the aquifer (ground water/aquifer), but only recharges the top or very shallow aquifers (LESS THAN 150' DEEP)
- GOLDBERG: 1.5 ACRES OF LAND CAN BE IRRIGATED (ALREADY USING)
- TAYLOR JENE: 1/4 ACRE OF LAND CAN BE IRRIGATED (NEW DRAW)
- Wells in this area are typically between 400'-500' will not benefit from domestic use recharge
- Well Logs are from initial installation and only a snapshot in time
- Well logs are not updated when wells are drilled deeper or during the irrigation season



HYDROLOGIST TERRY SCANLON STATEMENTS South of Lake Lowell area

- APRIL 2022 BEFORE THE PLANNING & ZONING COMMISSION Hydrologist Terry Scanlon
 - "It's not to say water levels don't fluctuate, they fluctuate a lot out there."
 - "They'll go a hundred feet below the water table. 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."
 - In response to IDWR isn't required to monitor all domestic wells. "People are pretty much on their own."
 - "The aquifer recharges every year... It's just that it gets used really hard during the summer, and then we see these big swings in water levels due to draw downs."
 - "...these homeowners are stuck because they drilled their well, they thought they were good, but apparently not...it's the risk of living out there south of Lake Lowell."
 - "...it's different south of the lake and it surprises even us...we're monitoring down there closer to Dry Lake and see 150' of seasonal fluctuation that's a lot!"

ENGINEER MIKE WOODWORTH STATEMENTS South of Lake Lowell area

- Degree in geological engineering and hydrogeology and a master's degree in civil engineering.
- JUNE 28, 2021 TESTIMONY AT BOCC HEARING ON TAYLOR JENE
 - Response on long-term health for a community well, "...They're monitored by DEQ...it's regulated...The disadvantage is ... we'd probably end up pumping more water and potentially having higher lot density to support that infrastructure..."
- JULY 26, 2021 TESTIMONY AT BOCC HEARING ON TAYLOR JENE
 - Response to question on wells sucking sand, "It can be localized reduction in the groundwater and I see that most of these wells are primarily in the same areas. They may have some interference from each other that is causing localized reduction in groundwater. So sand production can occur when...the well is pumped very hard and the water level in the well gets drawn down."
 - Consider: Overlapping cones of depression (or interference) occur when the aquifer cannot recharge as quickly as the rate of withdrawal.
 - Response to the average life expectancy of a well, "...It depends on a lot of things. ...50 to 100-year life span..."
 - Recall Vigstol's well was redrilled within 16 years.
 - Was this due to hard pumping trying to produce adequate water to sustain a household? Was it a recharge issue? Was it an overlapping well interference issue? Data is insufficient.

COMMUNITY WELLS - problems from the start

- JULY 26, 2021 Engineer Woodworth testified in the Taylor Jene matter
 - "HOAs have a hard time maintaining community wells"
 - "Expensive infrastructure"
 - "30 people maintaining infrastructure water bills very, very expensive"
 - "HOA's have a hard time maintaining cost in the future"

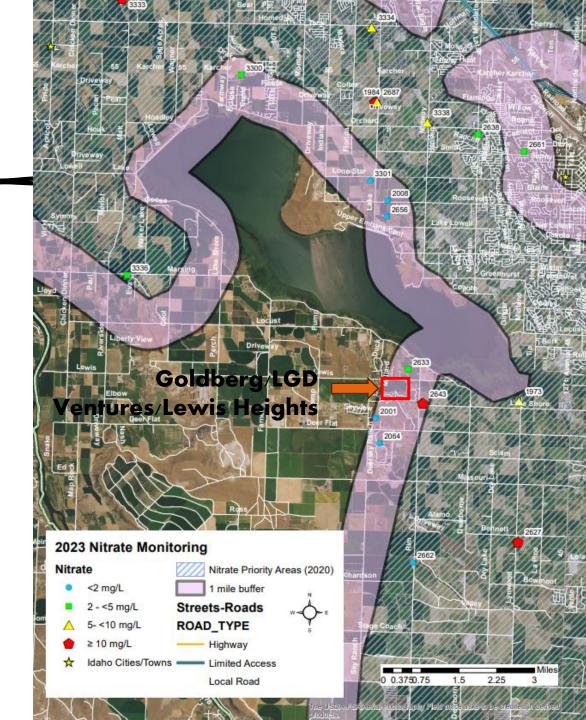


ACTUAL EXAMPLE OF A STRUGGLING HOA

- Sky Ranch Estates Homeowners Association (Sky Ranch Rd & Skyview St)
 - Water Use Agreement terms ignored
 - Required Sinking Fund to pay for maintenance or replacement never created
 - Total Annual Requirement in Future Dollars \$14,500 x 24 years = \$348,000 balance recommended by Hydrologist Terry Scanlon
 - Our Hydro-Pneumatic Tank exploded 7 years earlier than expected
 - 2022 HOA ACCOUNT BALANCE IN THE RED under previous treasurer
 - Current balance approx \$50,000 for electric bill and DEQ testing
 - ZERO enforcement except by lien against non-payment members
 - Not necessarily the fault of those left to run the HOA, but there is
 - ZERO PROTECTION TO MEMBERS OF COMMUNITY WATER SYSTEM

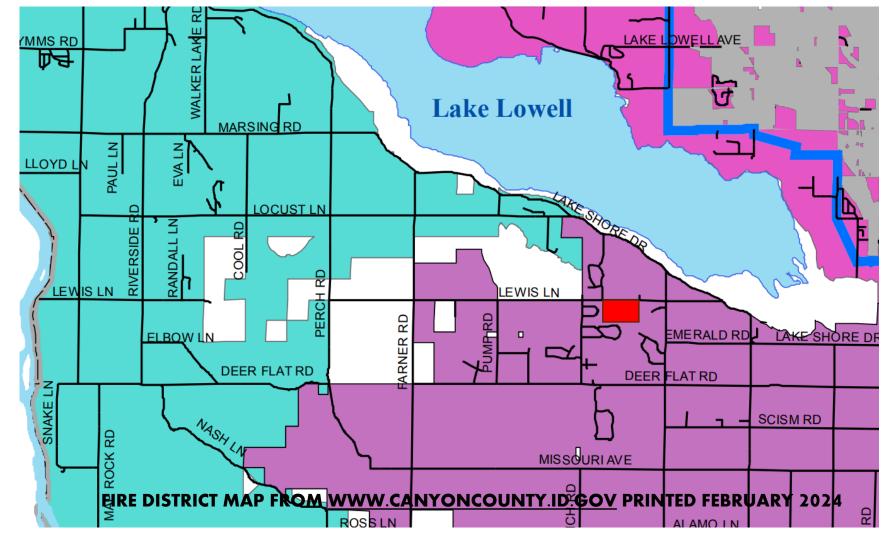
WATER QUALITY – DEQ Nitrate Priority Area

- Arsenic
 - Naturally occurring
- Radon
 - Naturally occurring
- Nitrates Strata 2
 - Affected area beyond the NPA approximately ONE mile
 - Duty to Protect Existing Well Owners?
 - Duty to Protect New Well Owners?
- Protection Recommendation?
 - Reverse Osmosis System COST \$5,000 to \$10,000

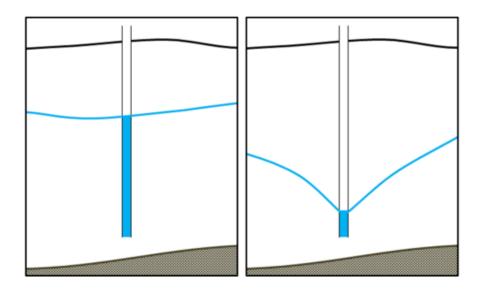


EMERGENCY SERVICES – UPPER DEER FLAT FIRE DISTRICT MAP – 2024

- 100% VOLUNTEER STAFF
- WHITE AREA NO MAN'S LAND NO EMERGENCY SERVICES COVERAGE
- NO CUMULATIVE GROWTH EFFECT DATA
- QUESTION 8
 - Will the proposed zoning map amendment impact essential public services ...police, fire and emergency medical services...? YES
- PER UDFFIRE 17 MINUTE RESPONSE TIME
 - AMBULANCE
 - FIRE



WATER FLOWS FOR FIRE SUPPRESSION



- 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 inhome 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)

- Upper Deer Flat Fire District has required a 500–gpm water flow from NINE (9) hydrants for fire suppression
 - The staff report is incorrect referencing in-home sprinklers
 - Preliminary Materials, pg 4, question 8 and age 82.
 - How will this test be conducted?
 - How far out will the cone of depression expand?
 - Which surrounding wells will be impacted?
 - How long will it take to recharge the aquifer in the immediate area?
 - Who will be responsible to provide the above data?

Law Enforcement – Canyon County Sheriff's Department

- Will proposed zoning map amendment impact essential public services ... police ...?
- Unincorporated Canyon County 2023 population 53,630 (604 square miles) (public records request response Jan 2024)

1 per 6,/00

per 1,000

2.4 per 1,000

- Ratio of deputies per 2020 US Census: UNKNOWN (public records request response Dec 2023)
- 8 Deputies each shift on the street per Sheriff Donahue (Idaho Press, March 2023)
- Must staff the jail before traffic, crime, investigations
- 20 to 45-minute response time
- Sheriff Donahue stated the department was in "CRISIS" fall of 2022 (Just hired six deputies)
- Unincorporated Canyon County ratio of protection 1 Deputy per 6,700 people
- Star Deficit in 0.7 officers per 1000 people/National average 2.4 officers per 1000 people
- DSD Code Enforcement cannot enforce CCRs 2 officers, 200+ open cases

Nampa Highway District No 1 & Idaho Transportation Department – Traffic



GOLDBERG – NHD VARIANCE HAS EXPIRED – UPDATE UNKNOWN

- 10 trips per day per household NHD1
 & ITD
- GOLDBERG 310 more cars on the

roadway

- Parents to/from work and/or kids' activities
- Kids to/from school, work & activities
- Doordash, Grubhub, Amazon, Fed-Ex, USPS
- COMBINED GROWTH COULD BE AN EXTRA 5,000 TRIPS PER DAY

Nampa Highway District No 1 & Idaho Transportation Department – Roadways



Commissioner Van Beek has stated on the record

- This area does not have proper roadways to withstand the increase in traffic
- 30,000 people utilize Lake Lowell each spring/summer/fall weekend
- She has personally experienced speeding & reckless passing by drivers on the rural roadways

• Accident Deer Flat Road & Highway 45 -October 2022

- This area lacks the Infrastructure to support more traffic
- \$65 million <u>unfunded</u> to expand Hwy 45 to Bowmont Rd (as of 2014) COMPASS

Originally the below work will cost taxpayers at least \$250,000. Update needed on total amount based on finished work.



Nampa Highway District #1 9h · 😙

Sky Ranch Rd. between Deer Flat and Lewis Ln. is now closed to thru traffic. The road will be pulverized, re-shaped and compacted, then resurfaced with new asphalt pavement later this spring.





SOUTH

HAWKS



Nampa School District

- NSD has stated in writing it has concerns about capacity issues that have not been resolved.
- Bus stop will be on a major roadway AND hill.
- Is the STOP SIGN on the side of the bus adequate to provide safety to the kids exiting the bus?
- Schools NOT equipped to handle additional students.
- Many families are moving their children to charters and private schools due to educational scores at public schools.

- 2030 Comprehensive Plan PROTECTS AG land
- The Comprehensive Plan is a tool the County uses to plan and provide infrastructure BEFORE the growth commences
 - County will not be planning for residential growth like Goldberg because we now use the 2030 comp plan
- QUESTIONS #2 & #3 NOT more appropriate and will CREATE CONFLICT between agricultural use and residential use
 - Farm equipment conflicts with passenger vehicles
 - Farmers must employ additional workers to drive pilot cars
 - Farmers must use additional resources (salaries, gas, vehicle maintenance, extra time)
 - Residents complain regularly about smell and sounds (Windy Hill Farms & Beranna Dairy)
- This area is not PREPARED for cumulative growth being considered by development

PROTECTION OF OUR AGRICULTURAL LAND – 2030 Comprehensive Plan



AG LAND CONTINUED



Land is zoned AG

- The land has been farmed for decades
- QUESTIONS 1, 2 & 3: Based on transition from 2020 to 2030 Comp plan, both guides should be considered
- In comparison, it is a SMALL patch of residential land surrounded by miles of farmland that should be PROTECTED.

QUESTION #1 - not more appropriate - Current use for crops is more appropriate with bigger pictures of AG land in this area

• Hindsight Spot zoning may not have been a good choice 20 years ago

IN CLOSING - GOLDBERG

- CANYON COUNTY
 - does NOT have the necessary infrastructure already in place to accommodate the growth
 - does NOT have accurate information regarding water to guarantee YEAR-ROUND water
 - has a duty to ensure ALL services are available, including and most importantly, water
 - does NOT have or track data on the cumulative impacts on water usage, water supply for fire protection, law enforcement protection, proper roadways, etc.
 - now has a duty to protect Agricultural Land under the 2030 Comprehensive Plan



Michelle Barron

From:Kim Calderon Yanecko <kjyanecko@gmail.com>Sent:Sunday, February 25, 2024 12:42 PMTo:Michelle BarronSubject:[External] Goldberg/LGD Ventures/Lewis HeightsAttachments:GOLDBERG PRESENTATION - BOCC HEARING - MAR 14 2024.pdf; YANECKO -
GOLDBERG OPPOSITION LETTER - FEB 2024.pdf

Goldberg/LGD Ventures/Lewis Heights Case Nos: RZ2021-0030 & SD2021-0018 BOCC Hearing: 3/14/24 @ 1:30p

Dear Michelle,

Attached please find my letter of opposition in the above-referenced matter. Additionally, please find my presentation for the BOCC hearing currently scheduled for March 14, 2024 at 1:30p.

Please be sure both of these documents are filed consecutively (letter first & presentation second) and that the presentation is scanned/copied in color for viewing by the BOCC prior to the hearing.

Please confirm receipt of this email and please advise which Exhibit & Page Number has been assigned to each in the file for easy reference when I provide oral testimony.

Thank you! Kim Yanecko

Exhibit 3 Attachment X

OPPOSITION TO DEVELOPMENT

February 23, 2024

SENT VIA EMAIL TO michelle.barron@canyoncounty.id.gov

Michelle Barron, Planner Canyon County Development Services 111 N 11th Ave, Suite 310 Caldwell ID 83605

RE: Applicant: Goldberg/LGD Ventures/Lewis Heights Case Nos: RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

Please include the following and attached PDF presentation to the official record to be viewed/read by the Board of County Commissioners (BOCC) for the upcoming hearing on March 14, 2024.

Without being able to see what the staff report will recommend to the BOCC or to know if the recommendation will change from what was presented to the Planning and Zoning Commission (P&Z) or to see what the developer/applicant/representatives will have filed before February 25, 2024, it is difficult to actually put together a complete opposition in writing, including supporting documentation that substantiates any claim I would have made and now am forced to make in oral testimony at a hearing wherein documents will or may not be accepted.

I am hopeful the current Board will read the information provided with sincere interest and attention and consider the recommendations of denial made in the Staff Report presented to the P&Z and also by the P&Z Commission. Please recall, P&Z has recommended a denial twice on this application. The Commission asked some very valid questions considering it was well past midnight before they finally held a vote.

In my presentation, you will see several statements made by Nick Miller, IDWR and paid engineer, Mike Woodworth and Hydrologist Terry Scanlon that corroborate our concerns about the lack of water data in this area, especially during the summer-high demand timeframe. You will also see Hydrologist, Terry Scanlon's recommendation for financial planning by an HOA that is needed for community wells and an example of the lack of enforcement to protect the members of the community utilizing a community well system; that example system is the HOA I belong to. Does that mean domestic wells are a better choice? No one seems to have an answer other than a community well is regulated by DEQ for water quality and that the cost to maintain a community system can be a burden on the homeowners as indicated by both Mr. Woodworth and Mr. Scanlon.

I think the key takeaway from the perspective of the opposition is that while the numbers show the aquifer is recharging AFTER the irrigation season, there is no definitive data or research on the aquifer levels and the well impacts DURING the irrigation season when day-to-day use is imperative. Until a study is conducted and definitive data compiled, it is irresponsible to allow growth in this particular area.

Additionally, 50+ neighbors recently attended a community meeting to discuss this matter and the additional proposed growth and other issues associated with that growth, including the lack of or deficient infrastructure. Most in attendance were disappointed that this hearing would be held at 1:30p in the afternoon when most people are at work. Please do not assume that a possible lack of attendance at the hearing equates to a lack of concern by the local residents who will be impacted should this development be approved. I believe many have sent in emails regarding the concerns we all share.

I ask that the BOCC review the updated presentation submitted with this letter, which of course will make the most sense to me, and I ask that you direct any questions you may have regarding the same to me since I created it. This presentation was created to hopefully help the BOCC build a defense of many reasons a denial is rightfully and correctly made in this matter, at least at this time. I expect to be at the hearing, but am also on jury duty this month, so fingers crossed they don't conflict.

Finally, if a decision of denial is made by the BOCC, I ask that this application be closed. A three-year application process allowed ample time to learn the deficits presented and for the applicant to find a way to mitigate any concerns, if any are/were possible. The burden of proof falls on the applicant and he has failed to provide a clear path to mitigate any legitimate concerns. Should the applicant desire to bring this matter forward again in the future, he/she be required to submit a new application under the current comprehensive plan.

Thank you for your consideration.

Sincerely,

Janecko

Kim Yanecko 13038 Skyview St Nampa ID 83686

Attached: Updated Presentation for Goldberg Hearing March 14, 2024

Exhibit 3 Attachment Y

Michelle Barron

From:	Kerry <kerrysplace8@hotmail.com></kerrysplace8@hotmail.com>
Sent:	Friday, February 23, 2024 10:56 AM
То:	Michelle Barron
Subject:	[External] RE: Land Use Hearing RE: Case No. RZ2021-0030 and SD2021-0018 - Darren
	Goldberg, LGD Ventures
Attachments:	Letter to BOCC.png

Please find my attached letter to the Canyon County Board of Commissioners and provide it with the other letters of opposition. Thank you!

Commisioners -

Exhibit 3 Attachment Z

Here we are again - discussioning. Goldberg Estates - this just feels redundant! Growth - many issues wherever it comes, The ground water issue here is what makes this one special. Who are we trying to protect here? - current residents, or the new vesidents that will purchase these Lots ? All are at risk! If approved this can only end poorly. This whole hill South of Lake Lowell has a ground water deficit. The evidence is plentiful! There are already several subdivisions approved and built that are on th north slope of this LAKE side hill that are just beginning to get homes put on them, will this effect our ground water - most Likely. Development here is happening too quickly to really Know, just who will have sustainabe water + who won't. Sincevely Kurt Greenfield

Michelle Barron

From:	Lesli Christofferson <lesterfnp@gmail.com></lesterfnp@gmail.com>
Sent:	Sunday, February 25, 2024 8:52 PM
То:	Michelle Barron
Subject:	[External] Opposition to RZ2021 - 0030 & SD2021 - 0018

February 25, 2024

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE:	Applicant:	Goldberg, LGD Ventures, LLC
	Case No:	RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

I am writing in opposition to the application referenced above. This department and the Board of County Commissioners should carefully consider the evidence and testimony provided at a hearing held December 21, 2023, and ultimately voted on around 12:40 a.m. on December 22, 2023, by the Planning and Zoning Commission to recommend denial of the conditional rezone and subdivision plat.

Based on the requirements of those in decision making positions, the following must be considered in determining if a conditional rezone should be approved. It would appear based on the evidence and testimony that a denial of these applications would be most appropriate.

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

a. The comprehensive plan is a guide or a tool to be used when determining best use of land within a certain area.

b. While this application falls under the 2020 comprehensive plan, the transition to the 2030 comprehensive plan has already occurred and must

be considered as the county determines which services are needed to serve a change in zoning.

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b. We ask that you look at the larger area map in relation to farmland in comparison to residential.

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a. The proposed conditional rezone will negatively affect the character of the area because the number of homes in this rural area is limited in comparison to the farmlands surrounding the homes.

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e. There is no way to know how to mitigate the unknown impact on the aquifer and existing well owners without a study that incorporates at least five years of data collected during the irrigation season (April 1 through Sept 30).

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Sincerely,

Lesli Christofferson

10093 Duck Lane

Nampa ID 83686

Lesli Christofferson <u>lesterfnp@gmail.com</u>

Michelle Barron

From:	Linda Kelso <lak-77@comcast.net></lak-77@comcast.net>
Sent:	Sunday, February 25, 2024 11:14 AM
То:	Michelle Barron
Subject:	[External] Goldberg Opposition Letter
Attachments:	Goldberg ltr 2.23.24.docx

Good Morning Ms Barron

Attached is my letter of opposition to Goldberg, Case No:	RZ2021-0030 &
SD2021-0018	

Linda Kelso

February 24, 2024

EMAIL: michelle.barron@canyoncounty.id.gov

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC Case No: RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

I am writing to express my strong opposition to the application referenced above for the proposed development in our community. The proposed construction of 31 new homes is expected to intensify traffic congestion, placing additional strain on our volunteer fire department and emergency response systems. The potential for delayed medical assistance during emergencies due to understaffed resources underscores the urgent need for comprehensive planning that addresses traffic management, infrastructure improvements, and emergency response protocols to safeguard all community members effectively.

Another critical aspect that warrants attention is the conduction of a thorough water study to evaluate the capacity of the existing infrastructure to meet anticipated water demands, especially during peak usage periods such as the summer months. The absence of adequate water supply assessments could lead to potential shortages and disruptions, impacting the fundamental needs of our community.

The prevalence of high-speed traffic in our area, with numerous vehicles exceeding speed limits, poses a significant hazard to residents' safety and well-being. This concern is further exacerbated on Lewis, a straight road that encourages drivers to maintain high speeds, amplifying the risks associated with driving in our neighborhood.

The recent closure of several schools within the Nampa Unified School District due to low enrollment, safety concerns, and funding restrictions has raised significant apprehensions about the district's ability to accommodate any future population growth effectively. This presents challenges related to school overcrowding, bussing logistics, and compliance with school bus safety regulations, necessitating immediate attention and resolution.

Safety concerns surrounding school buses loading and unloading children, including instances of vehicles illegally passing stopped buses, highlight the imperative of reinforcing safety protocols to protect our children and prevent accidents.

In light of the aforementioned concerns, unresolved issues, and the absence of allocated funds and infrastructural planning, I firmly assert that approving the proposed development at this juncture would impose unnecessary strain on our community and jeopardize our collective quality of life. It is imperative to prioritize the safety and well-being of current residents, address the pressing concerns outlined, and develop robust solutions before advancing with any new development initiatives.

Thank you for considering these vital matters. I trust that you will advocate for the best interests and safety of our community in your decision-making process.

Warm regards,

Kevin & Linda Kelso 9647 Rim Road Nampa ID 83686

Michelle Barron

From: Sent: To: Subject: Manuel Cavazos <scubadoo8@gmail.com> Thursday, February 22, 2024 12:19 PM Michelle Barron [External] Taylor Jene

February 22, 2024

EMAIL: <u>michelle.barron@canyoncounty.id.gov</u>

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

- RE: Applicant: Goldberg, LGD Ventures, LLC
 - Case No: RZ2021-0030 & SD2021-0018

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Sincerely,

Manuel Cavazos

11968 Deer Flat Road

Nampa, Id. 83686

Exhibit 3 Attachment EE

Michelle Barron

From:	Marlen Salinas Toledo <salinasjt@hotmail.com></salinasjt@hotmail.com>
Sent:	Saturday, February 24, 2024 8:24 PM
То:	Michelle Barron
Subject:	[External] CANYON COUNTY - GOLDBERG HEARING - ACTION NEEDED ASAP

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

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Sincerely,

Jamie and Marlen Toledo

12538 Anakate Lane

Nampa ID 83686

Michelle Barron

From: Sent: To: Subject: Maureen Angerman <mangerman77@gmail.com> Saturday, February 24, 2024 6:57 PM Michelle Barron [External] Case No: RZ2021-0030 & SD2021-0018

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures

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Sincerely,

Maureen Angerman

12657 Equestrian Way

Nampa ID 83686

Michelle Barron

From: Sent: To:		Mia Barron <miabarron5@outlook.com> Saturday, February 24, 2024 12:56 PM Michelle Barron</miabarron5@outlook.com>
Subject	•	[External] CANYON COUNTY - GOLDBERG HEARING
Importance:		High
RE:	Applicant:	Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

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Sincerely,

Mia Barron

12936 Silversage Dr

Nampa ID 83686

Mia Barron 208-484-9663

Exhibit 3 Attachment HH

Michelle Barron

From:
Sent:
To:
Subject:

Michael Chenore <mchenore@msn.com> Thursday, February 22, 2024 8:51 AM Michelle Barron [External] Fwd: CANYON COUNTY - GOLDBERG HEARING - ACTION NEEDED ASAP

February 21, 2024

EMAIL: michelle.barron@canyoncounty.id.gov

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

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 - Case No: RZ2021-0030 & SD2021-0018

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Sincerely,

Michael & Maggie Chenore

12750 Deer Flat Road, Nampa, ID 83686

Michelle Barron

From:	Moses Barron <moses8246@gmail.com></moses8246@gmail.com>
Sent:	Saturday, February 24, 2024 12:55 PM
То:	Michelle Barron
Subject:	[External] Regarding: Goldberg, LGD Ventures, LLC Case No RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

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Sincerely,

Moses Barron

12936 Silversage Dr

Nampa ID 83686

Exhibit 3 Attachment JJ

Michelle Barron

From:Nick Rice < nicklrice@gmail.com>Sent:Wednesday, February 21, 2024 6:52 PMTo:Michelle BarronSubject:[External] Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

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Nick and Heather Rice

12924 Crimson Clover Way

Nampa ID 83686

My personal APP-----> <u>https://nrice.remax.com/mobile-apps</u>

Oh, by the way, I am never too busy for your referrals. So if you know someone looking to buy or sell a home who would benefit from the level of care and service I provide, I would love to serve them. Just give me their contact info and I will make sure they receive the best service possible.

Nick L. Rice (208) 870-3171 RE/MAX Advisors 1952 S. Eagle Rd Meridian, ID 83642

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IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.



Virus-free.www.avast.com

Michelle Barron

Exhibit 3	
Attachment	KK

From: Sent: To: Subject: P. Martinez <jeepinmolly@yahoo.com> Saturday, February 24, 2024 3:52 PM Michelle Barron [External] Goldberg, LGD Ventures, LLC

February 24, 2024

EMAIL: <u>michelle.barron@canyoncounty.id.gov</u>

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

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Sincerely,

Danny & Patty Martinez 10255 Pheasant Lane Nampa ID 83686

Michelle Barron

From:	Raymond Eide <57ghiare@gmail.com>
Sent:	Wednesday, February 21, 2024 5:40 PM
То:	Michelle Barron
Subject:	[External] Applicant: Goldberg, LGD Ventures, LLC RX2021-0030 & SD2021-0018

Please accept this request to deny the above mentioned rezone, although many of the neighbors in our area may send the same email with some small changes we are passionate and concerned as to what is happening to our area we all have the same concerns ,this is not the only rezone that is proposed for this area and we hope our voices can be heard. Thank you

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

- RE: Applicant: Goldberg, LGD Ventures, LLC
 - Case No: RZ2021-0030 & SD2021-0018

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d. The insufficient and conflicting water data by IDWR within its own agency and the existing well owners in this area will be negatively impacted. Existing homeowners can not afford to revamp their wells so new homes can be built at their expense no one can guarantee wells will not be impacted by this growth and the proposed growth in the near future

e. There is no way to know how to mitigate the unknown impact on the aquifer and existing well owners without a study that incorporates at least five years of data collected during the irrigation season (April 1 through Sept 30).

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b. The fire department is 100% volunteer. Adding additional homes will impact response times. Where are the Fire Hydrants to assist the volunteer fire dept. sprinklers in homes do not protect neighboring homes should a fire get out of control from one home and turn into a wildfire on a windy day which we have lots of.

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Sincerely,

Ray and Christine Eide

12909 Featherstone

Nampa Id 83686

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From:	The Salyers <sdktsalyer@gmail.com></sdktsalyer@gmail.com>
Sent:	Wednesday, February 21, 2024 4:52 PM
То:	Michelle Barron
Subject:	[External] Applicant: Goldberg, LGD Ventures, LLC Case No: RZ2021-0030 &
-	SD2021-0018

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It is clear that Canyon County is not equipped with the proper infrastructure to handle the growth in this area at this time. One day, growth will be appropriate in this area, but it is not today or anytime in the near future. We ask that you deny this application and protect the citizens and farmers in this area.

Sincerely,

Don and Sue Salyer 12754 Deer Flat Rd, Nampa, ID 83686

sdktsalyer@gmail.com

Exhibit 3 Attachment NN

Michelle Barron

From:	Sarah Tercovich <kirkpasa4@gmail.com></kirkpasa4@gmail.com>
Sent:	Saturday, February 24, 2024 4:40 PM
То:	Michelle Barron
Subject:	[External] Case Number RZ2021-0030 & SD2021-0018

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

As new residents to Canyon County Idaho, my husband and I chose to relocate to this area for many reasons. One of the primary draws for us was the peaceful environment and slow pace of living. I personally have lived in numerous cities where there was tremendous growth. I am well aware that growth is inevitable if you live in a beautiful place. However, one issue that I had was that the local government allowed development that the citys' infrastructures could not support. This led to traffic, increased pollution and an overall decrease in the quality of life for residents. We would be very sad to see this happen in our area, as I know so many other residents and officials would as well. We know that as county leaders you have so much to consider and your jobs are complex, to say the least. Having also learned that Canyon County has projected to keep much of the unincorporated area in which we reside as agricultural land, we feel it is all the more important that housing developments such as the above-mentioned proposed development be denied, as it would undermine this goal and the quality of life for us all.

With this in mind, I am including the following statement and points made by a member of my community. I am in full agreement with the contents.

I am writing in opposition to the application referenced above. This department and the Board of County Commissioners should carefully consider the evidence and testimony provided at a hearing held December 21, 2023, and ultimately voted on around 12:40 a.m. on December 22, 2023, by the Planning and Zoning Commission to recommend denial of the conditional rezone and subdivision plat.

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b. We ask that you look at the larger area map in relation to farmland in comparison to residential.

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d. The insufficient and conflicting water data by IDWR within its own agency and the existing well owners in this area will be negatively impacted.

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Sincerely,

Sarah Tercovich

Address: 13415 Skyview St. Nampa, ID 83686

Exhibit 3 Attachment OO

Michelle Barron

From:	
Sent:	
To:	
Subject:	

Sheree Martin <shereemrtn@gmail.com> Thursday, February 22, 2024 2:17 PM Michelle Barron [External]

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

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I agree with the contents of this letter

Sincerely, Sheree Martin

12809 Pheasant Circle

Nampa Idaho 83686

Exhibit 3 Attachment PP

Michelle Barron

From:	Tamara Vandeventer <tamaravandeventer@gmail.com></tamaravandeventer@gmail.com>
Sent:	Wednesday, February 21, 2024 5:51 PM
То:	Michelle Barron
Subject:	[External] Goldberg, LGD Ventures, LLC Case #RZ2021-0030 & SD2021-0018

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

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Sincerely,

Timothy & Tamara Vandeventer

9330 Highpointe Cir

Nampa ID 83686

Michelle Barron

From:	Tim Lynch <tim.lynch1021@gmail.com></tim.lynch1021@gmail.com>
Sent:	Wednesday, February 21, 2024 2:33 PM
То:	Michelle Barron
Subject:	[External] Goldberg, LGD Ventures, LLC Case No: RZ2021-0030 & SD2021-0018

RE: Applicant: Goldberg, LGD Ventures, LLC

Case No: RZ2021-0030 & SD2021-0018

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Tim Lynch

13983 Santa Rita Drive

Nampa ID 83686

--Tim Lynch 1.203.561.8685

Michelle Barron

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Sent:	Wednesday, February 21, 2024 5:17 PM
То:	Michelle Barron
Subject:	[External] Canyon County Development Services Department

Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

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Caldwell ID 83605

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It is clear that Canyon County is not equipped with the proper infrastructure to handle the growth in this area at this time. One day, growth will be appropriate in this area, but it is not today or anytime in the near future. We ask that you deny this application and protect the citizens and farmers in this area.

Sincerely,

Vanessa Wałgamott (208) 917-0603 Twin2brat@outlook.com 2118 S. Greenhaven Way Nampa, Idaho 83686

Michelle Barron

From:	WayneRM <waynerm@startmail.com></waynerm@startmail.com>
Sent:	Friday, February 23, 2024 1:19 PM
То:	Michelle Barron
Subject:	[External] Canyon County and the Goldberg Hearing

Dear Ms. Barron,

I have been a resident of Canyon County since 1996 at my current location. Our well water has always been one of our treasures living here. With the rapid growth in population in this area, I am now very concerned about the quality and availability of this precious resource. I am writing in opposition to the application referenced below:

Applicant:Goldberg, LGD Ventures, LLCCase No:RZ2021-0030 & SD2021-0018

This department and the Board of County Commissioners should carefully consider the evidence and testimony provided at a hearing held December 21, 2023, and ultimately voted on around 12:40 a.m. on December 22, 2023, by the Planning and Zoning Commission to recommend denial of the conditional rezone and subdivision plat.

Based on the requirements of those in decision making positions, the following must be considered in determining if a conditional rezone should be approved. It would appear based on the evidence and testimony that a denial of these applications would be most appropriate.

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

a. The comprehensive plan is a guide or a tool to be used when determining best use of land within a certain area.

b. While this application falls under the 2020 comprehensive plan, the transition to the 2030 comprehensive plan has already occurred and must be considered as the county determines which services are needed to serve a change in zoning.

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

a. The proposed conditional rezone is not more appropriate as this area is predominantly agricultural and the County has a responsibility to protect farmlands and help prevent the conflict between farming practices and residential use.

b. This particular parcel is 80 acres of farmland that has been in production for decades. Farmers don't farm unproductive land. Whether or not it makes a profit for the newest owner is not relevant.

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

a. The proposed conditional rezone is not compatible with surrounding land uses. While there are a few subdivisions in the area based on spot zoning approved decades ago, farming predominantly impacts the area.

b. We ask that you look at the larger area map in relation to farmland in comparison to residential.

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

a. The proposed conditional rezone will negatively affect the character of the area because the number of homes in this rural area is limited in comparison to the farmlands surrounding the homes.

b. While the application falls under the 2020 Comp plan, the transition to the 2030 Comp plan must also be considered due to infrastructure planning.

c. The County has a duty to protect farmland and farming operations under the new 2030 Comp plan.

d. The insufficient and conflicting water data by IDWR within its own agency and the existing well owners in this area will be negatively impacted.

e. There is no way to know how to mitigate the unknown impact on the aquifer and existing well owners without a study that incorporates at least five years of data collected during the irrigation season (April 1 through Sept 30).

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

a. It is still unknown if adequate water is available year-round.

b. Many residents whose wells have been impacted either by limited water availability, lowering of a well or having to completely redrill a well have brought this information to the

County's attention in multiple hearings on this matter and other land hearing matters for years.

c. There is inconsistent or conflicting data as to water availability provided by the residents in this area.

d. IDWR, the agency created to protect our aquifer provides conflicting data within its own agency, its reports and its limited available data.

e. IDWR does not and cannot guarantee YEAR-ROUND water availability to homeowners due to the admitted inadequate data driven numbers.

f. IDWR has stated that the amount of water withdrawn exceeds the ability of the water to recharge the area during high demand months.

g. The County may not manage the water, but it has a duty to assure water is available to homeowners in this area every day of the year.

h. Commissioner Holton stated this area is the "pit of no recharge".

i. The County's own staff has acknowledged the area south of Lake Lowell is an area of concern.

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?

a. The proposed ingress/egress for the subdivision causes potential hazards at the school bus stop that will be located on Lewis lane, a very busy rural roadway.

b. The sign on a school bus is inadequate to provide proper notice and protection to children entering or exiting the bus.

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

a. At the time of writing this statement, the variance of standard has expired with the Nampa Highway District. It is unknown if another legal access has been granted.

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?

a. See the answer to #6 above regarding the school bus stop.

b. The fire department is 100% volunteer. Adding additional homes will impact response times.

c. There is not adequate coverage to provide proper public safety by the Canyon County Sheriff's Department. Even with the current approval to hire additional deputies, the amount of growth will exceed proper public safety to the citizens in this area.

d. Currently, in unincorporated Canyon County, the deputies assigned to the street to citizen ratio is 1/6,700.

It is clear that Canyon County is not equipped with the proper infrastructure to handle the growth in this area at this time. One day, growth will be appropriate in this area, but it is not today or anytime in the near future. We ask that you deny this application and protect the citizens and farmers in this area.

Sincerely, Wayne Martin 12809 Pheasant Circle Nampa ID 83686

Michelle Barron

From: Sent: To: Subject: Wesley Weidner <wesweidner@gmail.com> Wednesday, February 21, 2024 2:32 PM Michelle Barron [External] Opposition to RZ2021 - SD2021 - Exhibit 3

Attachment TT

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Canyon County Development Services Department

Attn: Michelle Barron, Case Planner

111 No 11th Ave, Suite 310

Caldwell ID 83605

- RE: Applicant: Goldberg, LGD Ventures, LLC
 - Case No: RZ2021-0030 & SD2021-0018

Dear Ms. Barron,

I am writing in opposition to the application referenced above. This department and the Board of County Commissioners should carefully consider the evidence and testimony provided at a hearing held December 21, 2023, and ultimately voted on around 12:40 a.m. on December 22, 2023, by the Planning and Zoning Commission to recommend denial of the conditional rezone and subdivision plat.

Based on the requirements of those in decision making positions, the following must be considered in determining if a conditional rezone should be approved. It would appear based on the evidence and testimony that a denial of these applications would be most appropriate.

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

a. The comprehensive plan is a guide or a tool to be used when determining best use of land within a certain area.

b. While this application falls under the 2020 comprehensive plan, the transition to the 2030 comprehensive plan has already occurred and must be considered as the county determines which services are needed to serve a change in zoning.

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

a. The proposed conditional rezone is not more appropriate as this area is predominantly agricultural and the County has a responsibility to protect farmlands and help prevent the conflict between farming practices and residential use.

b. This particular parcel is 80 acres of farmland that has been in production for decades. Farmers don't farm unproductive land. Whether or not it makes a profit for the newest owner is not relevant.

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

a. The proposed conditional rezone is not compatible with surrounding land uses. While there are a few subdivisions in the area based on spot zoning approved decades ago, farming predominantly impacts the area.

b. We ask that you look at the larger area map in relation to farmland in comparison to residential.

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

a. The proposed conditional rezone will negatively affect the character of the area because the number of homes in this rural area is limited in comparison to the farmlands surrounding the homes.

b. While the application falls under the 2020 Comp plan, the transition to the 2030 Comp plan must also be considered due to infrastructure planning.

c. The County has a duty to protect farmland and farming operations under the new 2030 Comp plan.

d. The insufficient and conflicting water data by IDWR within its own agency and the existing well owners in this area will be negatively impacted.

e. There is no way to know how to mitigate the unknown impact on the aquifer and existing well owners without a study that incorporates at least five years of data collected during the irrigation season (April 1 through Sept 30).

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

a. It is still unknown if adequate water is available year-round.

b. Many residents whose wells have been impacted either by limited water availability, lowering of a well or having to completely redrill a well have brought this information to the County's attention in multiple hearings on this matter and other land hearing matters for years.

c. There is inconsistent or conflicting data as to water availability provided by the residents in this area.

d. IDWR, the agency created to protect our aquifer provides conflicting data within its own agency, its reports and its limited available data.

e. IDWR does not and cannot guarantee YEAR-ROUND water availability to homeowners due to the admitted inadequate data driven numbers.

f. IDWR has stated that the amount of water withdrawn exceeds the ability of the water to recharge the area during high demand months.

g. The County may not manage the water, but it has a duty to assure water is available to homeowners in this area every day of the year.

- h. Commissioner Holton stated this area is the "pit of no recharge".
- i. The County's own staff has acknowledged the area south of Lake Lowell is an area of concern.

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?

a. The proposed ingress/egress for the subdivision causes potential hazards at the school bus stop that will be located on Lewis lane, a very busy rural roadway.

b. The sign on a school bus is inadequate to provide proper notice and protection to children entering or exiting the bus.

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

a. At the time of writing this statement, the variance of standard has expired with the Nampa Highway District. It is unknown if another legal access has been granted.

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?

- a. See the answer to #6 above regarding the school bus stop.
- b. The fire department is 100% volunteer. Adding additional homes will impact response times.

c. There is not adequate coverage to provide proper public safety by the Canyon County Sheriff's Department. Even with the current approval to hire additional deputies, the amount of growth will exceed proper public safety to the citizens in this area.

d. Currently, in unincorporated Canyon County, the deputies assigned to the street to citizen ratio is 1/6,700.

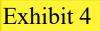
It is clear that Canyon County is not equipped with the proper infrastructure to handle the growth in this area at this time. One day, growth will be appropriate in this area, but it is not today or anytime in the near future. We ask that you deny this application and protect the citizens and farmers in this area.

Sincerely,

Nampa ID 83686



Wes Weidner 12575 Anakate Ln Nampa, Id 83686 (208) 860-4555





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

- 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.
- 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 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, 0223. 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

Case # CR2021-0030 - Findings of fact, Conclusions of law and Order

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.

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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?
 - The conditional rezone of the subject property will not cause undue interference with existing or Conclusion: future traffic patterns as proposed.
 - No evidence has been provided that the proposed conditional rezone will require public street Finding: 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?
 - The property has frontage on Lewis Lane, a public road. Conclusion:
 - The requirements of Nampa Highway District No. 1 shall be met for access to the site. The Finding: 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?
 - Some essential services will not adequately be provided to accommodate the proposed use. Conclusion:
 - The proposed use will negatively impact schools that are overcrowded. The applicant did not identify Finding: 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 inhome 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	day of Jenvery	, 2024.
		PLANNING AND ZONING COMMISSION CANYON COUNTY, IDAHO Robert Sturgill, Chairman
State of Idaho)	
	SS	
County of Canyon County On this <u>4</u> day of <u>2</u> appeared <u>Robert</u>	- 1 - 1	023, before me Amoer Lewter, a notary public, personally personally known to me to be the person whose name is subscribed to the
within instrument, and a	cknowledged to me that he (s	he) executed the same. Notary: Market Auto
COMMISS NOTAI STATE	R LEWTER ION #20234371 RY PUBLIC OF IDAHO N EXPIRES 10/20/2029	My Commission Expires: 10/20/2029



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).
- 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 for review and recommendation.
- 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, 0223. 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, 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. 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.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2021-0018 the Planning and Zoning Commission recommends denial of the Preliminary Plat (irrigation & drainage plan) for Lewis Heights Subdivision. Reason for Decision, CCZO 07-17-09 (5) B: The request for a Conditional Rezone for the subject property is denied; therefore, the corresponding plat is also denied.

DATED this	_day of _Jonvary	, 2024.
	AMBER LEWTER COMMISSION #20234371 NOTARY PUBLIC STATE OF IDAHO DMMISSION EXPIRES 10/20/2029	PLANNING AND ZONING COMMISSION CANYON COUNTY, IDAHO May Robert Sturgill, Chairman
State of Idaho)) SS	
) EXAMPLE in the year of 2023, befor EXAMPLE personally known ged to me that he executed the same.	e me <u>Amber Leuster</u> , a notary public, a to me to be the person whose name is subscribed to the within Notary: <u>Amber LewTh</u>
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 will 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:

<u>Riley Verner (Representative) – IN FAVOR – 19933 Midland, Caldwell, ID, 83605</u> 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. Yzauirre 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 Aquafer 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 aquafer 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 water 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 allow the 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 handing 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 aquafer 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 to expensive, as a developer they are doing everything they can to meet the requirements. One of the complaints was the wells being to 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 to 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 in 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 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 wont 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 accidences. 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

ht.

Robert Sturgill, Chairman

Amber Lewter – Hearing Specialist



CANYON COUNTY PLANNING & ZONING COMMISSION MINUTES OF REGULAR MEETING HELD Thursday, January 4, 2024 6:30 P.M.

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

Commissioners Present :	Robert Sturgill, Chairman Brian Sheets, Commissioner Miguel Villafana, Commissioner Patrick Williamson, Commissioner Harold Nevill, Commissioner Geoff Mathews, Commissioner Matt Dorsey, Commissioner joined the hearing at 7:21 PM
Staff Members Present:	Sabrina Minshall, Director of Development Services Carl Anderson, Planning Supervisor Michelle Barron, Principal Planner Dan Lister, Principal Planner Hether Hill, Principal Planner Amber Lewter, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:32 p.m.

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

Director of Development Services, Sabrina Minshall, requested an amendment to the agenda as follows: 1). move action item no. 4 to number 2 and 2). CU2023-0014, York will be 3rd in the order.

MOTION: Commissioner Williamson moved to amend the agenda as requested. Motion seconded by Commissioner Sheets. Voice vote, motion carried.

Item 1A:

Case No. CR2023-0008 - Zion Ventures LLC - Approval of revised FCO's.

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

Item 1B:

Case No. RZ2021-0030 & SD2021-0018 – LGD Ventures / Goldberg / Lewis Heights – Approval of revised FCO's.

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

Item 2A: DIRECTOR, PLANNER, COMMISSION COMMENTS:

Director of Development Services Sabrina Minshall introduced some new employees. The new Planning Supervisor Carl Anderson and the new Principal Planner Hether Hill. Planning Supervisor Carl Anderson introduced himself and provided a brief background. He is coming from Pocatello and is a Boise state

graduate. Graduated with a Masters in Community Regional Planning. Has worked with the City of Ketchum, after that worked with the City of Pocatello for the past 6 years. Planner Hether Hill introduced herself and gave a brief background. She is coming from Bend, Oregon during her time there she did some land use planning for the County and project management for the City of Bend. She has a background in environmental management in forestry and natural resources planning.

Item 3A:

Case No. SD2020-0023- Kelly Ridge: A request has been submitted by Robert and Jeanne Kelly for approval of a **Preliminary Plat and Irrigation & Drainage Plan** for the Kelly Ridge Subdivision. The development consists of 9 residential lots and 1 private road lot. The subject property, Parcel No. 38157011 is located on the south side of Purple Sage Road, approximately 680 ft. west of the intersection of Freezeout Rd., and Purple Sage Rd., Caldwell, Idaho, in a portion of the NW ¹/₄ of Section 34, T5N, R3W, BM. Canyon County, Idaho.

Planner Michelle Barron reviewed the Staff report for the record.

Commissioner Williamson asked if the ditch along the northern boundary will be piped. Planner Michelle Barron advised part of the ditch runs off of their property so it will not all be piped. Black Canyon Irrigation did recommend that the southern part of the parcel not be piped and that is the one that runs through the back lots but they do recommend covering the ones that run up along Purple Sage.

Commissioner Nevill asked if they received any information regarding firefighting water. Planner Michelle Barron advised they didn't receive anything specific and the Fire Department did not respond. There is a condition to follow the International Fire Code as administered through the Fire District.

Chairman Sturgill stated in exhibit 3D it suggested there would be individual storm water retention ponds but didn't see any on the plat, it was asked if there has been any discussion where those would be in terms of the individual lots. Planner Michelle Barron advised she isn't sure and originally there was a different surveyor involved, the one that is actively involved now is present at the hearing and would be better able to address the questions.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Robert Kelly (Applicant) – IN FAVOR – 14715 Purple Sage Rd, Caldwell, ID, 83607

Mr. Kelly stated this has been a long journey that is going on 5 years. At the beginning they had a different surveyor and now they have Mr. Wellington. Mr. Kelly advised Mr. Dingeldein has some property along side his property and is requesting Mr. Kelly to give him access to his non-buildable lot. Mr. Kelly advised he is not going to give Mr. Dingeldein access to the lot.

Commissioner Williamson stated there are two lots with an open ditch on the lower side and the Irrigation District will require a crossing over to the other easement. Commissioner Williamson asked what the plan is for the piece on the west side of the canal. Mr. Kelly stated his son and a friend are going to take those two lots and put horses down there, that will keep that side of the ditch clean, and will be fenced off.

Commissioner Nevill stated staff had 8 original conditions of approval and is now adding a 9th condition to require a road users maintenance agreement. Commissioner Nevill confirmed Mr. Kelly agrees to all 9 conditions. Commissioner Nevill stated Black Canyon Irrigation District recommends fencing of the canal

lateral, he asked which part of the lateral do they want the fence. Mr. Kelly provided the location pointing to the location on the screen. Commissioner Nevill confirmed that Mr. Kelly is going to fence the canal lateral as recommended by the Black Canyon Irrigation District. Commissioner Nevill asked what the plan is for firefighting water. Mr. Kelly stated everyone is on an individual well, there is a proposed irrigation plan where there is a pond with a pressurized system that is going down to each one of the lots for irrigation water and that is what will be the firefighting water. Commissioner Nevill asked if it is one pump that will provide both irrigation and firefighting and if it will be on all the time. Mr. Kelly stated it is one pump and it will not be on all the time, you have to flip a switch. Commissioner Nevill asked if there is a fire they have to go turn on the pump. Mr. Kelly stated that was correct. Commissioner Nevill asked for clarification on the concern for Mr. Dingeldein's property. Mr. Kelly pointed out the location of the property. Commissioner Nevill confirmed it is outside Mr. Kelly's property line but inside where the canal sweeps around it. Mr. Kelly advised there is no access to Mr. Dingeldein's property and he has asked Mr. Kelly several times for access through his property. Mr. Kelly is not going to give him access. Mr. Kelly stated that the irrigation road goes through there and perhaps they will give Mr. Dingeldein access if he contacts them.

Steve Wellington – IN FAVOR – PO BOX 702, Meridian, ID, 83680

Mr. Wellington introduced himself as the surveyor and stood for question.

Commissioner Williamson asked for clarification where or how the storm water is going to be retained on each individual lot. Mr. Wellington stated he isn't the engineer who did the drainage and irrigation plan. He indicated that the private roads will have ditches along both sides to collect drainage. There will be some historical drainage the irrigation district will allow into their ditch anything excess must be retained on site. Commissioner Williamson asked if these are custom built homes where each property owner will have to get an engineer to design drainage for each lot. Mr. Wellington stated that is his understanding.

Commissioner Nevill asked if Mr. Wellington can describe the pump for the firefighting water and irrigation water. Mr. Wellington advised he isn't the engineer for the project and cannot provide details in regard to the pump.

Commissioner Sheets asked for clarification when it comes to outside parcels if there is any preexisting easements or roadways that are not on the plat. Mr. Wellington advised there is not.

John Dingeldein – IN OPPOSITION – 2021 Interlachen, Meridian, ID, 83646

Mr. Dingeldein stated he would just like access to his property. Mr. Dingeldein stated he feels there can be some remedy in the situation seems the parcels are getting subdivided, there could be a private road going to his property. What Mr. Dingeldein understands by the Sheriff's office is that Mr. Kelly has to file something to keep him off the land to stop Mr. Dingeldein from getting to his property. Mr. Dingeldein has materials on the property and hasn't been able to get to them.

Commissioner Williamson asked for clarification on where Mr. Dingeldein's property is located. Mr. Dingeldein pointed out the location on the screen. Commissioner Williamson asked if he is able to get to his property going along the canal road. Mr. Dingeldein advised he would have to put a covert in and drive over the top of it but that is a possibility.

Chairman Sturgill asked how big the lot size is. Mr. Dingeldein advised it is three quarters of an acre.

Commissioner Nevill asked what Mr. Dingeldein's business is. Mr. Dingeldein advised he is a masonry contractor, entertainer, songwriter and singer. Commissioner Nevill asked if what Mr. Dingeldein needs

access to is part of his masonry. Mr. Dingeldein confirmed that is correct. Mr. Nevill asked if the property is land locked. Mr. Dingeldein stated he wouldn't call it land locked but he will need to go through Black Canyon Irrigation and Black Canyon Highway District to gain access, he is willing to go that route he was just hoping Mr. Kelly could provide access to his property. Mr. Nevill confirmed that the private road that is proposed currently does not give him access. Mr. Dingeldein stated Mr. Kelly has denied him access to get to his property so when he goes to his property he has to go hop the ditch and go down ditch rider's road.

Robert Kelly (Applicant) – REBUTTAL – 14715 Purple Sage Rd, Caldwell, ID, 83607

Mr. Kelly stated he allowed Mr. Dingeldein access to his property for about 3 years but once others started gaining access without Mr. Kelly's knowledge is when he put a stop to Mr. Dingeldein getting to his property through Mr. Kelly's property. Mr. Kelly stated that Mr. Dingeldein can go through the correct channels.

Planner Michelle Barron stated all the irrigation and drainage has been approved through the County's engineer according to their standards. There is a plat note, number 5, which covers storm water and that it needs to be kept onsite. With fire suppression is handled under the condition for International Fire Code that is administered through the fire district. Chairman Sturgill asked if Mr. Dingeldein's property is a buildable lot. Planner Michelle Barron advised that is outside of this application and hasn't looked into that property. If Mr. Dingeldein files a parcel inquiry they will be able to answer that question.

MOTION: Commissioner Sheets moved to close public testimony on Case SD2020-0023, seconded by Commissioner Villafana, voice vote, motion carried.

DELIBERATION:

Commissioner Sheets stated they do not have the jurisdiction to put access to an outside parcel for this particular case, even if the property is land locked that is a matter for litigation. Commissioner Sheets is in favor for adding condition 9 but would also add a condition 10 stating prior from final plat the applicant shall indicate the final plat compliance with plat note number 5. It would be indicating the drainage and containment areas.

MOTION: Commissioner Williamson moves to approve Case SD2020-0023 based upon the Findings of Facts and Conclusions of Law and conditions of approval with the addition of conditions 9 and 10 and recommends approval to the Board of County Commissioners. Seconded by Commissioner Sheets.

Discussion on the Motion:

Chairman Sturgill confirmed Planner Michelle Barron was able to capture the additional conditions. Planner Michelle Barron advised she had condition 9 already typed up and for condition 10 she has prior to final plat applicant should indicate on the final plat compliance with plat note number 5 for drainage plans.

Commissioner Nevill stated he agrees with the additional conditions of 9 and 10. He also strongly suggest further conversation by Mr. Dingeldein and DSD to gain further knowledge into the situation.

Roll call vote: 6 in favor, 0 opposed, motion passed.

Item 3B:

Case No. CU2023-0008- Nampa Paving: The applicant, Quadrant Consulting, Inc., representing Nampa Paving, is requesting a <u>conditional use permit modification</u> to Case No. CU2022-0033 regarding a long-

term mineral extraction use on parcels R34061 & R34144. The modification updates the site plan increasing the footprint of gravel extraction areas. The subject properties, approximately 138.9 acres, is located at 9016 Lincoln Road, Caldwell, also referenced as a portion of the SE¼ of Section 16, T4N, R2W and a portion of the NE¼ of Section 21, T4N, R2W, BM, Canyon County, Idaho.

Commissioner Dorsey arrives at 7:21 PM. Chairman Sturgill swore Commissioner Dorsey in.

Planner Dan Lister viewed the Staff report for the record.

Chairman Sturgill affirmed the witnesses to testify.

Commissioner Nevill asked for clarification with how much the acreage will increase to with the Conditional Use Permit. Planner Dan Lister advised it will increase to 73 acres, that is coming from reclamation plan that was approved by the Idaho Department of Lands. Commissioner Nevill asked if they can move ahead with approval without the final answer from Army Corps of Engineers because conditions 8 and 9. Planner Dan Lister stated that is correct, the DSD Engineering Coordinator has worked with the applicant and discussed this item with the members of FEMA to come up with those conditions.

Testimony:

Nick Kraus (Representative) – IN FAVOR – 1442 S Tanager Way, Boise, ID, 83709

Mr. Kraus introduced himself as the engineer on the project. Mr. Kraus stated the owner has been working with the corps of engineers in length largely regarding a small wetlands area that he has offered to mitigate. While they were waiting on that they applied to the County for the expansion. Mr. Kraus stated they agree with the conditions and will not move ahead until they have worked with the corps for the permitting process.

Commissioner Williamson asked if the Army Corps of Engineers comes back and says no, will they go back to the default approval. Mr. Kraus stated that is correct.

Commissioner Nevill asked if Mr. Kraus agrees with conditions 8 and 9. Mr. Kraus stated they worked with staff and the County Engineer with those conditions and agrees with them. Commissioner Nevill asked if those conditions effect the reclamation plan. Mr. Kraus stated the reclamation plan is tied to what pit is getting developed.

Randy Wood – IN FAVOR – 11505 Bass Lane, Caldwell, ID, 83605

Mr. Wood stood for questions.

Chairman Sturgill asked how many months Nampa Paving has been in operation with the current footprint. Mr. Wood advised around 6 months. Chairman Sturgill asked if during that time have they had any complaints. Mr. Wood stated they haven't.

MOTION: Commissioner Williamson moved to close public testimony on Case CU2023-0008, seconded by Commissioner Mathews, voice vote, motion carried.

DELIBERATION:

Commissioner Nevill stated he is pleased they took the time to work out the conditions with all the parties.

MOTION: Commissioner Nevill moves to approve Case CU20233-0008 based on the Findings of Fact and Conclusions of Law and conditions of approval. Seconded by Commissioner Mathews.

Discussion on the Motion:

Commissioner Sheets stated he isn't a fan of "conditional" conditions and believes the timing is off without knowing with the Corps of Engineers is going to approve or disapprove of the expansion. Commissioner Sheets would not like to have County authorization out there that is dependent on others, he believes they should be the last stop. Commissioner Sheets is not in favor without the information.

Chairman Sturgill asked if Commissioner Sheets would recommend a continuance or a denial. Commissioner Sheets stated he would recommend to continue to a date uncertain because they are waiting for the Corps of Engineers.

Roll call vote: 3 in favor, 4 opposed, motion failed.

MOTION: Commissioner Sheets moves to continue Case CU20233-0008 to a date uncertain. Seconded by Commissioner Williamson.

Roll call vote: 6 in favor, 1 opposed, motion passed.

Item 3C:

Case No. CU2023-0014- York: The applicant, Riley Planning Services LLC representing James York, is requesting a conditional use permit to allow a group home on Parcel R28994011. The use will provide managed living amenities for up to 30 residents. The vacant 5.41-acre parcel is located south of 8979 Robinson Road and 5093 Deer Flat Road, Kuna, parcel R28994011, also referenced as a portion of the NE ¼ of Section 19, T2n, R1W, Canyon County, Idaho.

Planner Dan Lister viewed the Staff report for the record.

Commissioner Sheets asked for clarification on the access to the parcel from the easement from the parcel from the north. Planner Dan Lister advised when it got approved, the land division had to establish access so it wasn't land locked when they figured out they couldn't gain access from Robinson Rd. A 28' easement was created. The 28 ft access came with an approval for a reduction from 60 ft to 28 ft and as part of that they require a road users maintenance agreement. The owners at the time submitted a road users maintenance agreement but what is being disputed is not all owners were part of that. The code doesn't state all owners have to be a part of that the code states whoever is going to be responsible for the road needs to sign it. The property to the north is the one that created that division, they are the ones that created the easement and created the document. Commissioner Sheets stated that Staff has the paperwork whether or not it is valid is not Staff's concern. Planner Dan Lister advised it meets the letter of the code in the sense that it identifies who is taking access and who is taking maintenance.

Commissioner Williamson addressed exhibit 4A page 3 for Kuna Fire Districts comment, the image has a conflicting access point. Commissioner Williamson asked if at the time that was submitted had the fire district not said anything yet. Planner Dan Lister advised that prior to submittal they go to those agencies so a lot of those comments that are seen from Southwest District Health and the fire department those are before the application is submitted. The comments are based off an old conceptual plan, they did not comment back for the new conceptual plan and allowed Staff to use those comments as their response.

Chairman Sturgill asked if Planner Dan Lister can characterize the difference between the conceptual plan that they received agency comments from and the conceptual plan that is present today. Planner Dan Lister advised the building hasn't changed, the parking location changed, and the access is moved closer to the west side of the property. Chairman Sturgill asked if there is any public transportation or plans for public transportation in the near future. Planner Dan Lister stated they did not receive comments from VRT for their plans for public transportation. With the area being a rural location, it isn't likely to have public transportation. Chairman Sturgill asked with Staff recommending denial if Planning and Zoning head in that direction who provides action of approval. Planner Dan Lister stated Staff provides way to gain approval such as buffering, offering a site plan and operations plan, fencing and landscaping, reducing light pollution as well as establishing a single-family residence on the location first or demonstrate how that layout can be converted into a residential if it ceases to exist.

Chairman Sturgill emphasized that they cannot consider the individuals that will occupy the facility they will discuss the facility and the impact it will have on the area.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

William Dean (Representative) - IN FAVOR - 5700 E Franklin Rd, Suite 250, Nampa, ID, 83686

Mr. Dean expressed his surprise of denial from Staff because they are missing information. Mr. Dean stated the operation plan and mitigation plan were both submitted June 14th and isn't sure why it is not included in the staff report. Mr. Dean stated that when Ms. York comes up to testify she is going to go over the points for both the operational and mitigation plan. Mr. Dean asked for the Commissioners to keep in mind that it is the stated policy of Idaho to provide treatment for the types of residence that would be using the facility, citing the alcoholism and intoxication treatment act Idaho Code 39.300, "It is the policy of the state that alcoholics and intoxicated persons or drug attics will not be subjected to criminal prosecution or incarceration solely based because of their consumption of alcoholic beverages or addiction to drugs but rather should be afforded treatment in order they may lead normal lives as productive members of society". Mr. Dean stated that the conditional use permit with reasonable conditions is compatible with Idaho Stated Policy, it is compatible with the County's comprehensive plan, and that there is a shortage of facilities. Mr. Dean stated the parcel is not an Ag parcel although zoned Ag. There has been acknowledgement from opposition and with an Administrative Decision from a year or two ago that the parcel has not been used for farming operations or Ag purposes for years. Mr. Dean believes the highest and best use for this land is what the applicant intends to use it for. Mr. Dean stated the applicant wants to better the community and it will be an immediate disqualifier to get into the facility if they are coming out of prison or sex offenders. Mr. Dean stated the conditions to do a test run in a residential home and to provide a plan to repurpose the building if the group home ceases to exist is to burdensome. Proposing conditions that are to burdensome and unreasonable can be a discrimination and a violation of the Fair Housing Act. People with the diseases that will be at the facility meet the legal definition of handicap and disabled under the Federal law. Mr. Dean concludes by saying they agree to reasonable conditions such as mitigating the light pollution, having a buffering arrangement of landscape or fencing, perhaps a combination of the two. They do not agree to having a strict condition that they fence the whole perimeter of the property and landscape it. Mr. Dean stated there is a canal that runs through the property and it is his understanding that the irrigation district has easement rights even when going through private property which they cannot encroach with fencing.

Commissioner Nevill asked for explanation on how they plan to mitigate and prevent the impact for the surrounding agricultural operations. Mr. Dean stated Ms. York would better answer that question.

Commissioner Sheets stated there is specific things on the Fair Housing Act they are not allowed to consider so asked Mr. Dean why he brought them up. Mr. Dean stated he wasn't saying that to be intimidating it was brought up to emphasize the importance. He wants to balance the interest of all parties including the Counties duty to provide reasonable commendations and access to affordable housing to these class of persons. Commissioner Sheets agrees that unreasonable and unrelated conditions can violate FHA along with other laws. Commissioner Sheets stated the nature of the clientele of the facility will not be considered when the Commissioners make their decision because it is irrelevant for this Conditional Use Permit the criteria doesn't speak on the character of the people.

Commissioner Williamson asked Planner Dan Lister about the ditch Mr. Dean testified on if it is under jurisdiction of any ditch company. Planner Dan Lister stated it is within Boise Kuna Irrigation District, they just didn't submit any comments. Commissioner Williamson stated the building plan has a touch of a rustic look but it looks like a commercial building and one of the comments from staff was if the building could look more residential. Mr. Dean stated that topic came up earlier and the applicants are open minded and going to go speak to the architect to see if there is anything that can be done with the look. Commissioner Williamson addressed the fire access, Kuna Fire District asked for the access to be on Robinson Road, the present conceptual plan is showing the access on Deer Flat, in the packet there is a contradicting conceptual plan. Commissioner Williamson asked for clarification. Mr. Dean stated Mr. or Ms. York can better answer that question. Commissioner Williamson asked about the administrative split. Mr. Dean stated he referenced that to emphasize this particular lot although zoned Ag that isn't the best use and is reflected in the administrative decision. Commissioner Williamson asked why this location is more preferable over being closer to the City with closer services. Mr. Dean stated this location is desirable because part of the plan is to have gardening, equestrian facilities, and other items that you cannot get closer to the City. Mr. Dean stated the capacity request is to have 30 residents but they are not all going to have vehicles so the traffic isn't going to be a 1:1 ratio.

Commissioner Villafana stated for a facility this large he saw Southwest District Health talked about the anticipated outflow and asked what kind of permit is required from the State of Idaho for a well that at any given day and what is the max that will be able to be pumped. Mr. Dean stated the standard is .5 CSF for domestic use and 1.04 Ag use during irrigation season. Mr. Dean believes the standard would be sufficient to meet the water needs for this facility. Commissioner Villafana addressed the comment on exhibit 2A-4 that states the applicant went through the process of visiting with the irrigation district and the water master indicated they would be able to get water delivered to the parcel. Mr. Dean advised that would be a question for Mr. York.

Penelope Constantikes – IN FAVOR – PO BOX 405, Boise, ID, 83701

Ms. Constantikes wanted to clear up that no zone change is being submitted or requested. Ms. Constantikes advised that she spends a lot of her professional time doing traffic impact work and both of the roads Deer Flat and Robinson Road near the property are classified roads and neither roads are running at capacity, therefore she doesn't believe there will be a traffic impact. Ms. Constantikes addressed the concerns of the fire access having two different layouts in the application. She explained they thought Robinson Road would be a better place to have access so she went to the fire department first but Nampa Highway District Number 1 declined access to Robinson Road, which is the reasoning for two different access points. Deer Flat Road does meet the International Fire Code and has sufficient right-of-way so having the fire access there should not be a problem. Ms. Constantikes stated the mitigation with the CAFCO operation doesn't need to happen because the Right to Farm protects the CAFCO and mitigates all concerns. Ms. Constantikes stated the property does have water rights and there is an easement. Ms. Constantikes mentioned that Canyon County has the dark sky provision so providing light

to the site that is appropriate without creating light pollution won't be a problem.

Commissioner Nevill stated the right to farm act will protect the farms in the surrounding area but he usually sees they need to mitigate things such as trash flying into the farmers land. Commissioner Nevill asked for clarification that Ms. Constantikes doesn't believe they need to do any mitigation due to the right to farm act. Ms. Constantikes stated that is partially correct, the discussion for landscaping Ms. Constantikes believes there is great drought resist plants that she would be willing to put up for mitigation. Ms. Constantikes stated that maintenance of the property will be conducted and is willing to put that into the site operation plan reading that the property will be policed carefully and regularly for any kind of debris that might blow over into the adjacent properties. Commissioner Nevill asked for clarification that a condition can be made for landscaping and it wouldn't be an over burdensome condition. Ms. Constantikes stated the over burdensome is when it is excessive and doing some landscape or fencing in certain locations is an acceptable condition. Commissioner Nevill asked how the water rights would get access. Ms. Constantikes stated the irrigation easement is in between the two parcels along Deer Flat Road her understanding is there an easement that is recorded.

Commissioner Dorsey asked why this location when it is right next to a compositing yard. Ms. Constantikes stated it is her understanding that you need the people in these group homes in stable low-key environments.

Chairman Sturgill asked with the residence not all having vehicles when it comes to foot traffic and bike traffic, they are going to have needs such as meals, medical, shopping, employment, visiting friends and family, recreation, all these things require the residence to go outside the facility. Chairman Sturgill is concerned with them walking on rural roads without sidewalks or cycling without adequate lighting. Chairman Sturgill asked how they can mitigate those concerns for traffic and access. Ms. Constantikes stated there is commercial operators that provide transport and the groceries for meal preparation will be an organized activity that will happen once a week. Ms. Constantikes believes there is good quality options for residents to be able to get to work.

Commissioner Williamson asked if the 20-space parking lot will be mostly for the employees and caretakers. Ms. Constantikes stated she believe that is correct as well as the facility will have parking requirements for the residents to use spaces.

James York – IN FAVOR – 243210 Bay York, Nampa, ID, 83686

Mr. York addressed the traffic concerns stating most of the residence will not have vehicles. They will be providing them transportation to and from the grocery store, most of the residents will not be working but who does will carpool with others to their place of employment, they only have the ability to leave the facility 4 hours a day, and the residence keys, wallets and drivers licenses are kept by staff. Mr. York discussed the water easement stating there is a 5.14-acre field of water easement between the two neighbors and he is working with the water master to get a head gate on the property.

Commissioner Williamson asked about the residents that do have vehicles. Mr. York stated there is parking spaces for them. Commissioner Williamson clarified the vehicles are parked and the keys are locked up. Commissioner Williamson inquired if there will be enough parking spaces with staff and resident's vehicles. Mr. York stated they haven't had a chance to work with staff and is open to adding more parking and mitigating with reasonable conditions. Commissioner Williamson asked if they went back to the fire district with the new fire access plan after the Highway District declined access off Robinson Road. Mr. York advised they went to the Highway District first and the fire department has the correct plan which they approved saying the road needs to be 28 ft wide and have a turning radius in synce

with the highway districts requirements. Commissioner Williamson asked with being next to the composed if dust is a concern for the wellbeing of the residence. Mr. York stated he doesn't believe so because the majority of the day the residents are inside the house.

Commissioner Sheets asked if this facility is associated with other facilities or groups. Mr. York advised that they are a single associated treatment facility. Commissioner Sheets asked what kind of experience will the potential staff have. Mr. York stated that is what they do for a living. Mr. Sheets asked if Mr. York is part of that. Mr. York advised that his sister is, she is a registered nurse for 25 years and his role is the land owner, builder and running part of the business end.

Commissioner Nevill asked how many staff they are intending to have. Mr. York stated Ms. York will better be able to answer but the full staff will be about 15 people throughout the 24-hour period.

Commissioner Villafana stated trespassing has become a concern in this area and asked how they plan on ensuring the residents will not trespass into others properties without the landscaping and fencing. Mr. York stated the residents at the facility will want to follow the rules because the alternative is going to jail.

Commissioner Dorsey asked if they are privately funded or government funded. Mr. York stated they are privately funded. Commissioner Dorsey asked with it being a residential home but a business, why did they choose this location. Mr. York stated for the serenity and quiet atmosphere. He stated the property meets what they want to do with it. For example, with the creek they want to have a nice picnic area. The location is in the County and they do not want to be in the City. They want a location they can have horses, chickens and a garden. Commissioner Dorsey asked for clarification because the residents will only be allowed to be outside for 4 hours a day so how will they have time to do activities. Mr. York stated the residence have to do 24-30 hours of group in a week and then they have 1-2 hours a week for private one on one counseling which leaves time in the day to complete the yardwork around the house and outside activities. Mr. York expressed they are trying to teach the residents what it is like to live in a regular household with regular duties and chores.

<u>Sherryl York – IN FAVOR – 48 N Granite Falls Dr, Nampa, ID, 83651</u>

Ms. York stated she will answer the questions that have been brought up. Beginning with the question of why this location and the answer is, if not here than where, the City doesn't want the facility there because it would require a rezone plus they would like to have the horses, chickens and garden which was already discussed and the location is affordable. Ms. York explained the residence are at the facility for 30, 60 or 90 days and in that time frame she doesn't believe that manure dust will have any affects to their health. Ms. York stated it will be a 13-bedroom home with a community of people where they are understood and are there to help them get to the bottom of their trauma, the facility will also be a partial hospitalization program. Ms. York stated they have to get certified and follow strict guidelines. Without an address they are not able to proceed further. Ms. York's 3-minute testimony time ended she requested an additional 3 minutes.

Motion: Commissioner Williamson moved to grant an additional 3 minutes of testimony time. Seconded by Commissioner Mathews. Voice vote, motion carried

Ms. York continued testimony. Ms. York stated once they get certified by Medicaid then they get credentialed through Optum, Jayco and other governing boards. Ms. York stated they are under strict guidelines under Substance Abuse and the Mental Health Administration. Ms. York stated that she and Mr. York are negotiable to make the facility more home looking, they felt it was with the front porch and one door, they did a flat roof so they could put solar panels. Ms. York provided her experience as a

registered nurse that included several years of inpatient and outpatients that struggle with chemical dependency. Mr. York is registered as a general contractor in multiple states and has completed large projects in the past. Ms. York stated that not everyone they get will be from jail and they will have a forever pass to come back for counseling services after they graduate. Ms. York stated they are the first of their kind because they are merging counseling and sober living together. The compensation they receive will be put back into the program. The facility will be staffed 24/7 with high surveillance camera's inside and outside with limited visitation rights. Ms. York concluded that what sets them apart is they are going to integrate the residence into the community at a higher rate because they are going to hire specialist to teach if there is interest in a specific profession, they aren't going to stop at identifying mental illness, they are going to continue the progression to making them healthy members of the community.

Commissioner Williamson asked if the operating hours are going to be 24/7. Ms. York stated they will be staffed 24/7 so the clients are never alone and there will be quiet hour starting at 10 pm, lights out at 11 pm and between 7 am – 8 am they will wake up. They will have breakfast and then head to group. They will be in group until 4 or 5 PM. Commissioner Williamson asked about the recommendation from staff asking if the business model doesn't work out if they could show a conversion getting this large of a building back to residential use being over burdensome. Ms. York stated they constructed the inside of the facility as a 13-bedroom home, with dining rooms, meeting rooms, and a big kitchen, that way it is no different from a 3,000 sq. ft home. They are willing to change how the outside looks to make it look more like a home but she doesn't believe it is reasonable to ask for them to say they will take the roof off, cut it in half, etc. to change it if it doesn't work out.

Commissioner Mathews asked what kind of equestrian activities are they planning on having. Ms. York stated they would like to have a couple of horses, they know that horses and animal therapy have a calming effect. The residence will be caring for the horses and all the responsibilities, good and bad, if they want to ride the horse.

Commissioner Nevill asked if the goal is integration into the community why are they not closer to the community. Ms. York stated it is easier to teach them skills in a rural area, the land is affordable, and will have less impact for the surrounding area. Commissioner Nevill confirmed that they are going to bring in instructors to teach and bring their own equipment if they are teaching a trade.

Commissioner Sheets asked if Ms. York has the operational plan with her. Ms. York stated she does have the plan with her and available if the Commissioner's would like it.

Commissioner Dorsey stated the problem he is having with the proposal is it isn't a compatible use in an Ag zone and asked if they are going to try and sell the facility as a business. Ms. York stated she is confused on why it isn't compatible in an Ag zone. Commissioner Dorsey stated he is a farmer and the public and farming don't usually co-exist well together and the facility is really a business, it is a business of taking care of and rehabilitating in an Ag zone. Commissioner Dorsey asked if the business ceases to exist if the facility would be sold as a business or a home. Ms. York stated it could be sold as a home.

Chairman Sturgill stated he hasn't heard testimony that has convinced him with the traffic concern for example 30 people who are reliant on carpools, commercial transportation, walking or cycling on a rural road. His concern is a year from now they hear reports that someone got hit walking because they wanted a candy bar. Ms. York stated she is concerned about that too and they can make a rule or guideline that says you are not allowed to walk down the road, they will give them alternative ways of access and can put in a small convenience store in one of the storage rooms in the home. The medications will be provided for the residence and many appointments can be done via telehealth.

Tyler Reynolds – IN OPPOSITION – 4028 Bennett Rd, Kuna, ID, 83634

Mr. Reynolds stated he is a neighbor that farms adjacent to the property and has a similar facility within an eighth of a mile to his house. The facility doesn't have a permit and doesn't need one due to there being a total of 8 beds at the facility. Mr. Reynolds stated that the 8 beds total to 25 people walking down the road in front of his dairy anytime of the day, approaching cattle and children in their yards. Mr. Reynolds would like to know how you can put a 13-home house on an Ag exclusion land without getting rezoned. Mr. Reynolds stated the facility next to his house has eight beds yet there are 25-30 cars in and out all day and night.

Chairman Sturgill asked for clarification on the math when there are 8 beds but 25 people walking down the road. Mr. Reynolds stated the facility doesn't need a permit because there is 8 or less beds. Chairman Sturgill asked if he has seen a group of 25 people. Mr. Reynolds confirmed he has seen them walking down the road and that they live at the facility. Chairman Sturgill clarified they are all together.

Grant Lovett – IN OPPOSITION – 1030 S McDermott, Kuna, ID, 83634

Mr. Lovett advised he agrees with Mr. Reynolds testimony. Mr. Lovett stated one of the guys at the facility got kicked out and he asked his wife for a ride to Boise, when is wife went to go talk to the facility a man ordered her off the premises. Mr. Lovett stated that they are parking along the street and when winter hit they got stuck and hit some irrigation equipment, causing damage. After the guy asked his wife for a ride, shortly after someone loosened all the lug nuts off his wheels. Mr. Lovett's 3-minute testimony time ended, he requested an additional minute of testimony time.

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

Mr. Lovett continued testimony stating emergency services from Canyon County and Ada County are called at least every 1.5 weeks, the coroner has been there twice and the cops present every 1.5 months.

Scott Burn - IN OPPOSITION - 4747 W Deer Flat, Kuna, ID, 83634

Mr. Burn stated it is an admirable project but the decision that needs to be made is based on the rules. Mr. Burn stated he agrees with the previous testimony in opposition. He has driven down the road with a one-ton baler and have almost ran people over, his concern is the safety of the community. This year he has counted six wrecks within the current population in the area. Mr. Burns stated the applicants do not understand the way they live for example the creek they speak of is the waste water ditch from his irrigation. Mr. Burns stated he isn't saying not to have the facility he is saying this location is not the current place, they need to be closer to town and closer to resources. Mr. Burns suggests the project get declined.

Michael Fast - IN OPPOSITION - 8979 Robinson Rd, Kuna, ID, 83634

Mr. Fast stated he is representing 40 households from the surrounding area. Mr. Fast stated the operation plan was not submitted before the deadline and is important to view. Mr. Fast would like clarification if people from the jail or felons will be accepted into the facility. Mr. Fast stated the property is zoned Ag with an approved building lot for residential home and a 30-bed commercial facility does not meet the requirement for a residential home. Mr. Fast agrees that horses are therapeutic but states they are also dangerous. Mr. Fast states the plan does not fit into the comprehensive plan. He is concerned with the lack of detail that has been provided. Mr. Fast's 3-minute testimony time ended. Another 3 minutes of testimony time was requested.

Motion: Commissioner Williamson moved to grant an additional 3-minutes of testimony time. Seconded by Commissioner Mathews. Voice vote, motion carried.

Mr. Fast continued testimony providing examples of how the project does not fit the comprehensive plan for example policy 4:72 discourages incompatible development near Agriculture businesses. Mr. Fast stated water is an issue with residence having scarcity issues that have required deeper wells to be put in. Mr. Fast stated without transportation the residence will have a difficult time getting to appointments, buying groceries and getting to a job because the roads are not suitable to walk or bike on. Mr. Fast believes that although chores are good that doesn't provide the same connection to the community as a job would. Mr. Fast spoke with Lieutenant Chad Harrold of the Canyon County Sherriff's office regarding active patrols in the south Nampa / Melba area, he mentioned there is 2 deputies on patrol at any given shift. Mr. Fast stated the location is on the border of Canyon County and Ada County with a Kuna address, this has created complexity and confusion when calling emergency services, which has in turn caused response times to be 30 minutes more in the past.

Commissioner Williamson confirmed with Mr. Fast that part of the water concerns is that Southwest District Health is requiring a large well that meets City standards and the draw would be larger than a residential well.

Ronald Plummer - IN OPPOSITION - 5093 W Deer Flat Rd, Kuna, ID, 83634

Mr. Plummer advised his lawyer sent a letter stating there is no easement on the property. When he bought the property in 2013 a title search was completed and there were no easements. Mr. Plummer stated Steve Coulson whom he has never met came into DSD with a letter saying Mr. Plummer was allowing an easement onto his property. Mr. Plummer stated there is a dust problem in that area. Mr. Plummer believes that a fence around the proposed property would be needed for security to keep the residents from trespassing into others property. The concern with the kind of draw a facility with 30 residence and 15 employees would take on the water is a legitimate concern. Mr. Plummer's 3-minute testimony time ended, he requested an additional minute of testimony time.

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

Mr. Plummer continued his testimony stating the proposed facility is going to dry up the surrounding wells. Mr. Plummer is concerned with the safety of the area with having an empty field nearby if any of the resident's smoke and the field catches fire, services would not be able to get there in time to put the fire out.

Josh Plummer – IN OPPOSITION – 709 Tailulah, Kuna, ID, 83634

Mr. Plummer stated he reached out to law enforcement to see how many calls have been made to the similar facilities in the past year. In the past 14 months they have had 61 calls for emergency services at one location. In another location since 2021 they have had 66 calls. There are only 2 sheriffs' patrolling the area and response times are bad as a result. The fire department is 14.9 miles away about 22 minutes away. Paramedics are 11.3 miles away which is 19 minutes. The Canyon County Sheriff's are 25 miles away which is 36 minutes away. Mr. Plummer does not believe this project would be considered a house.

Bethany Rogers – IN OPPOSITION – 7041 Red Sky Ln, Nampa, ID, 83686

Ms. Rogers stated her husband works in law enforcement and understands the drain on government resources with these types of establishments. Ms. Rogers believes the facility needs to be closer to resources that they require.

William Dean (Representative) – REBUTTAL – 5700 E Franklin Rd, Suite 250, Nampa, ID, 83686

Mr. Dean stated the common theme from those in opposition was based on negative experiences with these types of facilities in the past. There are also concerns with the water, safety and security. Mr. Dean stated generalizing an experience with one facility to all of them is not evidence that the previous experience will translate into the next. Mr. Dean stated a condition can be added stating that the applicant will be in compliance with Department of Health and Welfare standards for private treatment facilities. Mr. Dean believes that will alleviate a lot of the concerns with safety and security. Mr. Dean addressed the water concern and noticed that the applicant has to get a permit from Idaho Department of Water Resources. Mr. Dean requested approval and if the Commissioners are considering not approving the conditional use permit to continue the case to a date certain to give the applicant time to provide more information.

Commissioner Williamson asked what a date certain would work best with the group of applicants. Mr. Dean stated 45 days. Commissioner Williamson asked if there is a concern with the residents getting hit by traffic. Mr. Dean stated conceptually that is a concern but to mitigate that they will have rules set in place, carpooling and the Health and Welfare standards. Mr. Dean does not believe there will be a lot of foot traffic by the residents or the staff members.

Commissioner Villafana asked Planner Dan Lister if Mr. Coulson granted himself an easement. Planner Dan Lister advised that will need to be investigated further.

Commissioner Williamson asked Planner Dan Lister if the condition Mr. Dean had stated could be added with the Health and Welfare guidelines and would that be enforceable. Planner Dan Lister advised a standard condition is they have to meet all federal, state, local ordinances and standards so the Health and Welfare would fall under that condition.

MOTION: Commissioner Williamson moved to close public testimony on Case CU2023-0014, seconded by Commissioner Mathews, voice vote, motion carried.

DELIBERATION:

Commissioner Nevill stated he agrees that there is a need for facilities such as the one being proposed but based on the evidence the facility could adversely affect the agricultural operations in this area. According to 87% of Canyon County residents the highest and best use for any parcel in the County is to aid in the preservation of agricultural operations and the agricultural way of life. Commissioner Nevill sees this project in direct conflict of the Ag operations and agrees with staff's recommendation of denial. Commissioner Nevill asks staff to review the incompatibility with ongoing Ag operations, looking specifically into traffic concerns, complaints, and water. Commissioner Nevill expressed his concern with the easement issue.

Commissioner Sheets stated when viewing criteria number 6, "does the legal access to the subject property exist or will it exist at the time of development." In the staff report, exhibit 2E, which is the maintenance agreement that references potential easement and then exhibit 7 is the DSD Director's Administrative Decision and that has some references but nothing definitive saying the access is there. Commissioner Sheets stated the instrument that shows the access exists needs to be present, without it he isn't able to say there is legal access to the development. Commissioner Sheets stated he finds the project in conflict with the comprehensive plan and will negatively impact the area. Commissioner Sheets agrees with the staff's report with the exception of number 6.

Commissioner Williamson agrees with Commissioner Sheets and Commissioner Nevill, he likes the idea and concept because it is something that is needed but he is not sure with this location that this is the best use. Commissioner Williamson stated there was some conflicting testimony and information regarding the fire access, he would like to see proof the easement exists and that the fire department is ok with that location. Commissioner Williamson stated if they were to deny the case having condition 1 stating fencing and landscape could be a burden so would look into putting and/or.

Commissioner Mathews stated the issue for him is the location of the property and having a continuance wont fix that.

Commissioner Williamson stated he is leaning towards continuance although Commissioner Mathews makes a good point.

MOTION: Commissioner Sheets moves to deny Case CU2023-0014 to modify findings of fact number 6 to state that based upon testimony and the evidence of the record it is unclear to the extent of legal access to the parcel. Commissioner Nevill Seconded.

Discussion on the Motion:

Commissioner Nevill stated he would like staff to review the exhibits and testimony and see if they can improve the issue of incompatibility. Planner Dan Lister advised the hearing is a documented and a recorded item so it would be part of the record. Commissioner Sheets stated he agrees with the staff's report.

Roll call vote: 7 in favor, 0 opposed, motion passed.

ACTION ITEM - ELECTION OF PLANNING & ZONING COMMISION OFFICERS

Chairman:

Commissioner Sheets nominated Chairman Sturgill for Chairman. Chairman Sturgill accepts nomination.

Commissioner Williamson nominated himself for Chairman.

Roll call vote: 5 in favor for Chairman Sturgill, 2 in favor for Commissioner Williamson, motion passed for Chairman Sturgill to remain as Chairman.

Vice Chairman:

Commissioner Nevill nominated Commissioner Sheets for Vice Chairman. Commissioner Sheets accepts nomination.

Commissioner Williamson nominated himself for Vice Chairman.

Roll call vote: 4 in favor for Chairman Sheets, 3 in favor for Commissioner Williamson, motion passed for Commissioner Sheets to remain as Vice Chairman.

Secretary:

Commissioner Nevill nominated Commissioner Villafana for Secretary. Commissioner Villafana accepts nomination.

Commissioner Sheets nominated Commissioner Williamson for Secretary. Commissioner Williamson declines nomination.

Roll call vote: 7 in favor for Commissioner Villafana, motion passed for Commissioner Villafana to remain as Secretary.

ADJOURNMENT:

MOTION: Commissioner Sheets moved to adjourn, seconded by Commissioner Villafana. Voice vote, motion carried. Hearing adjourned at 10:59 PM.

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

Approved this 1st day of February, 2024

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Robert Sturgill, Chairman

ATT

Amber Lewter – Hearing Specialist

Exhibit 6



PLANNING AND ZONING

STAFF REPORT ADDENDUM RZ2021-0030/SD2021-0018 LGD Ventures CR/Lewis Heights Sub



EXECUTIVE SUMMARY:

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 consisting 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. The developer has revised the original application to include a community water system for the 31-lot subdivision.

The Planning and Zoning Commission recommended the denial of the Conditional Rezone and signed the FCOs on April 4, 2022 (Exhibit H). See Exhibit I for full analysis. On November 16, 2022, the Board of County Commissioners held a public hearing to consider this application. After reviewing the Staff Report (Exhibit E) and noting there were new items that the Planning and Zoning Commission had not seen prior to making their recommendation of denial, the Board agreed with a request from the applicant to remand the case back to the Planning and Zoning Commission so they could hear the new evidence.

The applicant paused to work on the community water system and updating the plat to allow for the facilities for the community system. The Preliminary Plat then went through the Engineering review process and received approval with conditions. An approval letter from the fire district, a memorandum on Community Water Systems, and an updated Letter of Intent was received.

Mr. Goldberg submitted an updated cover letter dated October 24, 2023, with attachments for the second Planning and Zoning review. (Exhibit B, Attachment 2) A memo dated July 7, 2023, from HDR Engineering regarding the water supply can be found at Exhibit B, Attachment 4. There were several comments received after the Board hearing on November

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;
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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

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

Attachment 3: Black Canyon Irrigation

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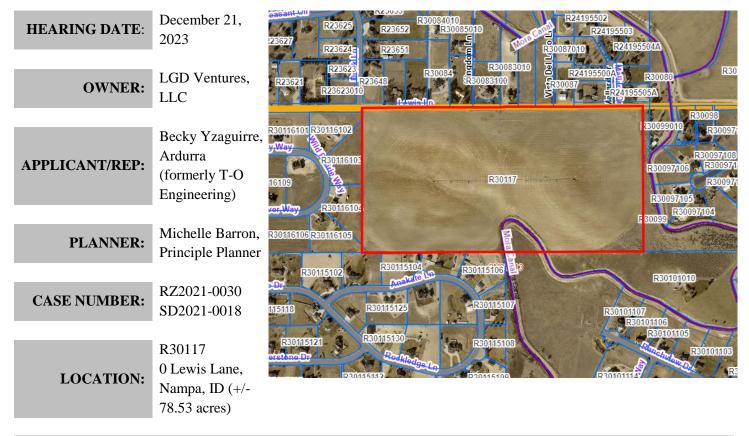
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RZ2021-0030/SD2021-0018 LGD Ventures CR/Lewis Heights Sub



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 - 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.
- 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 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.
- 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, 0223. 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 thisday 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 ac	knowledg	ged 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'₄of 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, 0223. 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 i	name is subscribed to the v	within
instrument, and acknowle	dged t	to me that he executed the sam	e.			
			Notary: _			

My Commission Expires: _____



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,

Beens 4

Becky Yzaguirre Land Use Planner

From:	Michelle Barron < Michelle.Barron@canyoncounty.id.gov>
Sent:	Tuesday, April 18, 2023 10:04 AM
То:	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 <<u>BYzaguirre@to-engineers.com</u>> 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 <<u>Michelle.Barron@canyoncounty.id.gov</u>>
Sent: Monday, April 17, 2023 5:22 PM
To: Becky Yzaguirre <<u>BYzaguirre@to-engineers.com</u>>
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: <u>Michelle.Barron@canyoncounty.id.gov</u> Website: <u>www.canyonco.org/dsd</u> *****NEW** <u>public</u> 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 <<u>BYzaguirre@to-engineers.com</u>>
Sent: Monday, April 17, 2023 4:05 PM
To: Michelle Barron <<u>Michelle.Barron@canyoncounty.id.gov</u>>
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 <<u>Michelle.Barron@canyoncounty.id.gov</u>> Sent: Monday, April 17, 2023 2:58 PM To: Becky Yzaguirre <<u>BYzaguirre@to-engineers.com</u>> 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 <<u>BYzaguirre@to-engineers.com</u>>
Sent: Thursday, April 13, 2023 8:53 AM
To: Michelle Barron <<u>Michelle.Barron@canyoncounty.id.gov</u>>
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



From: Becky Yzaguirre
Sent: Thursday, April 6, 2023 5:15 PM
To: Michelle Barron <<u>Michelle.Barron@canyoncounty.id.gov</u>>
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



From: Michelle Barron <<u>Michelle.Barron@canyoncounty.id.gov</u>>
Sent: Wednesday, March 8, 2023 9:22 AM
To: Becky Yzaguirre <<u>BYzaguirre@to-engineers.com</u>>
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 Monday, Tuesday, Thursday and Friday 8am – 5pm Wednesday 1pm – 5pm **We will not be closed during lunch hour **

From: Becky Yzaguirre <<u>BYzaguirre@to-engineers.com</u>>
Sent: Tuesday, March 7, 2023 11:46 AM
To: Dan Lister <<u>Daniel.Lister@canyoncounty.id.gov</u>>; Michelle Barron
<<u>Michelle.Barron@canyoncounty.id.gov</u>>
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' <<u>Daniel.Lister@canyoncounty.id.gov</u>>; Michelle Barron
<<u>Michelle.Barron@canyoncounty.id.gov</u>>
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 <<u>Daniel.Lister@canyoncounty.id.gov</u>>
Sent: Wednesday, February 22, 2023 3:16 PM
To: Becky Yzaguirre <<u>BYzaguirre@to-engineers.com</u>>; Michelle Barron
<<u>Michelle.Barron@canyoncounty.id.gov</u>>
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 <u>public</u> 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 <<u>BYzaguirre@to-engineers.com</u>>
Sent: Wednesday, February 22, 2023 3:12 PM
To: Dan Lister <<u>Daniel.Lister@canyoncounty.id.gov</u>>; Michelle Barron
<<u>Michelle.Barron@canyoncounty.id.gov</u>>
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!



From: Jennifer Almeida <<u>Jennifer.Almeida@canyoncounty.id.gov</u>>
Sent: Tuesday, February 14, 2023 1:13 PM
To: Dan Lister <<u>Daniel.Lister@canyoncounty.id.gov</u>>; Michelle Barron
<<u>Michelle.Barron@canyoncounty.id.gov</u>>;
Cc: Becky Yzaguirre <<u>BYzaguirre@to-engineers.com</u>>
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: <u>Jennifer.Almeida@canyoncounty.id.gov</u> Website: <u>www.canyoncounty.id.gov</u>

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 <<u>BYzaguirre@to-engineers.com</u>>
Sent: Tuesday, February 14, 2023 1:11 PM
To: Jennifer Almeida <<u>Jennifer.Almeida@canyoncounty.id.gov</u>>
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 <u>IDWR determined the development will have no negative impact on the</u> <u>health of the water aquifer and surrounding residences</u>.

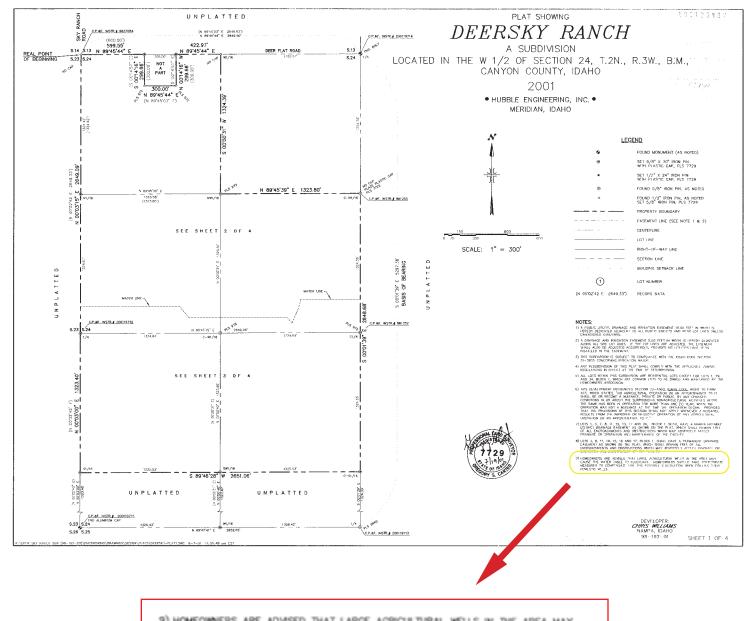
In fact, studies have shown that the subdivision would have a *positive* impact on local groundwater levels because development would reduce the acreage being irrigated by the onsite well by approximately 18 acres. Currently, we are using a lot of water to farm this land. Please refer to our technical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

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

- 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)
- 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)

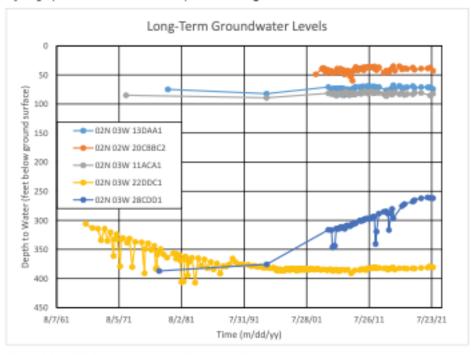
- Community Well We have moved from individual wells to a community well system as preferred by the County. This system can be advantageous because water quality and consumption is consistently monitored and meets higher public drinking water standards.
- 4. CCR's We've included additional items in the 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



9) HOMEOWNERS ARE ADVISED THAT LARGE AGRICULTURAL 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.

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.

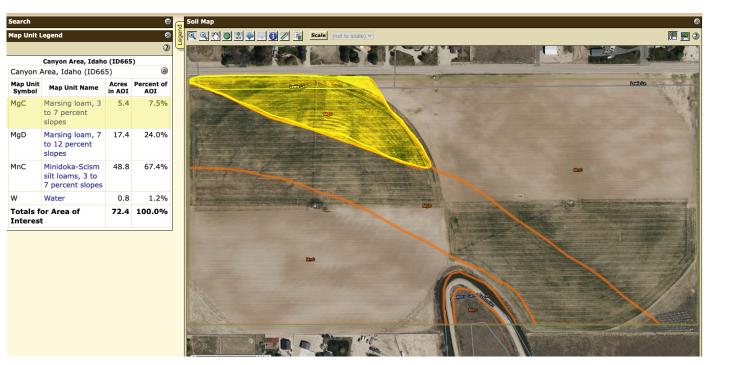
2.20 **DROUGHT TOLERANT LANDSCAPING.** Within the Lewis Heights subdivisions, drought tolerant landscaping (i.e. artificial lawns, rockscapes, native plants) will be highly encouraged for individual lots. Such landscaping will be used on common area lots and common areas to reduce water usage.

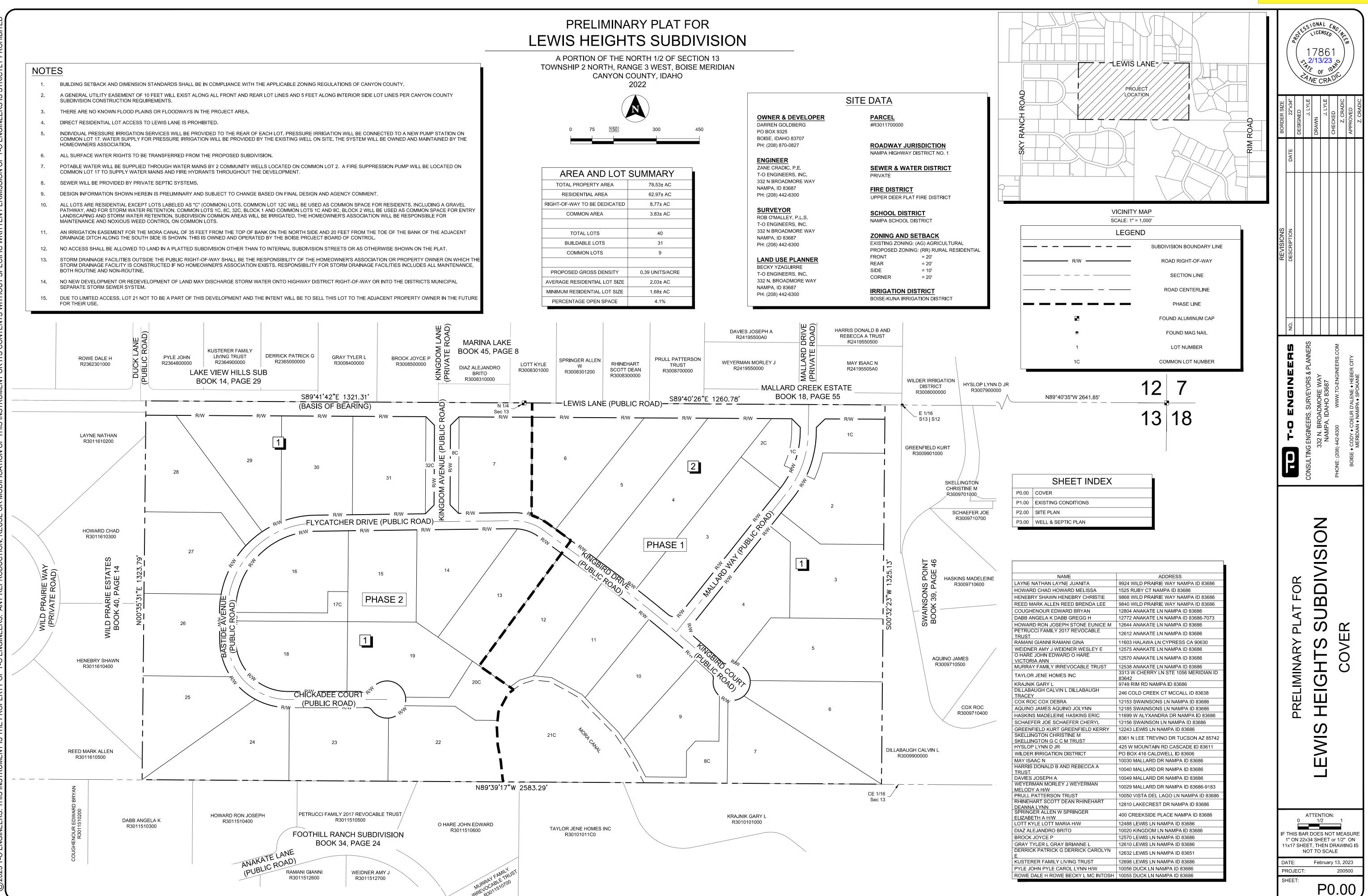
2.21 **WELL METERING.** The subdivision will install a meter on the main irrigation well to continually monitor water usage as to adheres to water usage and water flow restrictions set forth in the CCR's. The meter shall be kept in working order and accessible to the Idaho Department of Water Resources.

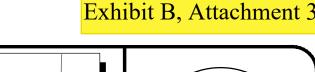
2.22 **WELL CONSTRUCTION.** All individual and/or community wells bult within the Lewis Heights subdivision will adhere to the guidelines set forth by the Idaho Department of Water Resources to ensure appropriate depth and construction materials. A well construction diagram must be submitted and approved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

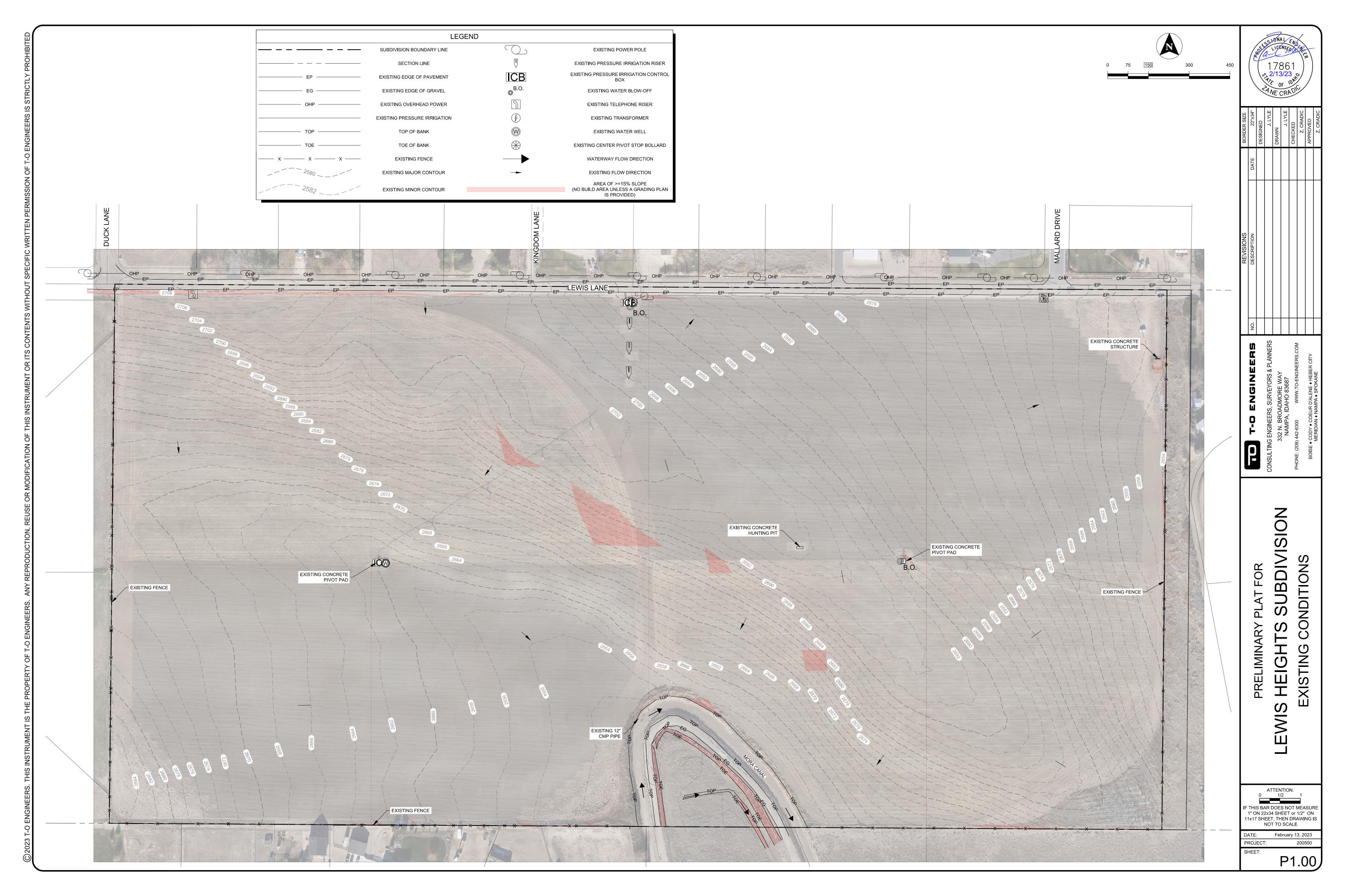
2.23. **COMMON LOT 20.** Common lot number 20, as indicated on the plat, is not included in the subdivision, and not enforceable through the CCR's or HOA. The lot is to remain in ownership of LGD Ventures, LLC.

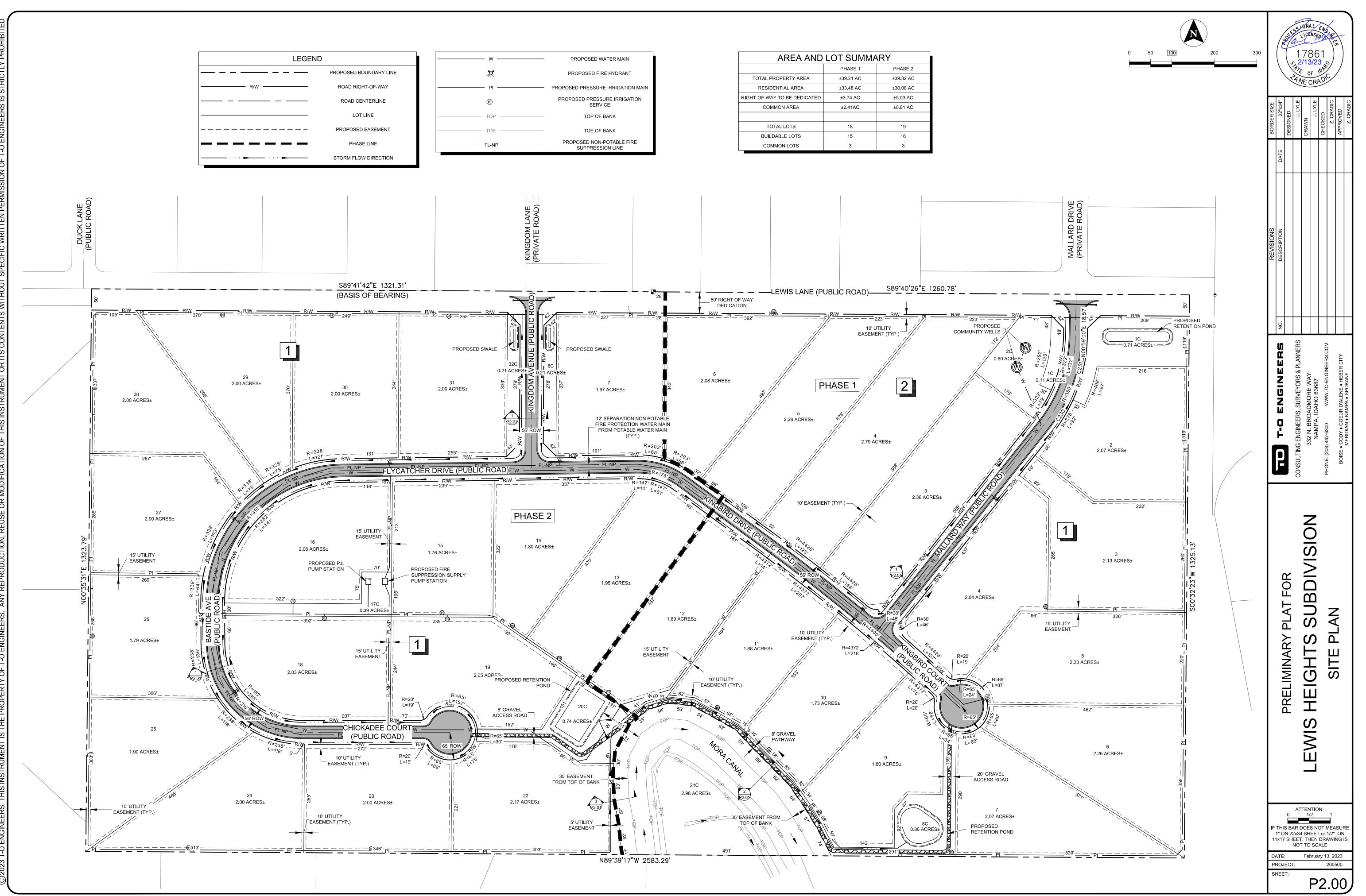
EXHIBIT D







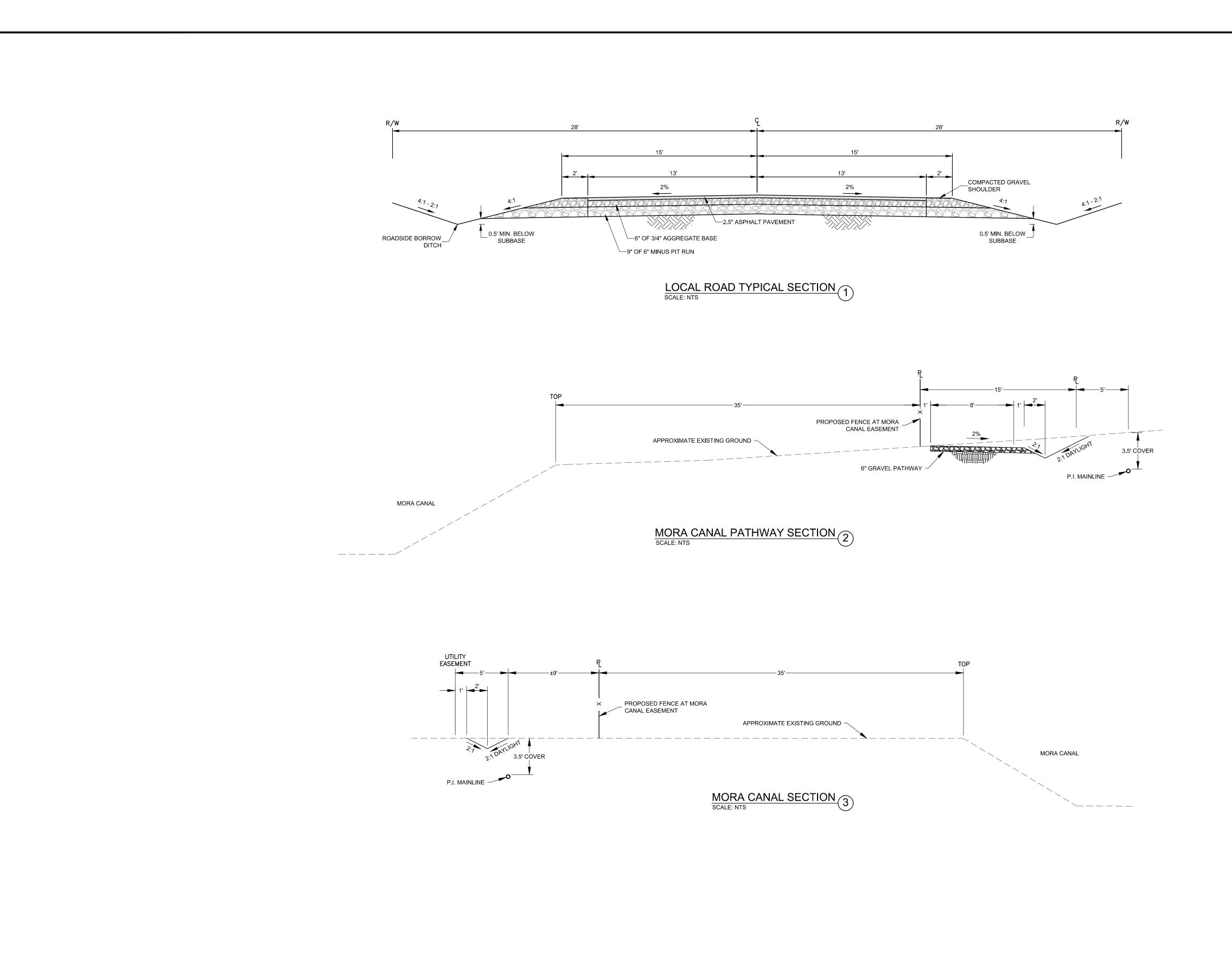




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RESIDENTIAL AREA	±33.48 AC	±30.08 AC
RIGHT-OF-WAY TO BE DEDICATED	±3.74 AC	±5.03 AC
COMMON AREA	±2.41AC	±0.81 AC
TOTAL LOTS	18	19
BUILDABLE LOTS	15	16
COMMON LOTS	3	3

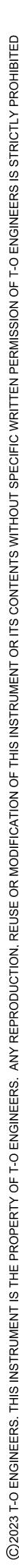
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— FL-NP ———	PROPOSED NON-POTABLE FIRE SUPPRESSION LINE

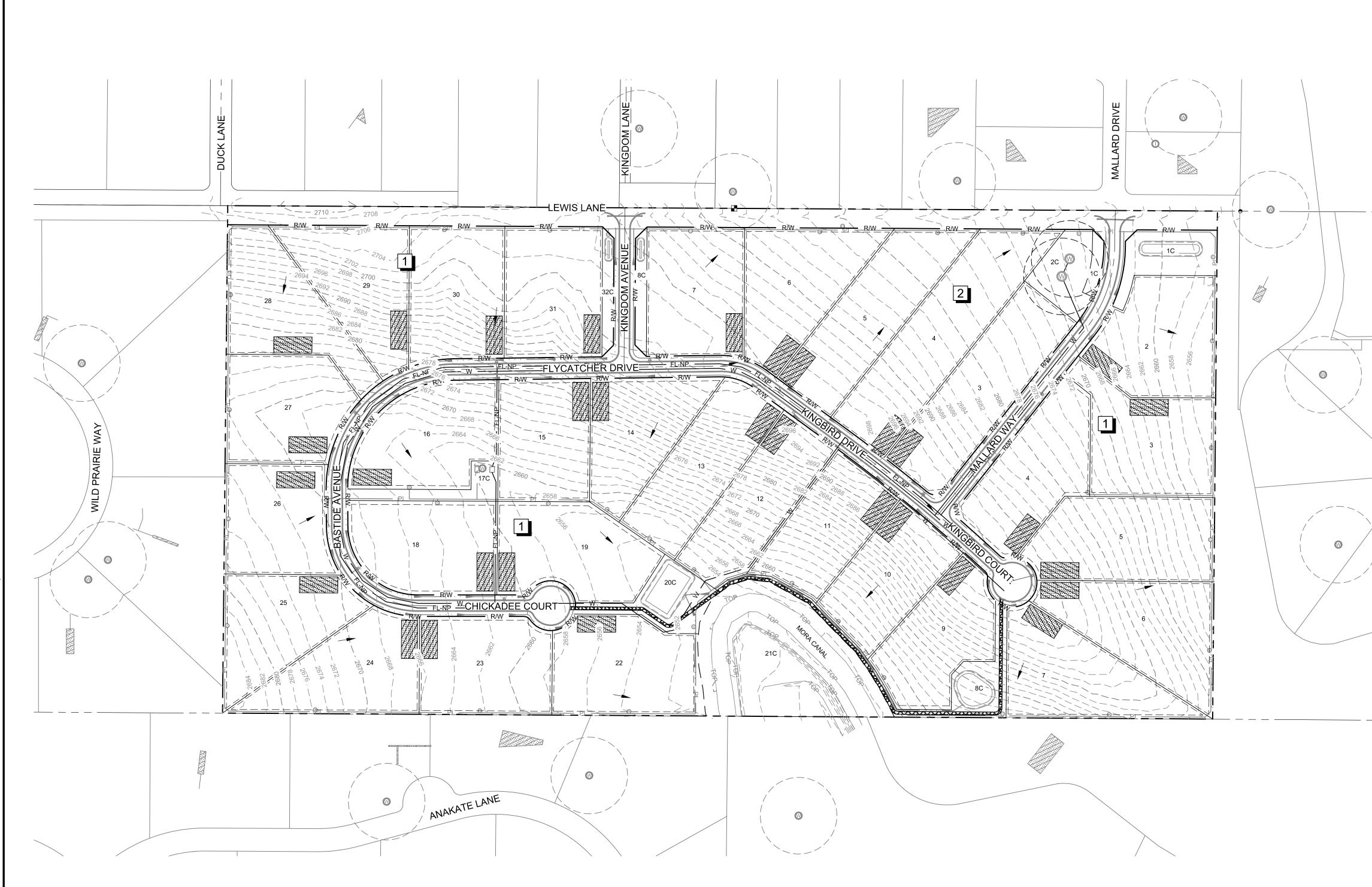




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TECHNICAL MEMORANDUM

DATE:	July 7, 2023	7
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.

hdrinc.com

300 E. Mallard Dr.Suite 350 Boise, ID 83706-6660 (208) 383-4140 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.

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

 \sim

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 </br>

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

 \sim

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

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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.

\~

 \sim

Keri K. Smith

2C Board of County Commissioners

Sent from my iPad

I will be there.

Pam White

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

Hi Jenen,

I will be here.

 \sim

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

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

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

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

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

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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.

₩~

Jenen

₩~

From: Dan Lister <<u>Daniel Lister@canyoncounty.id.gov</u>> Sent: Tuesday, November 15, 2022 11:52 AM To: Monica Reeves <<u>Monica.Reeves@canyoncounty.id.gov</u>>; Jenen Ross <<u>Jenen.Ross@canyoncounty.id.gov</u>>

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

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See request below.

~

Dan Lister, Planning Official

Canyon County Development Services Department (DSD)

Office: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

 \sim

From: Becky Yzaguirre <<u>BYzaguirre@to-engineers.com</u>> Sent: Monday, November 14, 2022 6:09 PM To: Dan Lister <<u>Daniel.Lister@canyoncounty.id.gov</u>>

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

 \sim

Hi Dan,

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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.

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Please let me know if you have any questions.

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Thank you,

\~

\itap2Becky Yzaguirre\~



\itap2Land Use Planner \itap2O: 208-323-2288\~ \~ \~



<u>litap2(2471 S. Titanium PI., Meridian ID 83642)</u> <u>litap2(BYzaguirre@to-engineers.com)</u> \~\~|\~ <u>www.ardurra.com</u>





\~

Exhibit C, Attachment 1

100 E Bower Street, Suite 110 Meridian, ID 83642 (208) 288-1992



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.

Just Vale_ $\left(\right)$

Justin Walker, P.E. County Engineer

cc: File

Exhibit C, Attachment 2

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



Memorandum

То:	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.



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 Popoll

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

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**

Exhibit C, Attachment 4

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

TEL: (208) 344-1141

13 December 2023



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

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.

CHAIRMAN OF THE BOARD

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 Statues, 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

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

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From: Doug Critchfield <critchfield@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

\~

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Thank you - Doug

 \sim

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

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>; 'lerk@greenleaf-idaho.us' <clerk@greenleaf-idaho.us>; 'amy@civildynamics.net> 'any@civildynamics.net>; 'alicep@cityofhomedale.org' alicep@cityofnelba.org; 'green@marsingcity.com' ; 'mayor@cityofnelba.org' mayor@cityofnelba.org; 'cityclerk@cityofnelba.org; 'srule@middletoncity.com' server@cityofnelba.org; 'srule@middletoncity.com' servert@cityofnelba.org; 'srule@middletoncity

'ddenney@homedaleschools.org' <ddenney@homedaleschools.org>; 'drhorras@kunaschools.org' <<u>drhorras@kunaschools.org</u>>; 'bgraves@kunaschools.org' <<u>bgraves@kunaschools.org</u>>; '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' 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantza@notusschools.org' <krantza@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' <<u>lrichard@cityofcaldwell.org</u>>; 'aperry@cityofcaldwell.org' aperry@cityofcaldwell.org; 'homedalefd@gmail.com' <<u>homedalefd@gmail.com</u>>; 'tlawrence@kunafire.com' <tlawrence@kunafire.com>; 'khinkle@kunafire.com' <khinkle@kunafire.com>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'marsingruralfire@gmail.com' <<u>marsingruralfire@gmail.com</u>>; 'brian.mccormack@melbafire.id.gov' <<u>brian.mccormack@melbafire.id.gov</u>>; 'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; Ron Johnson <<u>johnsonrl@nampafire.org</u>>; 'pfdchief33@gmail.com' <<u>pfdchief33@gmail.com</u>>; 'parmaruralfire@gmail.com' <parmaruralfire@gmail.com>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'jmaloney@wilderfire.org' <<u>imaloney@wilderfire.org</u>>; 'chopper@canyonhd4.org' <<u>chopper@canyonhd4.org</u>>; 'lriccio@canyonhd4.org' // <<u>eddy@nampahighway1.com</u>>; 'gwatkins@nphd.net' <<u>gwatkins@nphd.net</u>>; 'admin1@kunalibrary.org' <admin1@kunalibrary.org>; 'admin2@kunalibrary.org' <admin2@kunalibrary.org>; 'lizardbuttelibrary@yahoo.com' <<u>lizardbuttelibrary@yahoo.com</u>>; 'eingram@idahopower.com' <<u>eingram@idahopower.com</u>>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <<u>monica.taylor@intgas.com</u>>; 'jessica.mansell@intgas.com' <<u>jessica.mansell@intgas.com</u>>; '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' <<u>tritthaler@boiseproject.org</u>>; 'gashley@boiseproject.org' <<u>gashley@boiseproject.org</u>>; Stephanie Hailey <<u>Stephanie.Hailey@canyoncounty.id.gov</u>>; 'irr.water.3@gmail.com' <<u>irr.water.3@gmail.com</u>>; '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' <<u>wilders04@msn.com</u>>; 'johnmcavoy48@yahoo.com' <<u>johnmcavoy48@yahoo.com</u>>; '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' <<u>mack@settlersirrigation.org</u>>; 'kchamberlain.fcdc@gmail.com' <<u>kchamberlain.fcdc@gmail.com</u>>; 'mitch.kiester@phd3.idaho.gov' <<u>mitch.kiester@phd3.idaho.gov</u>>; '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' <<u>drain.dist.2@gmail.com</u>>; 'bryce@sawtoothlaw.com' <<u>bryce@sawtoothlaw.com</u>>; 'scott sbi@outlook.com' <<u>scott_sbi@outlook.com</u>>; 'farmerhouston@gmail.com' <<u>farmerhouston@gmail.com</u>>; 'projectmgr@boiseriver.org' <projectmgr@boiseriver.org>; 'testrada@starswd.com' <testrada@starswd.com>; 'jlucas@achdidaho.org' <ilucas@achdidaho.org>; 'clittle@achdidaho.org' <clittle@achdidaho.org>; 'brentc@brownbuscompany.com' <<u>brentc@brownbuscompany.com</u>>; 'gis@compassidaho.org' <<u>gis@compassidaho.org</u>>; 'D3Development.services@itd.idaho.gov' <<u>D3Development.services@itd.idaho.gov</u>>; 'niki.benyakhlef@itd.idaho.gov' <<u>niki.benyakhlef@itd.idaho.gov</u>>; 'itdd3permits@itd.idaho.gov' <<u>itdd3permits@itd.idaho.gov</u>>; 'airport.planning@itd.iaho.gov' <airport.planning@itd.iaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; 'smm5156@gmail.com' <<u>smm5156@gmail.com</u>>; 'deb0815@yahoo.com' <<u>deb0815@yahoo.com</u>>; 'kunacemetery@gmail.com' <<u>kunacemetery@gmail.com</u>>; '3tjj@frontiernet.net' <<u>3tjj@frontiernet.net</u>>; '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 Crawforth <Brian.Crawforth@canyoncounty.id.gov>; 'mstowell@ccparamedics.com' <mstowell@ccparamedics.com>; 'tryska7307@gmail.com' <<u>tryska7307@gmail.com</u>>; Curt Shankel <<u>shankelc@cityofnampa.us</u>>; Diana Little <<u>Diana.Little@canyoncounty.id.gov</u>; Loretta Tweedy <<u>Loretta.Tweedy@canyoncounty.id.gov</u>; 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' <ilunders@2cmad.org>; 'ishoemaker@blm.gov' <<u>ishoemaker@blm.gov</u>>; 'mgrodriquez@usbr.gov' <<u>mgrodriquez@usbr.gov</u>>; 'edward owens@fws.gov' <<u>edward owens@fws.gov</u>>; 'BRO.Admin@deq.idaho.gov' <<u>BRO.Admin@deq.idaho.gov</u>>; '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' <<u>carol.chatdwick@usda.gov</u>; 'noe.ramirez@usda.gov' <<u>noe.ramirez@usda.gov</u>; 'cenww-rd@usace.army.mil' <<u>cenww-</u> 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' <<u>don.g.cassity@usps.gov</u>>; 'sandra.d.karling@usps.gov' <<u>sandra.d.karling@usps.gov</u>>; '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' <<u>info@snakerivercanyonscenicbyway.org</u>>; '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' <<u>sunnyslopewine@gmail.com</u>>; Media - KBOI TV News <<u>news@kboi2.com</u>>; 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.

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

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

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Thank you,

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Amber Lewter

Hearing Specialist

Canyon County Development Services Department

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

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

Fax:\~ 208-454-6633

Email:\~ <u>amber.lewter@canyoncounty.id.gov</u>

Website:\~ <u>www.canyoncounty.id.gov</u>

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Development Services Department (DSD)

NEW <u>public</u> 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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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

Exhibit C,

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,



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Niki Benyakhlef Development Services Coordinator

District 3 Development Services O: 208.334.8337 | C: 208.296.9750 Email:\~<u>niki.benyakhlef@itd.idaho.gov</u>

Website:\~<u>itd.idaho.gov</u>

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'

<Niki.Benyakhlef@itd.idaho.gov>; 'lori.kent@id.nacdnet.net' <lori.kent@id.nacdnet.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:

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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.

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Thank you,

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Amber Lewter

Hearing Specialist

Canyon County Development Services Department

111 N. 11^{th} Ave., #310, Caldwell, ID \~ 83605 \sim

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

Fax:\~ 208-454-6633

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

Website:\~<u>www.canyoncounty.id.gov</u>

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Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am-5pm

Wednesday

1pm-5pm

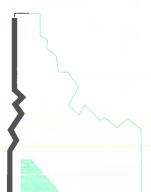
**We will not be closed during lunch hour **

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ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH FAX #208-463-0092 NAMPA, IDAHO 83651-4395 nmid.org

Exhibit C,

Attachment 7

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 <u>must be protected</u>. All municipal surface drainage <u>must be</u> <u>retained</u> 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

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

208) 466-0670

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:

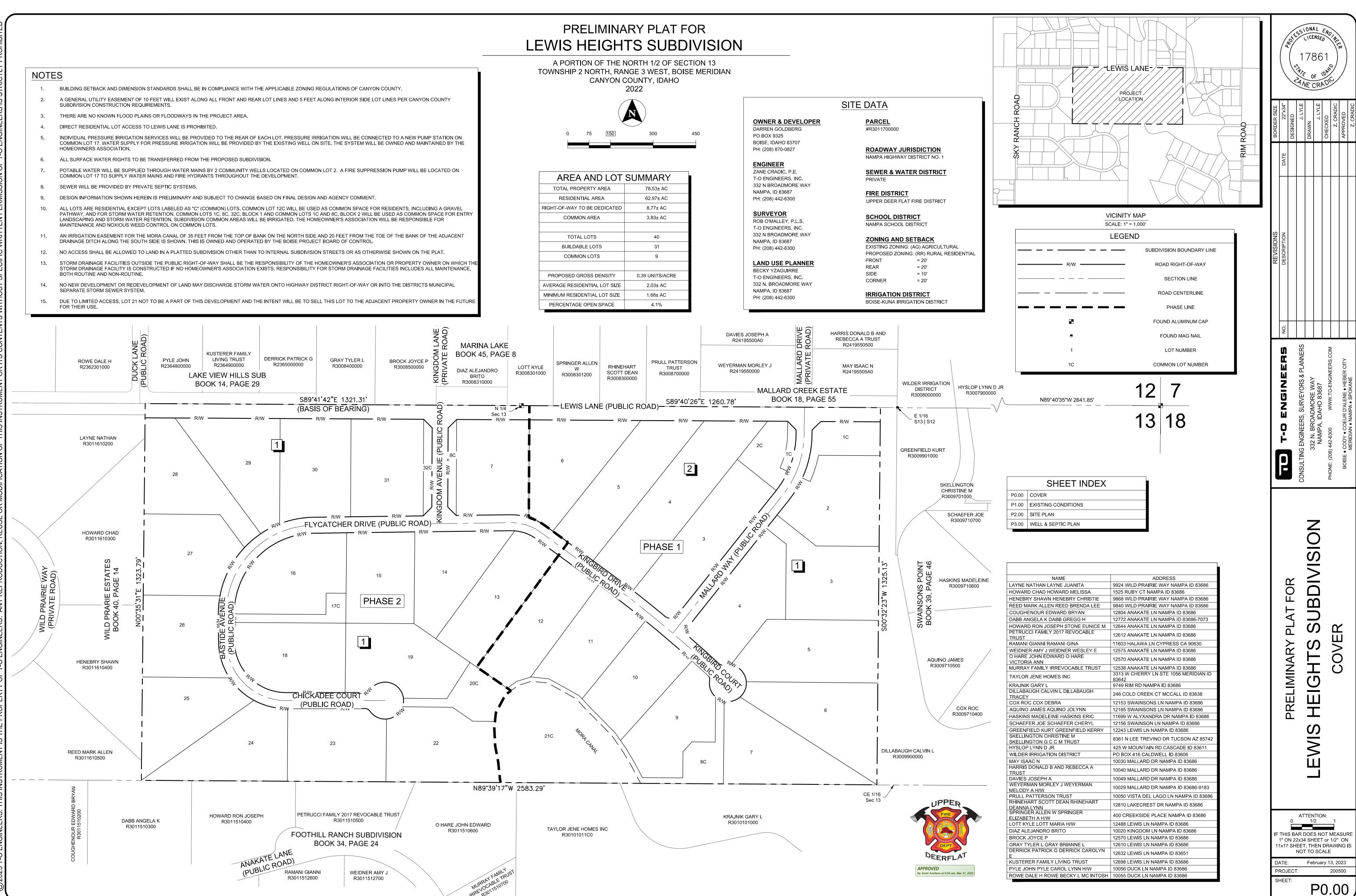
Approved fire apparatus access roads shall be provided for this planned unit development. Two separate points of subdivision access are shown on plans from Lewis Lane public roadway. The fire apparatus access roads shall comply with the requirements of the 2018 International Fire Code section 503 and 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:

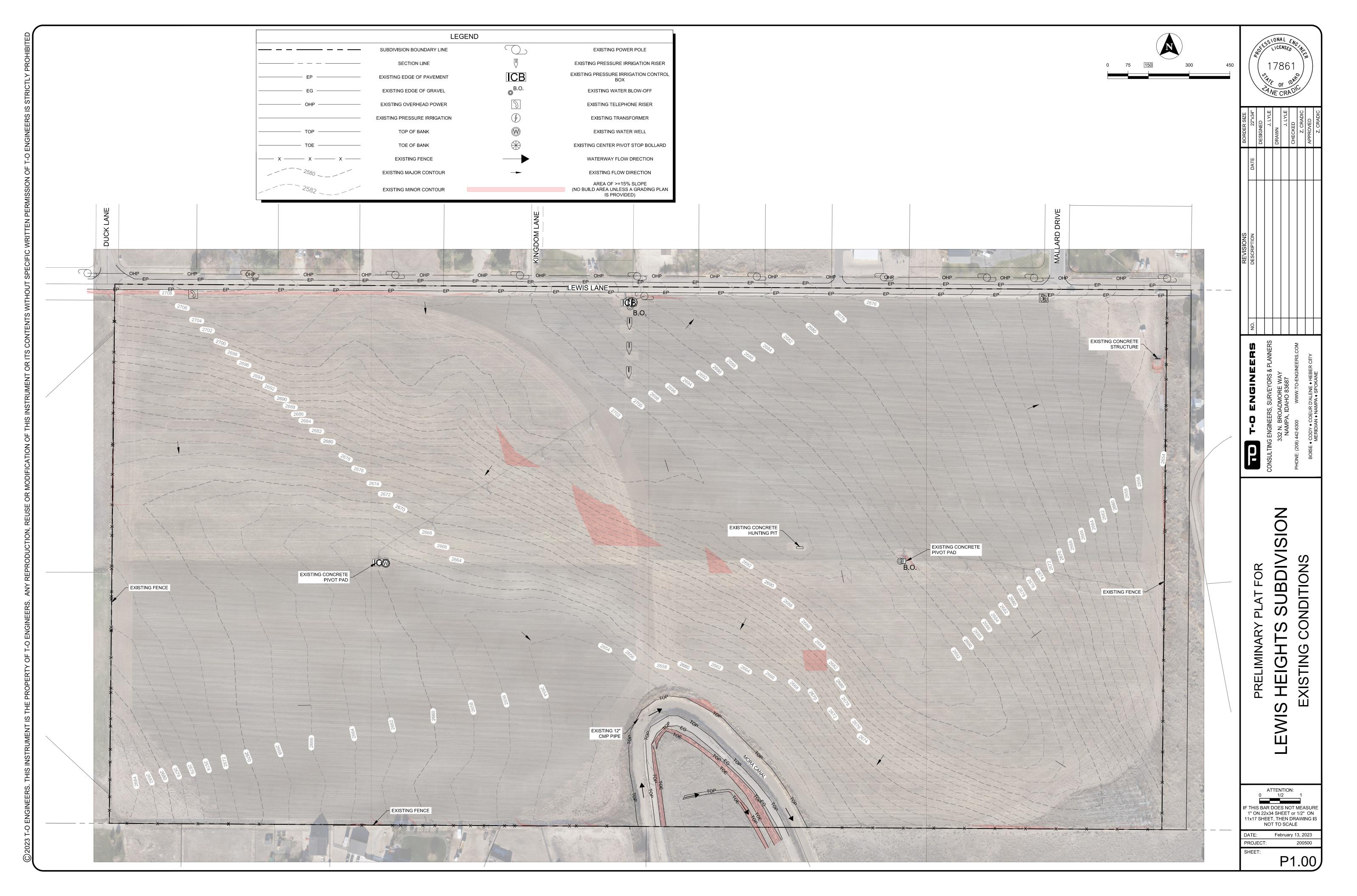
Plans indicate the installation of 9 new fire hydrants along approved roadways providing a minimum of 500 gallons per minute. The subdivision is responsible for all maintenance of said fire hydrants and emergency services roadways. Records of maintenance shall be made available to the Fire Code Official upon request. (Ref IFC 102.5, 507, B103.3, B105.1)

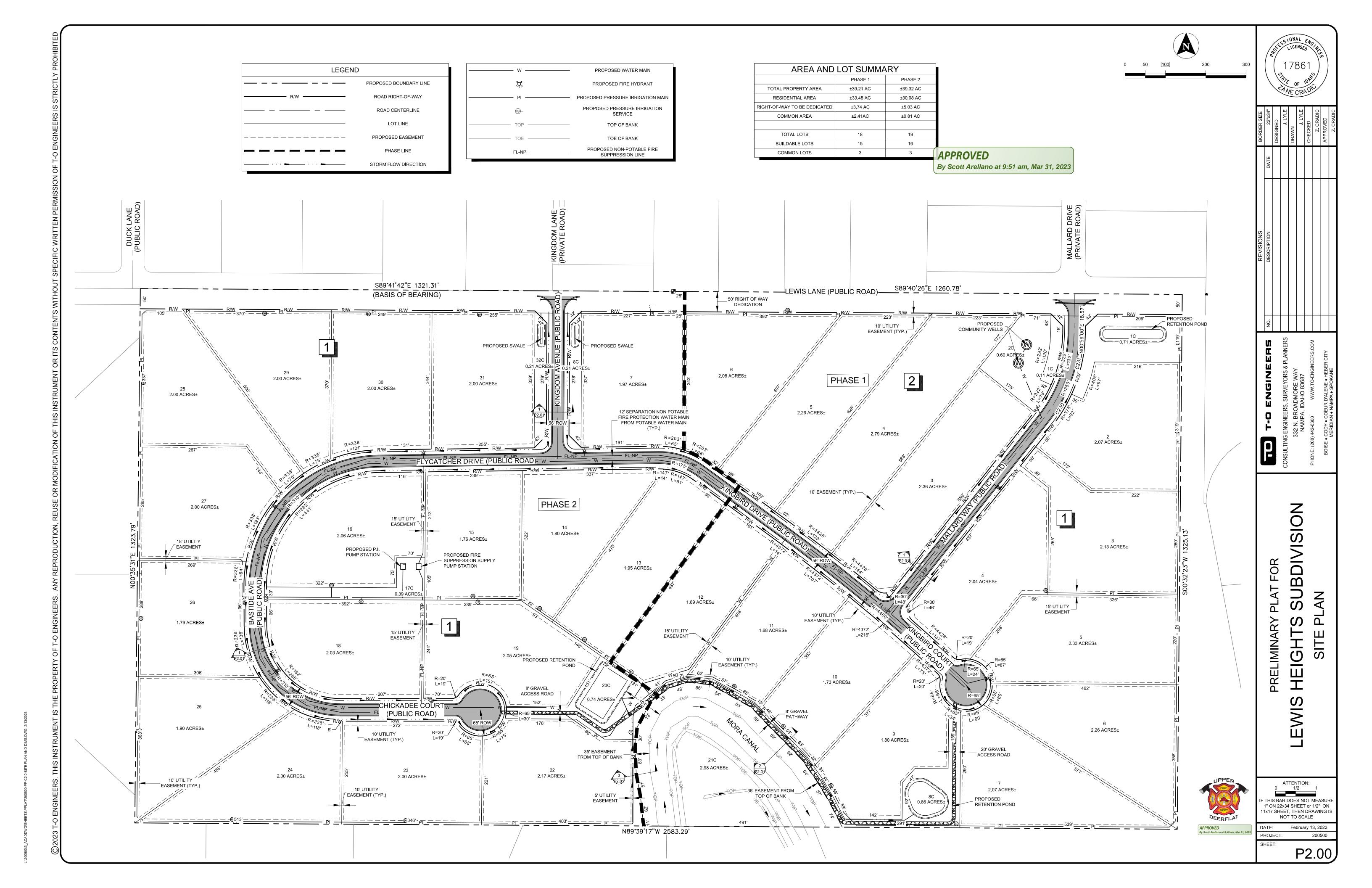
Regards,

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

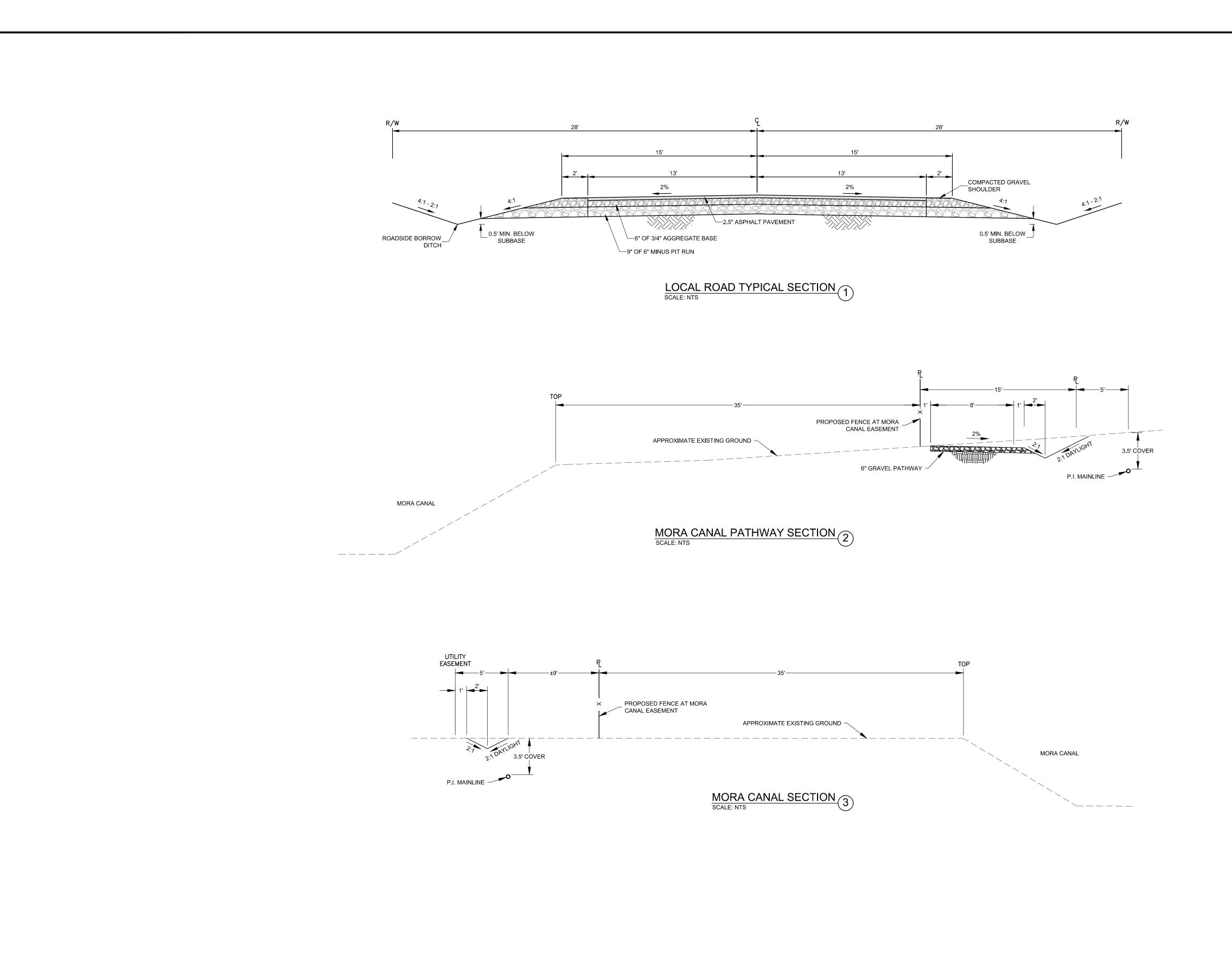


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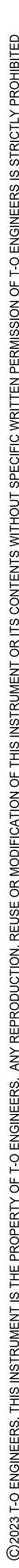


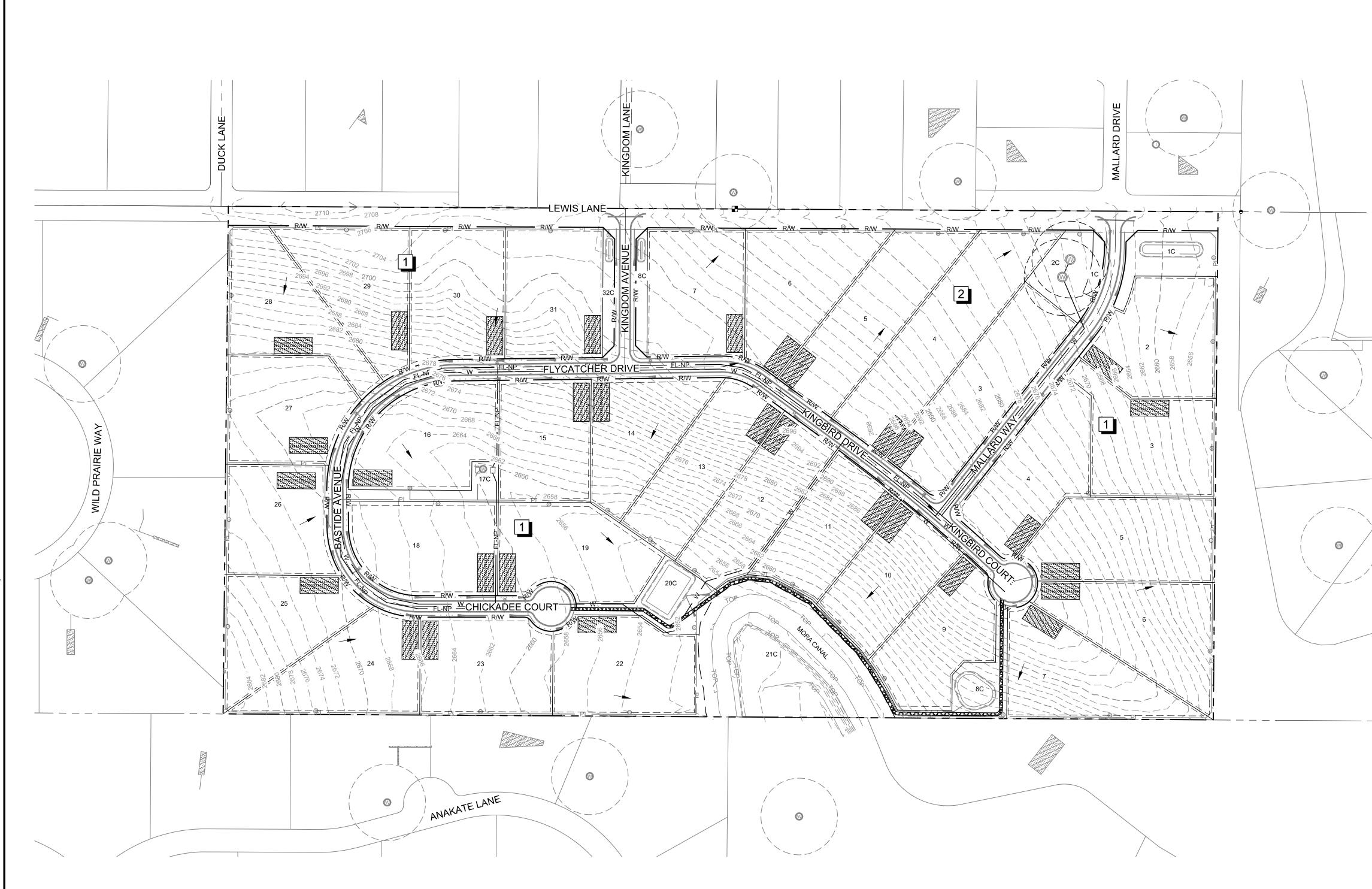


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REVISIONS	DESCRIPTION								
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DATE: PROJECT:

SHEET:

February 13, 2023

200500

P3.00

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,

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

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Thank you,

ARDURRA

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\itap2Becky Yzaguirre\~

\itap2Land Use Planner \itap2O: 208-323-2288\~ \~ \~

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John Campenter



Southwest District Health

Pre-Development Meeting Planned Unit/Commercial **Environmental Health Services** 13307 Miami Lane Caldwell, ID 83607 208.455.5400 FAX 208.455.5405

Name of Development: Applicant:	Lewis Hights
P.E./P.G.: All others in Attendance:	Lewis lane - sound lave lawlel
Number of Lots or Flow: Location of Development:	EHS #'s Date TRACIES Acreage of Proposed Development: 33 buildable TCOMMON LOTS
Project in Area of Concern: Level 1 NP Necessary for N:	Groundwater/Rock <10'
LSAS/CSS Proposed: BRO meeting for P or above: Proposed Drinking Water: BRO meeting for PWS, Com	Individual, City, Community, Public Water Supply,
Information Distributed:	XSER,NA_NP Guidance,Non-Domestic WW ap.
Additional Comments:	Just outside of NP Area
Drain Pinds 1945 be 50' Orainfieldo	mara Canal on Sournside has lots of Slope hrompomt North Side NO bruffs of Scarps - Rolling Hills
	<u>CML EXISTINGUEL – Pressure Imganu</u> <u>— Catural Water Manuforms Stauted</u> – L , or any other correspondence, and create a file for this information. The information will be nty about permitting requirements and should be maintained with the subdivision file or MIPI

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

Exhibit C, Attachment 10

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!!

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Alicia Flavel

Secretary-Treasurer

Boise-Kuna Irrigation District

129 N. School Avenue

Kuna, Idaho 83634

Phone: 208-922-5608

Fax:~~~ 208-922-5659

 \sim

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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>; 'lerk@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>; 'rstewart@middletoncity.com' <irretewart@middletoncity.com' <jreynolds@middletoncity.com>; 'sellersr@cityofnampa.us'; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us'; 'laclairc@cityofnampa.us'; 'addressing@cityofnampa.us'; 'citrkfieldd@cityofnampa.us'; 'citrchfieldd@cityofnampa.us'; 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com'; 'info@parmacityid.org' <irretewart@info@parmacityid.org'; 'mayor@parmacityid.org'; 'mayor@parmacityid.org'; 'mayor@parmacityid.org'; 'notuscityclerk@gmail.com'; 'info@parmacityid.org' <irretewart@info@parmacityid.org; 'mayor@parmacityid.org'; 'mayor@parmacityid.o

<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'

 <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>; 'krantza@notusschools.org' <krantza@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>; 'johnsonrl@nampafire.org' <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' triccio@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' <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>; 'testrada@starswd.com' <testrada@starswd.com>; 'jlucas@achdidaho.org' <ilucas@achdidaho.org>; 'clittle@achdidaho.org' <clittle@achdidaho.org>; 'brentc@brownbuscompany.com' <bre> < '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.iaho.gov' <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 Crawforth <Brian.Crawforth@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' <il>lunders@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' <cenwwrd@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

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Dear Agencies:

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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.

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

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

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Thank you,

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Amber Lewter

Hearing Specialist

Canyon County Development Services Department

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

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

Fax:\~ 208-454-6633

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

Website:\~ <u>www.canyoncounty.id.gov</u>

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Development Services Department (DSD)

NEW <u>public</u> office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm-5pm

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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.comSent:Friday, November 11, 2022 2:03 PMTo:Dan ListerSubject:[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 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
- 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 <claudialee3@aol.com></claudialee3@aol.com>
Sent:	Monday, November 14, 2022 6:43 PM
То:	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. <mark>It's not to say that</mark>
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 <u>– if they've got it</u> . And uh, and so, really <u>it's these 5,000 to 10,000 acres of irrigation</u>
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. <mark>Everything's good in the spring, but at the end of the summer with Ag irrigation</mark>
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, <u>it's a well problem</u> , uh generally
19	speaking. Um, so, uh, but uh
20	Chairman: "Ok. Stand for questions?"
21	Scanlan: "Yes."
22	Commissioner Shoots: "Mr. Chair"

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
- 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,
- 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 continuous45 measurement.

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

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?

Scanlan: Right. Well there's different ways to do that, but one of the easiest ways is what's
called, you know, it's just an electric line. And you can build one, or you can buy one. But
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
end, and when it hits the water, it, you know, it completes the circuit. So if you've got a tape,

3

with, with a, with markings on it you can measure that water and see how it changes, youknow, 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.

Scanlan: Uh, IDWR, you know when, you know, when do they have a concern? Well they have 75 a concern when they see year over year water level decline. And so if you go out to, say Cinder 76 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 south of Lake Lowell. The aquifer recharges every year, at uh in the spring time it comes right 79 80 back to where it was the year before. It's just that it gets used really hard during the summer, and then so we see these big swings in water levels due to draw downs. 81 Chair: So then let me ask a concluding question then because I'm incredibly sympathetic. 82 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?

4

Scanlan: You know, I don't know what to tell you. You know, people drill wells and they've, you
know, they're stretching themselves to get the well drilled in the first place. And so going that
extra 100 feet is really tough to do, but that's what... that's what keeps them out of trouble.
You got one guy across the street, he doesn't have any problems, but the next door neighbor,
they're they're sucking air because their well's not deep enough, or it's not screened right,
something like that.
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 or96 halting development?

Scanlan: Well, yeah, yeah, I do because, um I don't think the development is, is what's driving
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

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 <u>of Lake Lowell.</u>

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,

people have gone to them and said this has happened, and they're being told "your well was

done incorrectly." What you just said kind of indicated that well drillers are not following a set

117 good standard. Is that the case?

Scanlan: Well, I wouldn't... I'm not trying to bash the well drillers either. Um... (muffled)...these

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

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

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
То:	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

- 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 surounding 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 substancial 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 requestsed, because we can barely sustain the number of homes that are already here.

	EXHIBIT	
tabbies"	900	
-	ICK	-

Beverly Cavazos

10140 Vista Del Lago Lane

Nampa, 83686

Manuel Cavazos

11968 Deer Flat Road

Nampa, 83686

Exhibit D, Attachment 5

Dan Lister

From:	Cynthia Sandford <casandford52@gmail.com></casandford52@gmail.com>
Sent:	Friday, November 11, 2022 3:48 PM
То:	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

	EXHIBIT	
'n		
tabbies"	900	
- ¹³	TT	

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 & amp; 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: November16, 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 aquafer.

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

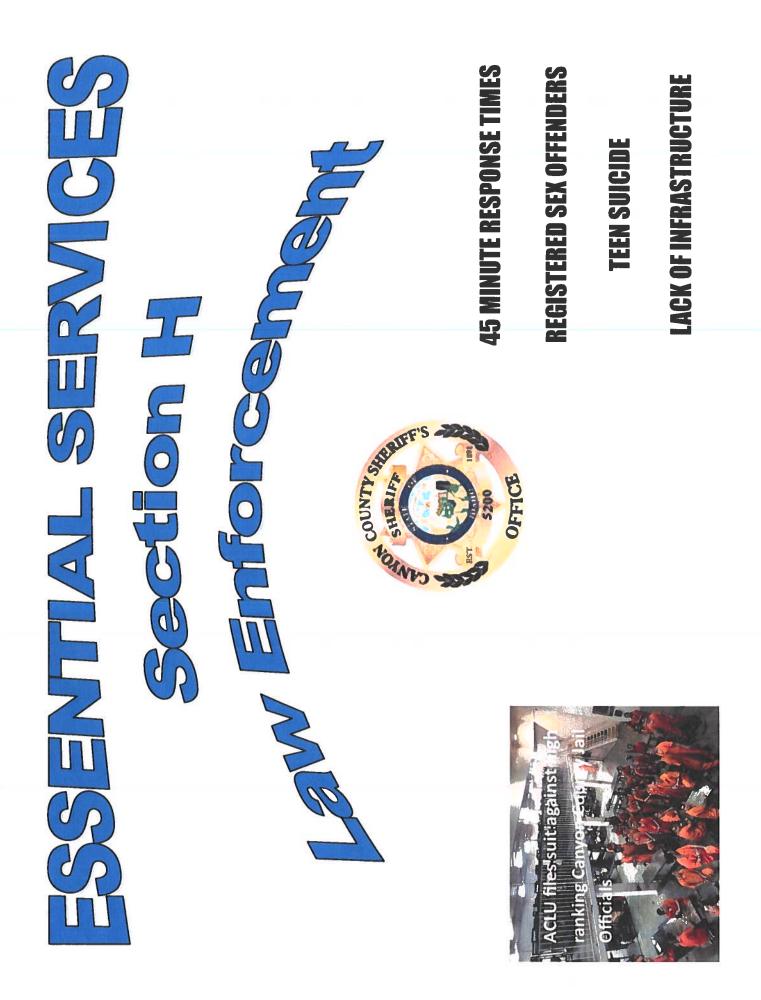
Amy Weidner

ACTUAL GOLDBERG PARCEL— END OF FARMING SEASON—2022

INCONSISTENT & CONFLICTING DATA SCHOOL DISTRICT CONCERNS LACK OF POLICE RESOURCES LACK OF INFRASTRUCTURE

EXHIBIT 9th

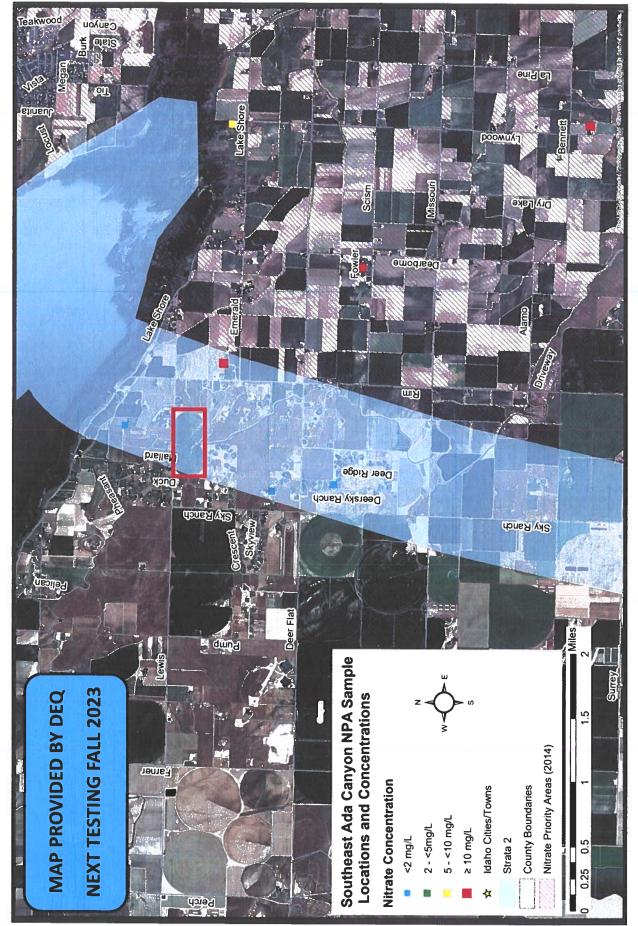
tabbles[•]



POPULATION & SER- VICE CALLS DOUBLED. FEWER PATROL STAFF NOW.	n Flores to not be on patrol or on n Flores CCSO LT WITHOUT INFRA- STRUCTURE EXPECT HIGHER CRIME & LOWER QUALITY OF LIFE—Sheriff Norris LIFE—Sheriff Norris	Odt 21, 2022
 "Canyon Countystruggling to hire and retain, officers and staff." As the state sees an influx of newcomerslaw enforcement agencies are struggling with shortageswhile battling increasing crime. "Our <u>population has more than doubled, our calls for service more than doubled</u>. And yet, I have less <u>staff</u> on <u>patrol right now than I did 20 years ago</u>. 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] "we had two of our guys get either injured or sick. That <u>dropped our team down to four bodies</u>, and <u>we can't run with that few neonle</u>. ~Crawford 	 MENT. MENT. ETY #1 ETY #1 6) "It's 6) "It's 5) Sheriff Donah 6. on <i>infrastructure</i> we cosh Norris Norris M are occurring in cour M are occurring in cour in Patrol 8 11) Patrol 8 	Iden POIS cancers paired for early zoz3 By Jude Sinkley, Morgan Romero-OCI z1, zoz3 Control of the sinkley in

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.



	VELLS & AGRIGULTURAL PRESERVATION	ZRVATION
SEPT 1, 2020: Developm from Goldberg/Lewis He	SEPT 1, 2020: Development Services Planner III writes to a developer interested in a parcel less than one mile from Goldberg/Lewis Heights: " <u>A</u> "south canyon" area has been identified by Boise River Basin Feasibility	DSD - WATER
Study, in this area as have	2	SUPPLY ISSUES
TILEGS @ PASCO continue to utilize aerial	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	ay allow Pasco Farming to ons are included the aerial
FARMS - COM- PLAINTS CONTINUE.	applicator runs the risk of increased complaintsI would ask the Commissioners to support the Right to Farm as you consider this request"	support the Right to Farm
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	DAVIS @ PASCO
had been called in from	came by and spoke to Mr. Tiegs stating that <u>a complaint about "smell and noise"</u> had been called in from the nearby subdivision even though there was no violationDevelopment agree-	FAKMS-CUMPLAINIS, INVESTIGATIONS, D.A.
<u>ments disclosures and la</u> have to deal with compla	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	& R.T.F. NOT ENOUGH
groundI have to oppos	groundI have to oppose anything that would negatively impact our farming operations."	OPPOSE
EXHIBIT 9J—Carl Davis, Lowell (Rim Road going	EXHIBIT 91—Carl Davis, Well Driller, March 26, 2022 writes: "35 years of experiencewitnessed 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 growthwater levels	ng southwest of Lake growthwater levels
DAVIS WELL DRILLER -	that continue to drop especially in Augustfurther development will enhance the problemaquifer – will not sustain growth being proposedmore wells will go dry, new wells will have to be deeper"	e the problemaquifer II have to be deeper"
H20 DROPS AUG, AQUI- FER INSUFFICIENT	~PLEASE listen to the "Boots on the ground"	the ground"

NAMPA HIGHWAY DISTRICT 34	NARANCE FXPIRED	 Standard variance has expired per NHD Aug 1, 2022. 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 includ- ing 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 character- istics applicable to the site, AND 2) the variance is not in conflict with public in- terest. [emphasis added]	5. No new application to vary standards has been filed by Gold- berg 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.
		1. Stan 2. NHD 48 hu	3. Proce ing se	4. A var to an istics teres	5. No nu berg	6. Sect 7.12. gal a zens

ER SUPPLY	Idia's subdivision our records indicate 47 1. Nearly all of the wells are completed ne sand layers. There does not appear to eath that property. Those clay units do not ingle well used frequentlyThe density and to what you design for a dewatering pro- fells off for a small duration of time, the wa- are a lot of wells really close together to withdraw water from a clay dominant aqui- were in a more productive portion of the aquifer, we would likely not be seeing these	Owsley writes: <u>Hopefully they have not</u> t subdivision." ~Email from Dennis Owsley, /pes of soils and water permeability in our area.	from canals. Less farmland means less re- er levels are falling about a foot per year g green spaces open would certainly	om neighbors as wells dry up IdahoNewsCBS2 by	II we continue to build spi awiing subdivi-	vill be enough snowmelt each year to com-	r in the TV for SUBDIVISIONS	e much small- ow <u>subdivi-</u> CONSUME MORE WATER THAN AG
TREASURE VALLEY WATER SUPPLY		[In reference to proposed Taylor Jene subdivision across from Goldberg/Lewis Heights] Mr. Owsley writes: <u>Hopefully they have not</u> <u>decided to irrigate with ground water</u> and have developed a water conservation plan for that subdivision." ~Email from Dennis Owsley, <u>IDWR dated July 20, 2021 referring to Deer Sky Ranch subdivision and the types of soils and water permeability in our area</u> .	"almost all its recharge through farm irrigation and seepage from canals. Less farmland means less re- chargeAccording to data tracked by [IDWR] the <i>groundwater levels are falling about a foot per year</i> 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 Kerndl, October 12, 2022	Lejo Fiores, assoc prot bsu— we could see water restrictionswater supply is going to depend on it we continue to build sprawling subdivi- sions"	ldaho Legislature approved a project raising Anderson Ranch Dam six feet"doesn't mean there will be enough snowmelt each year to com pletely 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. " <u>water demand will double</u> "	Jeff Fereday, water lawyer, "even though the areas covered by lawns and other urban irrigation are much small- er than the sprawling fields the once grew crops, Fereday says studies conducted by hydrologist show <u>subdivi-</u> sions 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
TREASURE	"I have been looking at the driller's reports in Clau well driller's reports in and around that subdivision around 400' into a sequence of blue clay with sorr be a whole lot of productive sand sequences bene yield a rate high enough to keep up with even a si spacing of wells for that subdivision is very similar ject I would suspect that if everyone shut their w ter levels would recover in all of the wells There fer This is ultimately the problem. If these wells v well to well impacts	[In reference to proposed Taylor Jene subdivision decided to irrigate with ground water and have de IDWR dated July 20, 2021	GROUNDWATER "almost all its recl LEVELS ARE FALLING "almost all its recl LEVELS ARE FALLING chargeAccording ABOUT ONE FOOT help."	PER YEAR. Angela Kerndl,	Lejo Fiores, assoc prot bou— we could see w sions"	Idaho Legislature approved a project raising , pletely fill it."	2015 IDWR hired hydrologist Christian Petrich to the next 50 years. " <u>water demand will double</u> .	Jeff Fereday, water lawyer, "even though the areas covered by laver than the sprawling fields the once grew crops, Fereday says stusions consume more water per square foot than agricultural land. EXCERPTS FROM Deep Dive: How many people can the Treasure Valley's wate Dev Sr. Reporter, July 19, 2022

EANTERI 2 - ALIACHMEN 2	LEWIS HEIGHTS SUBDI	IS SUBDI
	A PORTION OF THE NORTH 1/2 OF SECT	ORTH 1/2 OF SECT
	TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE CANYON COUNTY IDAHO	ORTH, RANGE 3 WEST, BOISE CANYON COUNTY IDAHO
BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY.		2022
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.		
DO PLAINS OR FLOODWAYS IN THE PROJECT AREA.		Z
CESS TO LEWIS LANE IS PROMIBITED.		
ATION SERVICES WILL BE PROVIDED TO THE REAR OF EACH LOT. PRESSURE IRRICATION WILL BE CONNECTED TO A NEW PUMP STATION ON PPLY FOR PRESSURE IRRIGATION WILL BE PROVIDED BY THE EXISTING WELL ON SITE. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE 4.		300
S TO BE TRANSFERRED FROM THE PROPOSED SUBDIVISION.		
IPPLED BY PRIVATE WELLS. A FIRE SUPPRESSION PUMP WILL BE LOCATED ON COMMON LOT 17 TO SUPPLY WATER MAINS AND FIRE HYDRANTS MENT.	AREA AND LOT S	SUMMARY
Y PRIVATE SEPTIC SYSTEMS.	TOTAL PROPERTY AREA	78.53± AC
IN HEREIN IS PRELIMIMARY AND SUBJECT TO CHANCE BASED ON FINAL DESIGN AND AGENCY COMMENT.	RESIDENTIAL AREA	63.56± AC
EXCEPT LOTS LABELED AS "C" (COMMON) LOTS. COMMON LOT 12C WILL BE USED AS COMMON SPACE FOR RESIDENTS, INCLUDING A GRAVEL	RIGHT-OF-WAY TO BE DEDICATED	8.77± AC
WATER REFERITION. CORNADIN LOTS 1C, BC. 30C, BLOCK 1 AND COMMON LOTS 2C AND 7C, BLOCK 2 WILL BE LISED AS COMMON SPACE FOR ENTRY AVTER RETERTION. SUBDINSION COMMON AREAS WILL BE IRRIGATED. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR 5 WEED CONTROL ON COMMON LOTS.	COMMON AREA	3.23± AC
OR 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 SOUTH SIDE IS SHOWN. THIS IS OWNED AND OPERATED BY THE BOISE PROJECT BOARD OF CONTROL.	TOTALLOTS	37
VED TO I AND IN A DI ATTER SI PRIVISION OTHER TAAN TO INTERNAL SI IRDNASION STREETS OF AS OTHERWASE SHOWN ON THE DI AT	BUILDABLE LOTS	31
PED TO CARD IN A FUNTIEL SUBDIVISION OTHER FRANK TO INTERNAL SUBDIVISION STREETS OF AS UTHERMISE STOWN ON THE FUNT.	COMMON LOTS	6
S OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BETHE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR PROFERTY OWNER ON WHICH THE S CONSTRUCTED IF NO HOMEOWNER'S ASSOCIATION EXISTS. RESPONSIBILITY FOR STORM ORAINAGE FACILITIES INCLUDES ALL MAINTENANCE. UTINE.	PROPOSED GROSS DENSITY	0.38 UNITS/ACRE
REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICTS MUNICIPAL SSTEM.	AVERAGE RESIDENTIAL LOT SIZE	2.22± AC
	MINIMUM RESIDENTIAL LOT SIZE	1.68± AC
	PERCENTAGE OPEN SPACE	4.1%
	CTUR DEAD OFF	
E 4: INDIVIDUAL PRESSURE IRKIGATION SERVICES WILL BE PROVIDED I		ACH LUI
wells be used to irrigate the front lawns, provide water for livestock and	be used for inside h	iousehold use
itor that the water use is not abused? HOAs are NOT equipped to handlaw. Infrastructure is not ready to handle the need to conserve water and	e this responsibility. I enforce laws.	Meters are
	 2 Substantial contracts recommendant intornation and react on twee and contract states and or freed many states and an intermediate and and an intermediate and and an intermediate and and and an intermediate and and an intermediate and and an intermediate and and an intermediate and an intermediate and and and inter	LOT LINES AND 5 FEET ALONG INTERIOR SIDE LOT LINES FER CANYON COUNTY PHOTE TARGESURF IRRIGATION WILL BE CONNECTED TO A NEW PUMP STATION ON THE EXISTING WELL OW STIE. THE SYSTEM WILL BE CONNECTED TO A NEW PUMP STATION ON THE EXISTING WELL OW STIE. THE SYSTEM WILL BE CONNECTED TO A NEW PUMP STATION ON THE ELOCATED ON COMMON SPACE FOR THE AND STATISTICS ON MILL BE LOCATED ON COMMON SPACE FOR REITER ALONG THE ADJACENT MILL BE LOCATED ON COMMON SPACE FOR REITER ALONG THE ADJACENT SED ON FINAL DESIGN AND AGENCY COMMENT. SED ON FINAL DESIGN AND AGENCY COMMON SPACE FOR REITER MILL DE LOCATED ON COMMON SPACE FOR REIDENTS. SED ON FINAL DESIGN AND AGENCY COMMENT. SED ON FINAL DESIGN AND AGENCY COMMON SPACE FOR REITER ADJACENT SET RESONAND AGENCY COMMENT. SED ON FINAL DESIGN AND AGENCY COMMENT AND AGENCE FOR REAL AND AGENCE FOR REAL ADJACENT SET RESONAND STREET SO AGENT FOR DERIVERSE SHOWN ON THE PLAT. SET RESONAND STREET SO AGENT FROMERES SHOWN ON THE PLAT. SET RESONAND AGENCE AND AGENCE FACILITIES NOLLORES ALL MANTENNES. SET RESONAND AGENCE FACILITIES NOLLORES ALL MANTENNES. SET RESONAND AGENCE REAL THIS LOT TO THE ADJACENT PROFENSION ON THE PLAT. SET RESONAND AGENCE REAL THIS LOT TO THE ADJACENT PROFENSION ON THE PLAT. SET RESONAND AGENCE REAL THIS LOT TO THE ADJACENT PROFENSION ON THE PLAT. SET RESONAND AGENCE REAL THIS LOT TO THE ADJACENT PROFENSION ON THE PLAT. SET RESONAND AGENCE REAL THIS LOT TO THE ADJACENT PROFENSION ON THE PLAT. SET RESONAND AGENCE REAL THIS LOT THE ADJACENT PROFENSION ON THE PLAT. SET RESONAND AGENCE REAL THIS LOT THE ADJACENT PROFENSION ON THE PLAT. SET RESONAND AGENCE REAL THIS LOT THE ADJACENT PROFENSION

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

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

ACTUAL GOLDBERG PARCEL IN BACKGROUND

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

vided to the REAR of each lot. Will domestic wells be used to 1. PLAT MAP # 4 - Individual pressure irrigation will be proirrigate fronts of home?

2. STATE LAW & WATER POLICING -

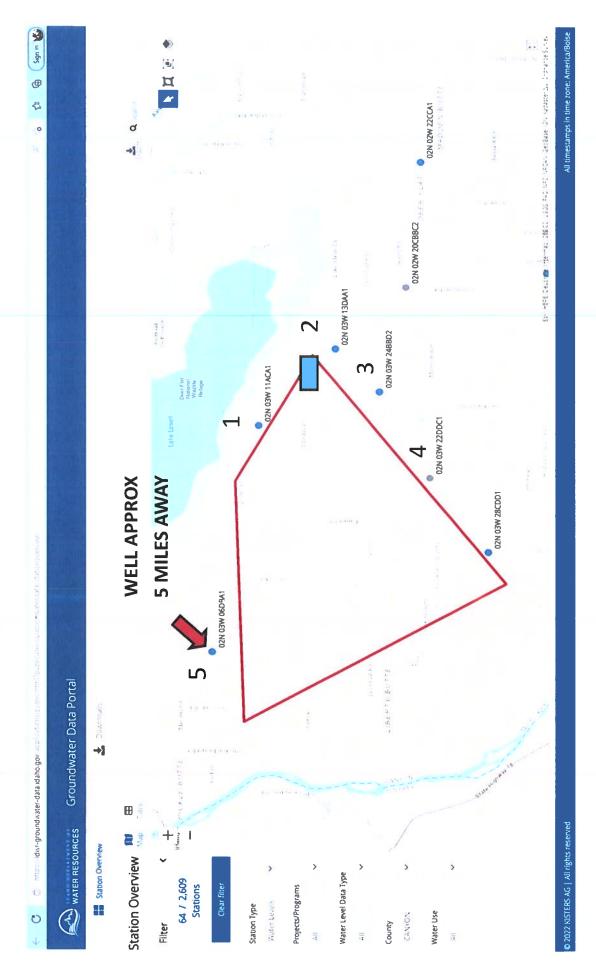
A. Idaho Statutes 42-111(a): Use of water for home ... livestock...including irrigation of up to one-half (1/2) acre of land if the total use is not in excess of 13,000 gallons per day... B. Idaho Statute 42-111(b): ...if the total does not exceed a diversion rate of (.04) cubic feet per second and a 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?

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

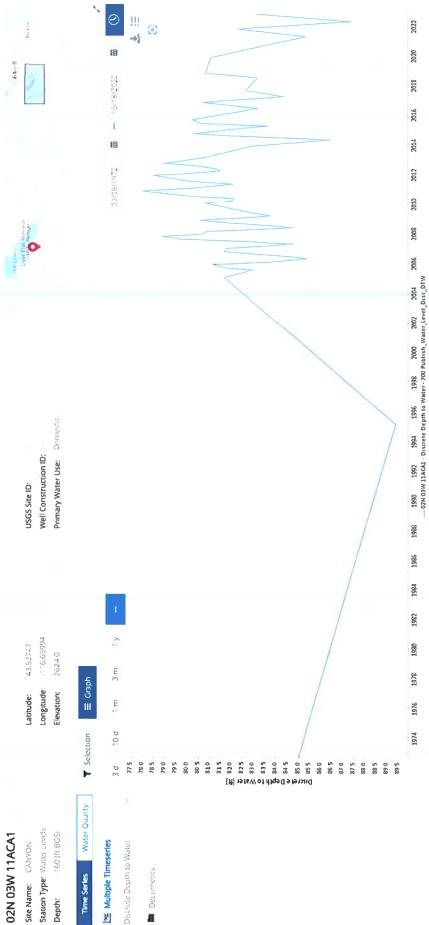
GROUND WATER MONITORING QUANTITY WELLS IN A UNIQUE AREA **IDAHO DEPARTMENT OF WATER RESOURCES**



Groundwater Data Portal (idaho.gov)

AQUIFER IN SUMMER = LARGEST DRAWDOWN AND HIGHEST DEMAND





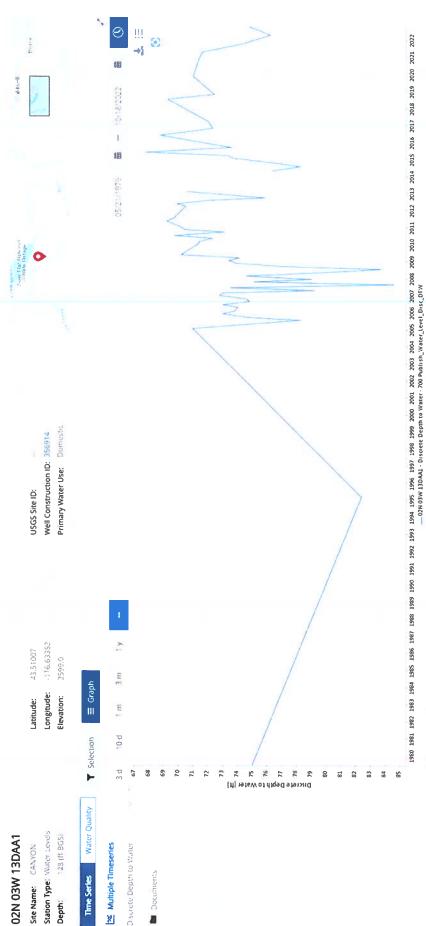
Approximately ¾ mile from the Goldberg parcel. Located lower than the hill just south of Locust. The water levels are not returning to 2011 levels and the drawdown during the summer months is significant.

EX 15 (pg 3) Scanlon states: "...although waters levels in the vicinity of Lewis Heights may fluctuate on a seasonable 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?







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

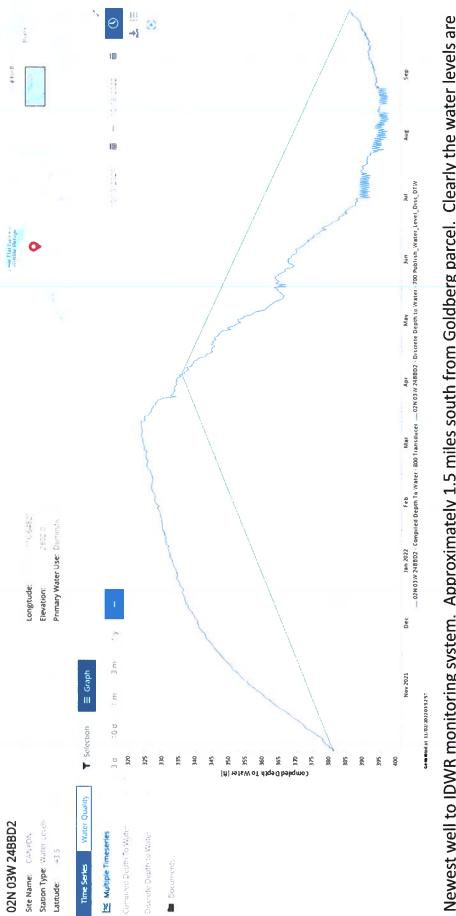
Gemand at 11/02/20220355 26

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?

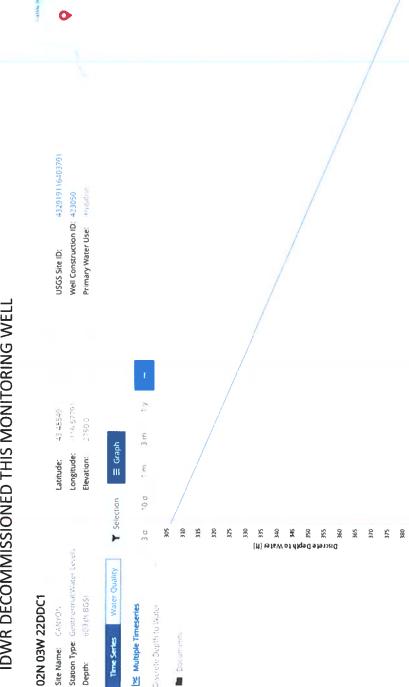


 \mathbf{m} EX 11, (pgs 10 & 11) SCANLON states, "...<u>150' of seasonal fluctuation</u>...wells 100' below water table...in the spring but at the end of the summer...they start to suck air and ...have problems. "to keep out of trouble, homeowners should drill the extra 100'." IS SCANLON GUARANTEEING 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'.





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5/18/2022

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EX 4 (pg 8) Scanlon states: "WATER LEVELS HAVE BEEN STABLE TO SLIGHLY 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.

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Gemmed at 11/02 20220359 41

FYI, did you know IDWR requires wells only be 25' from each other, even though well use (cones of de-

pression) overlaps occur?

This well is 5 miles from Goldberg/Lewis Heights parcel

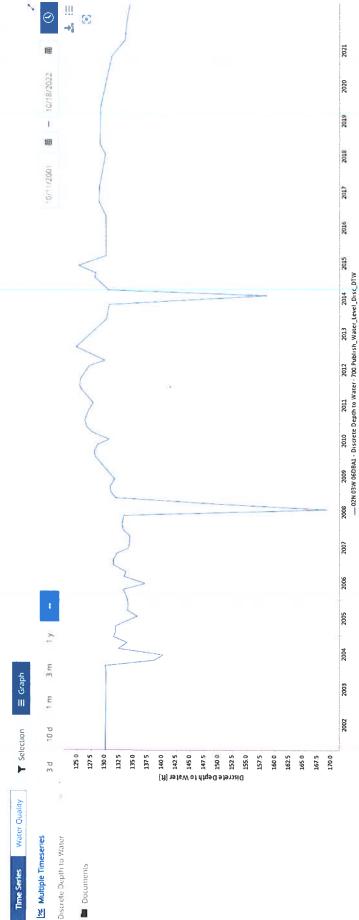


Longitude: Elevation: Latitude: Station Type: Water Quality;Water Levels 247 (ft BGS) Site Name: CANYON Depth:

-116.73803 43.53811 2600.0

433217116441301 USGS Site ID:

Primary Water Use: Domestic Well Construction ID: 413976



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.

Gemented at: 11/14/20221251 32

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.



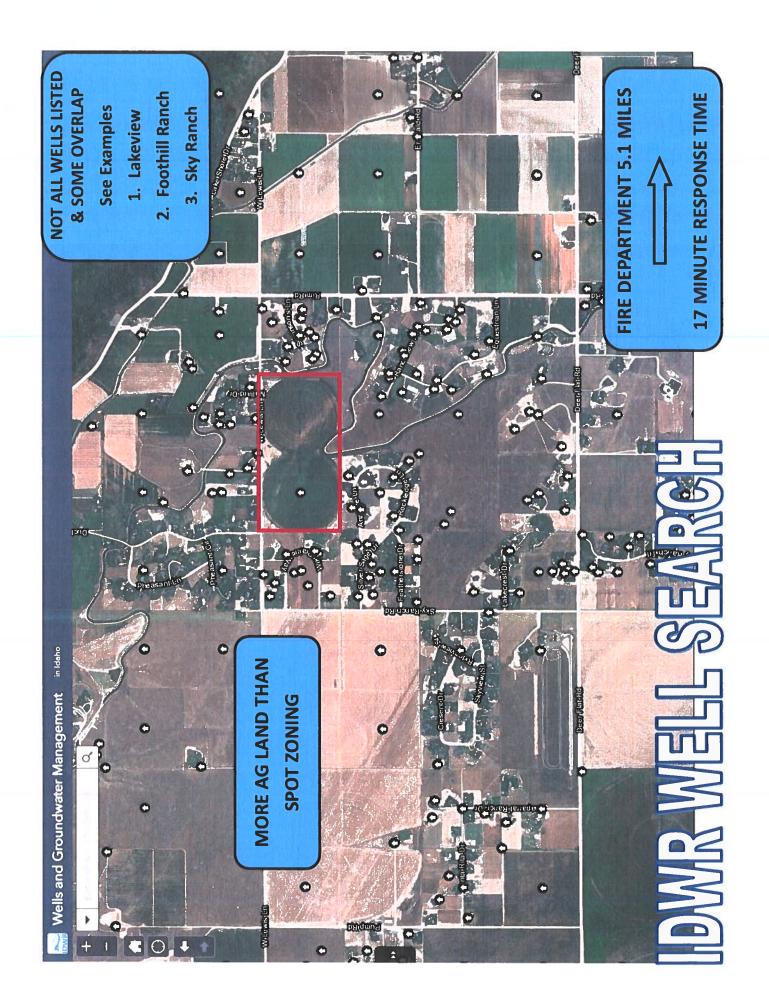
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10.41

Cool Flat Nation.

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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.

WELL DRILLER	Pete Cope Drill- ing Co.	Adamson Pump & Drilling	Bill Doty Drilling Co. Inc.	Treasure Valley Drilling	Dennis Phipps Well Drilling Inc.	Adamson Pump & Drilling	Coonse Well Drilling & Pump	Pearson Well Drilling	Precision Well Drilling	Precision Well
CASING (INCHES)	16	10	ø	9	S	9	Ŋ	4.5	9	9
WATER TEMP			68			56	53	72	67	57
GALLONS PER MI- NUTE		150	300	60	45	60	50	60	65	54
WATER FIRST ENCOUNTERED (FEET)		359		350		110	110	354	220	185
STATIC WATER LEVEL (FEET)	150	270	300	247	155	120	110	350	180	158
WELL DEPTH (FEET)	398	530	569	549	301	223	220	790	272	249
ELEVATION (FEET)	2735	2738	2792	2678	2702	2630	2619	2798	2670	2656
YEAR	1978	1997	1998	2006	2008	2018	2019	2020	2022	2022
ADDRESS	Lewis Ln	Sky Ranch Rd & Skyview St - Lot 5	Sky Ranch Rd & Skyview St - Lot 28	12575 Anakate Rd	12488 Lewis Ln	12657 Equestrian Way	12156 Swainsons Ln	13996 Lewis Ln	12924 Crimson Clo- ver Way	12605 Anakate Rd
	GOLDBERG IRRIGATION	SKY RANCH ESTATES	SKY RANCH ESTATES	WEIDNER	готт	ANGERMAN	SCHAEFFER	MAHONEY	RICE	RAMANI

WATER TEMPS	68		56	53	72	
	ires above 15 ºC. Ground- ells varies only by 2ºC -	Drinking Water Quality is gher. The intensity of taste ng or heating the water. atiles in drinking water	ngi can grow inside the hy, or mouldy tastes and	have been shown to pro-		
	Algal growth in surface water normally becomes noticeable only at temperatures above 15 ^g C. Ground- water has a more constant seasonal temperature. The temperature of deep wells varies only by 2 ^g C - 3 ^g C. Larger variations occur in shallow ground water.	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	organisms to a minimum by using cold water because certain organic growths have been shown to pro- tect bacteria from the effects of chlorination.	<u> Water Temperature — Safe Drinking Water Foundation (safewater.org)</u>	

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

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rds & Regulations	ehensive plan? as invested a lot of time and re-	al rezone more appropriate than	decades and is viable farm land the same grounds.	es not and should not mean	us ranns in close provinity. There ming equipment, chemical spraying,	the area? redominately farmland. Idaho is a ng before subdivisions. Farming &	rigation and utilities be provided to
NOV 2022 FINAL STAFF REPORT - Applicable Standards & Regulations BOGG TOUGIN DEGISIONS	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.	3 (**	NO, ILIS FOL 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. <u>Surrounding does not and should not mean</u> "immediate" Voluminet consider a wide snan of land as there are numerous farms in close provimity. 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?
	Z	V					

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

<u>Van Beek</u> has previously testified to the 30,000+ people who are now utilizing the recre-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 ation areas around Lake Lowell each weekend.

D. Protect agricultural land uses, rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and

not be protected when residents are speeding up and down perceived rural roadways. folk now turned rural residential residents. Cattle or other livestock on roadways will There is a duty to protect agricultural and rangeland use due to complaints from city 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.

Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan. ய்

not passing. There is no money to build additional schools without raising property tax-School districts in this area are expressing concerns about over-crowding. Bonds are es. Kids in portables and lost in overpopulated schools is where we are headed.

HAVE CONSISTENT OVER THIS VALLEY. CANYON COUNTY INFRASTRUCTURE INFORMATION TO IN GOOD CONSCIENCE VICES, SCHOOLS~ YOU MUST DENY THE ~SAFETY, SER-IS NOT READY COMMULATIVE WITH PROPER NOR DOES IT SUSTAIN THIS & ACCURATE **GROWTH ALL** SUPPORT OR **APPLICATIONS**

SUPPORTING DOCUMENTATION

FROM

KIM YANECKO OPPOSITION SLIDES

RE: Deersky Ranch Trail

IDUR CONSTRUCTION E LOCATION ISSUE

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>

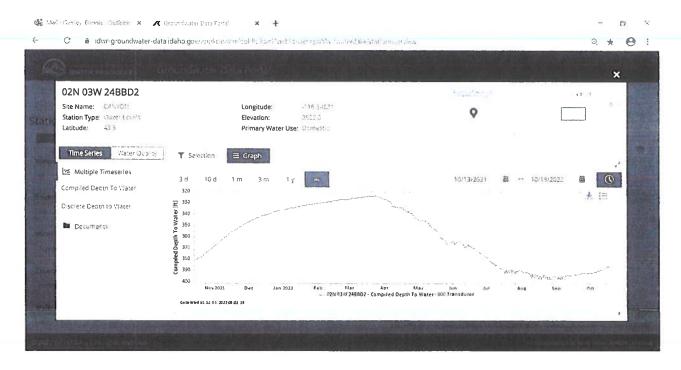
Re: Well Data

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)

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Boise. It would include more than 3,500 housing units on 384 acres of what is now farmland.

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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.

- 🔆 56° 🥌 63° 💮 59°

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.

\equiv \odot 2 IdahoNews

know anything about that part yet, so I find that concerning," said Aimee Russel, another concerned neighbor.

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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.

ADVERTIGRATION

Then would come further planning and more public meetings before actual homes go up.

Environment

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 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.

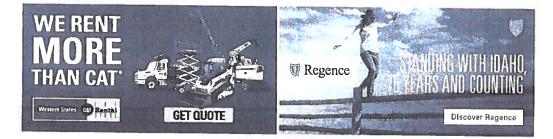


Using extra water in years with flooding could give the Treasure Valley a boost, the report found, but it's unpredictable when this extra water would be available for short periods of



A Treasure Valley irrigation canal. Photo: Don Day/BoiseDev

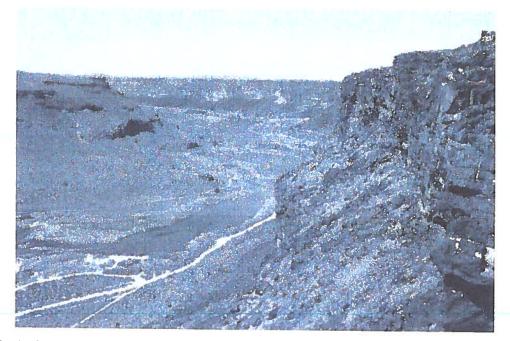
And watering lawns isn't the same as watering fields of crops. While farmers slowly water portions of their fields over a number of days and have breaks for harvest time, homeowners often have to water their grass daily throughout the warmer months of the year to keep it green. Turf grass is also one 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)

WATER RIGHT PER PARCEL



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 <u>42-221</u>, <u>42-227</u>, <u>42-230</u>, <u>42-235</u>, <u>42-237a</u>, <u>42-242</u>, <u>42-243</u> and <u>42-1401A</u>, 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 <u>chapter 2</u>, title 42, Idaho Code.

[(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

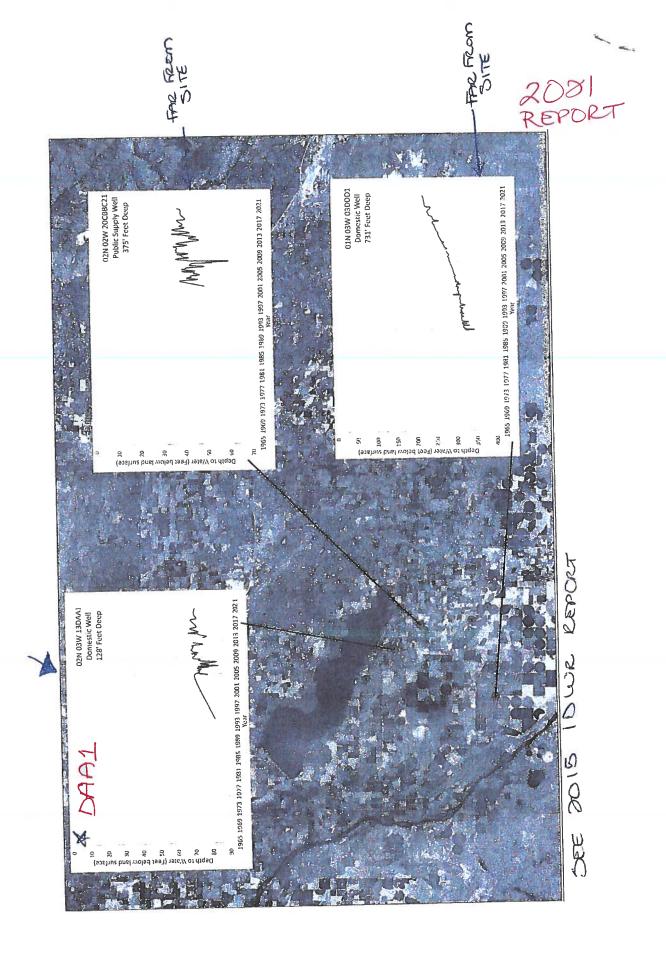
Water Stats



- 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.

NOV 9, 8027 WATERSENSE STATISTICS-AND-FACTS





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
То:	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.

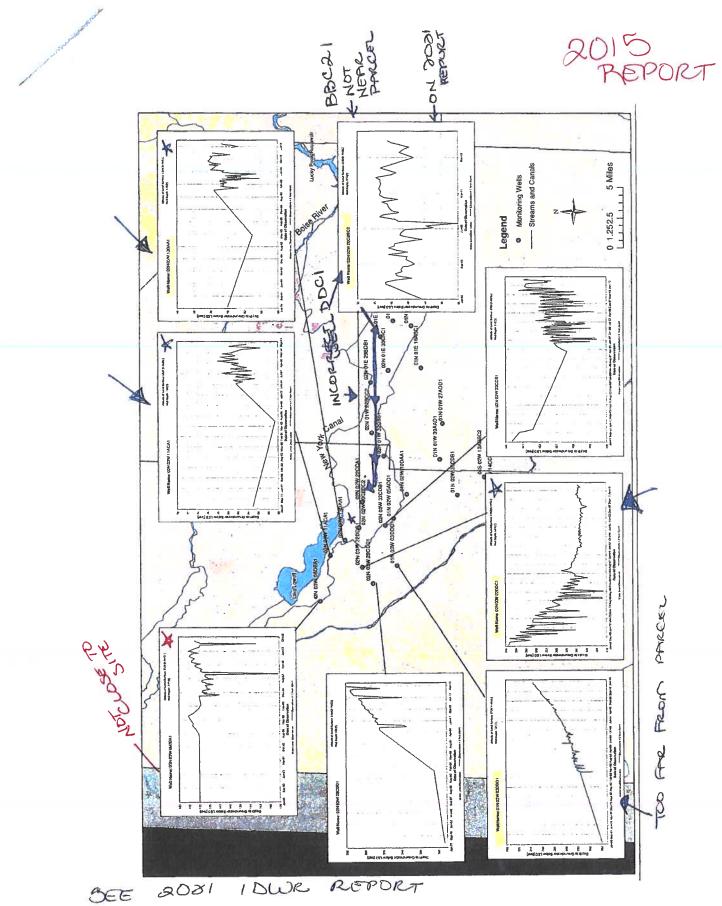
The area of interest includes the southern portion of Canyon County, known as the "Dry Lake Area", between Lake Lowell and the Snake River (Figure 1). This memo summarizes the current ground water conditions based on the data available, and expands upon the Owsley (2015) memo.

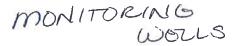
<u>Hydrogeology</u>

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

To: Nic	k Miller
	(Miller
From: Der	nnis Owsley
cc: Sea	n 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: Stortage: Stortage: 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



LAW ENFORCEMENT

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."

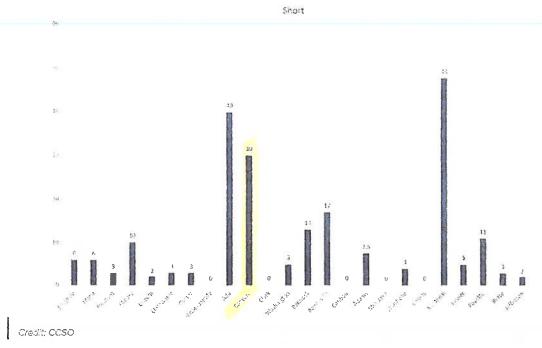
Data from CCSO shows that new recruits start in the jail making approximately \$23 an hour. By their fifth year, deputies make between \$27 and \$31 an hour. While new recruits at Ada County

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.



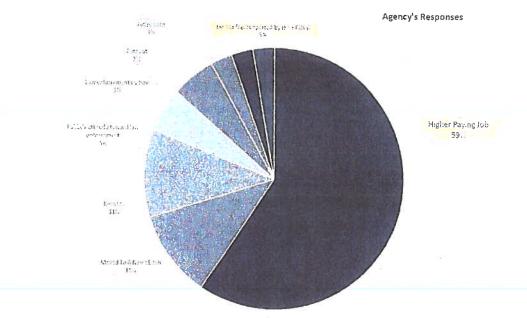
How many total people are you down in your operation?

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. <u>Critical</u> 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.



OCT 21, 2022

The she have gone op the coloredy for us's Maluo POST cancels police academics shared for a shruf 025

and the Market and Market

POLICE ACADEMIES CANCELLED

daho's Peace Officer Standards and Training, also known as POST, is the accrediting body for polices 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.

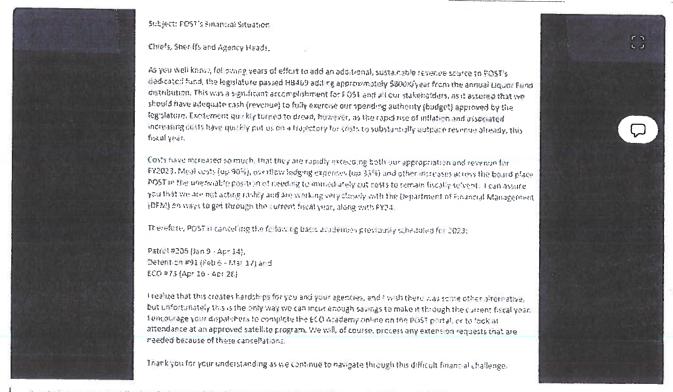
POST approves law enforcement academies, like the ones Boise and Meridian police departments run. But POST also has its own academy where most agencies send their officers.

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 cancelation:



📙 Mutate Anvaise ve up televisionally in us? Misha 2021, cencels prillee conditions elever for early 2029.

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



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 cancelation 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.

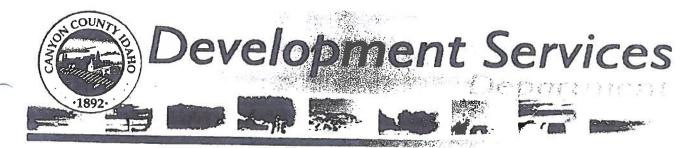




RELATED: Coping with a Cop Shortage: Canyon County officers facing burn out and low wages

Another department said it is difficult to put officers in the field when they have not gone through 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 cancelations, 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.



Canyon County, 111 North 11th Avenue, Caldwell, ID 83605 (208) 454 7458 = (208) 454 6633 Fax = <u>DSDInfo@canyonco.org</u> = <u>www.canyonco.org/dsd</u>

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=60bdc094c5cd41a7882731399a0f302

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 <u>kdahl@canyonco.org</u> 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.

N = R

PASCO FARMING, INC. DL 13735 MISSOURI AVENUE NAMPA, ID 83686

Canyon County Development Service-Planning and Zoning Department 1115 Alhany Street Caldwell Idaho 63605



Men bers of the Broard

Lam whiling in regardy to an application by the Schemonis to record a 60-a, reparter from agricultural to rural residential. This property is located just 660 feet north of reveral thourand acres of agricultural fields that I manage for Pasco Farming, Inc.

We have used aerial application for these fields for many years. The crop- are fertilized and sprayed several times each season. The seed crops that we grow must be sprayed at night over the one , are put out on the fields for polloation. We rely heavily on arrial application in the management of our fields.

I omkery concerned that the record or this property may severely restrict or prohibit the annal applications that we use on these fields

* When Deer Sky Subdivision was approved on the east end of our fields, some accommodation, vibs inside for the dena' application flight path. The lots were hold to a minimum of 10 acres, and a <u>setback of 500 feet for occupied structures was included to protect the agricultural ground</u>.

I have discussed the potential impact with the aerial applicator that has sprayed these field. How concerts is that because the east west passes are already limited by Deer Sky Subdivision on the east his application passes must be <u>primarily north south</u>. This carries the plane directly over the subject program, in his turns. He explained that the Federal Aviation Administration flight rules allow the plane to by over a house while entening or exiting a field, but that turns directly over a house or congested area area. <u>prohibited</u> The plant isded that passes over the area between the houses are perioritied and can be performed if the house 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 run, the risk of increased complaints.

The pilot stated that the recone as proposed with 2 acre lot sizes changes this property to a congested area and would still pilom from being able to spray a targe section of our fields because of the loss of usable anspace. As such, we would request that this approach for reconsible denied bacause of the negative economic impact that it would have on our farming operation.

Actize application is preferred to ground application because a large number of none- can be covered in very little time. There is no crop loss due to wheel danlage. The fields do not have to be lide educed out, to permit the ground rigs to enter the field (this streases the crop). Bug infectations are controlled mere quickly due to the speed of the annal application. PASCO FARMING, INC. DL. 13735 MISSOURI AVENUE NAMPA. ID 83686

3/25/2014

Canyon County Development Services Planning and Zoning Department 1115 Albany Street Caldwell Idaho 83604

R5 PH2013 6

Members of the Board

.

Thave reviewed the letter submitted by Lefand Tiegs on behalf of Pasco Falming regarding Tim and Julie Schelhorn's request to rezone a 40 acre parcei of land from agricultural to rural residential. I have also spoken with the aerial applicator. While Lagree with the points in the letter, I would strongly oppose the rezone

Pasco Farming new has a 150 acre field about one half mile north of this property that we can relonger 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, the leapplications need to have precise timing. The plane, we feel like is a better option because while it is louder than the grounding 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. Tregs stating that a complaint about smell and noise had been called in from the nearby subdivision even though there wills 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 acrial 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 Lunderstand that this developer has already filed complaints about agricultural operations in this area

Aenal application is a vital part of our farming, and I have to oppose anything that would negatively impact our farming operation

Sincerei-

Ben Davis Manager Pasco Farming in

Page I of T

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



 $\left| + \right|$ USE TYPEWRITER OR BALLPOINT PEN

STATE OF IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT



State law requires that this report be filled with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well,

	To doil g		AA1111101	IT OF THE WEIL			
1. WELL OWNER	7.	WATE	R LEV	EL	Department of Wate	Raso	JUICOS
Name <u>Wade Broomfield</u>		Static	water le	evel	land surface.		
Address P.O. Box 877. Nampa, Idaho 83651	(4)	Tempe	rature	Yes □ No G.P. ●F. Quality			
Owner's Permit No	Artesian closed-in pressure p.s.l. Controlled by:						
2. NATURE OF WORK	8.	WELL	TEST	DATA			
10 New well Deepened Replacement		🗆 Pun	ηp	🗆 Bailer 🗆 Othe	3 r		
Abandoned (describe method of abandoning)	Di	scharge	G.P.M.	Drawdown	Hours P	umped	đ
3. PROPOSED USE		·····					
Domestic XX Irrigation Test Other (specify type)	9.	LITHO	LOGIC	CLOG	A ARA		
Municipal Industrial Stock Waste Disposal or Injection	Hole Diam.		To	Ma	çerjat	-	eter s No
4. METHOD DRILLED	28	0	14	Topsoil, Calead	che	+	
🗆 Cable XX Riptary 🗖 Dug 🗇 Other	 	14	25	Sand, Gravel, H	River Rock	T	1
		37		Clay Sand Fine to Me	ed.	+	
6. WELL CONSTRUCTION		82	85	Clay		<u> </u>	1
Diameter of hole 28 inches Total depth 398 feet		85	93	Sand Fine, some Clay	Clay	T	
Casing schedule: XX Steel Concrete		115	122	Sand Fine			+-
Thickness Diameter From To .250 Inches 16 Inches + 2 feet 172 feet		122	1.36	Clay. Some Sand			
		136	154	Sand Fine			
I Inches 16 Inches 245 feet 285 feet	1.10		203-	Clay Brn. Sand Fine			
.250 inches <u>16</u> inches <u>309</u> feet <u>349</u> feet .250 inches <u>16</u> inches <u>389</u> feet <u>398</u> feet		203	205	Clay		+	-
Was casing drive shoe used? Yes Ko	<u> </u>	205	211	Brn. Sand Fine	to Med.		1
Was a packer or seal used? 🗋 Yes 🖾 No	h	2 <u>11</u> 233	223	Clay w/some San Sand Fine to Cr	<u>dstone</u>	-#	<u> </u>
Perforated? ☐ Yes ☐ No		248	254	Brn. Clay	se.		+
How perforated? Factory Knife Torch Size of perforation inches by inches		254	257	Brn, Sand Fine	to Med,		+
				Brn. Clay		$+ \mathbf{\Gamma}$	13
perforations feet feet		271		Sand Fine to Me Clav	<u>d</u>	╉	+
perforations feet feet feet feet		283	292	Sand Fine to Me	d.		\pm
Well screen installed? DX Yes D No		292	295	Clay & Sandston	e	Ŧ	—
Manufacturer's name Roscoe Moss		308	320	Sand Fine to Cr Clay w/some San	se. dstone	┼╋	+
Type Model No Diameter Slot size Set from5 fast to5 feet Diameter Slot size Set from5 feet to50 feet	_	320	345	Blue Clay			+
Diameter 16 Slot size 80 Set from 235 feet to 225 feet		345 351	351	Blue Sand Fine	to Med.	T	1
Gravel packed? DIYes 🗌 No Size of gravel 3/8 minute		354	372	Blue Clay Blue Sand Fine	to Med	╫	+
Placed from 20 fast to 398 fast		372	375	Blue Clay		-++	+
Surface seal depth 20* Material used in seal: Cement grout DI Puddling clay Well cuttings		375	388	Blue Sand Fine	to Med.		
Sealing procedure used: Siurry pit Temporary surface		388	398	Blue Clay	14. 144	1	+
casing					V	+	+
XI Overbore to seal depth							
6. LOCATION OF WELL	┝╼╌┤		\rightarrow			+	+
Sketch map location must agree with written location.		· · · · ·				-	
N	10.	Work	starter	d <u>3-28-78</u> fi			
Subdivides None	ļ			- <u></u> fl	nished 3-31-78	<u>د</u>	_
Subdivision Name	11. 0	RILLE	ERS ÇE	RTIFICATION			
	F	irm N⊧	me Pe	te Cope Drilling	g Co. Inc.	21	3
Lot No Block No			Ρ.	0. Box 561	TITTI NO		<u> </u>
8 BIOCK NO BIOCK NO	A	ddress		ridian, Idaho	Date	-78	
County Canyon	S	igned t	oy (Firr	n Official)	i lone		
<u>NE ¼ NW ¼ Sec. 13</u> , T. <u>2N</u> N/S, R. <u>3W</u> E/W			(0	and Operator)	A Carlo		
							[

USE ADDITIONAL SHEETS IF NECESSARY - FORWARD THE WHITE COPY TO THE DEPARTMENT

Form 238-7 6/02

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D D0052688				
DRILLING PERMIT NO.	12. 1	ELL .	EST	5:
Water Right or Injection Well No.] Pump)
2. OWNER		ld gel /ı		
Name Kyle Lott	4	5 GP	M	
Address 6431 E. Bimley Dr.				
City Nampa State Id Zip 83687	-			
3. LOCATION OF WELL by legal description:	Water	Temp.		
You must provide address or Lot, Blk, Sub, or Directions to well.	Water	Quality	test or	201
Twp. 2North 🖾 or South 🛄		_		
Rige 3 East or West X		THO	OGIC	1
Sec. 12 SW 1/4 SL 1/4 SE 1/4	Bore	-	_	
10 acres 40 acres 180 acres	Dia.	From	To	
Gov'l Lot County Canyon Long: 116:38:583'W	10"	0	2	
		2	18	
Address of Well Site 12488 Lewis Ln.	6"	18	28	
City Nampa		28	70	
Lt Blk Sub. Name		70	135	
		135	197	
4. USE:		197	203	· · · · ·
🖾 Domestic 🔲 Municipal 🔲 Monitor 🔛 Inigation		203	214	
Thermal Injection Other		214	225	
5. TYPE OF WORK check all that apply (Replacement etc.)		225	233	S
New Well Modity Abandonment Other		233	241	
6. DRILL METHOD:		241	250	C
Air Rotary Cable Mud Rotary Cother		250	255	B
7. SEALING PROCEDURES		255	259	S
Seal Material From To Weight / Volume Seal Placement Method		259	280	S
5/8 Bentonite 0 18 600 lbs. 10" Overbore		280	297	L
		297	301	<u> </u>
Was drive shoe used? Y N Shoe Depth(s) 278'				-
Was drive shoe seal tested? Y X N How?				-
8. CASING/LINER:				
Diameter From To Gauge Material Casing Liner Welded Threaded				-
6 1.5 278 250 Steel				-
5 276 286 .258 Steel		_		-
5 296 301 .258 Steel				F
Length of Headpipe 10.0 Length of Tailpipe 5.0		F	1 E (Þ
Packer XY N Type Rubber K-Packer				-
9. PERFORATIONS/SCREENS PACKER TYPE		~	MA	
Perforation Method		_		F
Screen Type & Method of Installation Johnson / Washdown	\vdash		VATE	
			WEST	E
From To Slot Size Number Diameter Material Casing Liner				
286 296 .014 304 5 Stainless			pth 30	
┝╼╼┾╼╾┼╼╼┽╌╍┿╍╍╼╼╼┥┢╡╴┝╡	Date:	Starter	21'	ŏ
	14. D	RILLE	R'S C	E
10. FILTER PACK Filter Material From To Weight/Volume Placement Method			hat all n	
Filter Material From To Weight/Volume Placement Method		-	as rem	
	Compa	any Nar	ne De l	nr
11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:	Princip	al Drille	er.	
	and	U. U. M.	·	
155 ft. below ground Artesian pressuretb.	Driller	or Opei	ator II	
Depth flow encounteredft. Describe access port or control devices:	Oneral	orl	r),

-	15 GP	M			L		1 HR.	
Vola-	Tome							_
	Temp. Quality	test or o	comments		Bottom h	ole temp	······································	
					Depth first Water	Encounter		
3. L	ITHO	OGIC	LOG:	Describe re	pairs or aband	(ment)	W	ate
lore Dia.	From	To	Rem	arks: Lithold	gy, Water Quali	v & Temper	ature	d
10"	0		Top Sc	oli	all worms afform	T di rumpen		1
	2		Gravel					ť
6"	18	28	Gravel					5
	28			Brown Cl	av			5
	70	135	Brown	Clay	-	4		5
	135				and Streaks			15
	197		Brown					5
	203	-	Sand			<u></u>	12	(
-	214		Brown	Clay)
	225		Sand					ť
	233		Brown	Clay				1
	241			Sand (40	GPM)			ť
-	250		Brown				+	
	255		Sand		· · · · · · · · · · · · · · · · · · ·			ď
	259			Brown Cl	av			5
	280		Sand (70 GPM)				ĸĹ
	297		Brown				ŕ	Ť
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				CATION				
	certify ti he rig w			well constru	ction standards	were comp	ked with at	the

850716 DOMESTIC

_1/4

LOTT

Office Use Only No. 420540

 Well ID No.

 Inspected by

 Twp
 Rge

 ______1/4
 ______1/4

 ______1/4
 Long:

2/21/08 pal Dniller YT Date non or Operator II 2/21/08 Principal Driller and Rig Operator Required. Operator I must have signature of Driller/Operator II. stori Mit 2/21/08

FORWARD COPY TO WATER RESOURCES Form provided by Forms On-A-Disk - (214) 340-9429 -www.FormsOnADisk.com

N/A

V IDAHO DEPA	ELL DRILL				
1. WELL TAG NO D 0080386					-
Drilling Permit No. 688799					LEVEL and WELL TESTS:
Water right or injection well #		Depth	first wate	er enco	untered (ft) 110 Static
Water right or injection well # 2. OWNER: Joe Schaefer c/o Kinzler Builders		Water	temp (°	F) 53	Bottom hole ter
Nama				ss port <u>'</u>	
Address 3260 Ginger Ln.	<u> </u>	Well to		Dis	charge or Test duration
City Nampa State ID Zip	83686	Uraw	lown (feet	yi yi	eld (gpm) (minutes) P
3.WELL LOCATION:				50	60
Twp. 2 North XI or South TI Box 3 Foo		Water	ouality te	at or co	omments:
Twp. 2 North IX or South II Rge. 3 Eas: Sec. 13	the of vvestor				and/or repairs or abandor
10 acres 40 acres 174 180 ocres	1/4	Bore Dia.	From	To	Remarks, lithology or descripti
Gov't Lot County Canyon Lat 43 030.974 (Deg a Long 116 038.234 (Deg a Address of Well Site 12156 Swainsons Ln.		(in)	(ft)	(ft)	abandonment, water
Lat 43 0 30.974 (Deg a	nd Decimal minutes)	10"	0		Top soil
Long 116 038.234 (Deg a	nd Decimal minutes)		1 3	3 30	Tan clay
Address of Well Site 12156 Swainsons Ln.			30	40	Tan clay w/gravel Tan sandstone with tan
City Nampa		6"	40		Tan clay
Lot Bik Sub_ Name			60		Tan clay w/sand streaks
4. USE:		11	100	130	Tank clay w/small sand
Domestic Municipal Monitor Irrigation T		- 11	130	214	Tan sand w/clay streaks
Other		"	214	220	Sand
5. TYPE OF WORK:					
New well Replacement well Modify existing well Abandonment Other					
6. DRILL METHOD:					
State State					DECE
7. SEALING PROCEDURES:					HEUE
Seal material From (ft) To (ft) Quantity (lbs or ft ³) Placeme	nt method/procedure				CCD 4
3/8 bentonite 0 40 1,150lbs dry pou	IF			·	
					WATER RE
8. CASING/LINER:					WESTER
Diameter From (ft) To (ft) Gauge/ Material Casing Line	er Threaded Welded				
6" +2 213 .250 steel					
5" 210 215 .180 steel					
Was drive shoe used? X Y N Shoe Depth(s) 213ft					
9. PERFORATIONS/SCREENS:					
Perforations TY X N Method					
Manufactured screen X Y IN Type Johnson					
Method of installation Wash in					
Compton Diameter		L			
245 000 000 Material (nominal)	Gauge or Schedule	Complet	ed Depth	(Measu	_{rable):} 220 ft
215 220 .020 5" stainless		Date Sta	_{rted:} Jan	31, 20	Date Complete
					FICATION:
		I/We cer	tify that a	all minin	num well construction standard
Length of Headpipe 5 ft Length of Tailpipe N/A		the time	the rig w	as rem	oved
Packer X Y IN Type double wiper					se Well Drilling & Pump
10.FILTER PACK:		*Princips	Driller	K,	and Coorde
Filter Material From (ft) To (ft) Quantity (lbs cr ft ³)	Placement method	- interpreter	a so ange	1	And
N/A		*Driller <	Mili	a.C.	Wall

Dou	nesti c
	D
water level (ft) 110	D

.0-

POINTE

HAEFER SWAINSON'S

Draw	down (feet)	50	charge or Test duration Id (gpm) (minutes) Pump 60	Bailer		Flowin
				H		님
Water	ouality te	at or c	mments:	2		
			and/or repairs or abandonment:			
Bore	From	To				
Dia. (in)	(ft)	(ft)	Remarks, lithology or description of rep abandonment, water temp.	airs or	Y	later
10"	0	1	Top soil		+	+
11	1	3	Tan clay			+
	3	30	Tan clay w/gravel		1	$\pm i$
	30	40	Tan sandstone with tan clay s	treaks		1
6"	40	60	Tan clay			5
ii -	60	100	Tan clay w/sand streaks			1
11	100	130	Tank clay w/small sand streak	S	x	+
11	130	214	Tan sand w/clay streaks		x	+
16	214	220	Sand		X	+
					<u> </u>	+
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			RECEIV	E-D-		
			ILLO			┝
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			WATER RESOUR	CES		1
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L	I		220 8]		L
Complet	ed Depth	(Measu	_{able):} 220 ft			
Date Sta	_{inted:} Jan	31, 2	Date Completed Feb	4, 2019		
i4. DR /We ce	LLER'S	CERT	FICATION: num well construction standards were			at
°	W Name	Coon	se Well Drilling & Pump Co. r	. 409	ł	

11. FLOWING ARTESIAN:

Flowing Artesian? TY X N Artesian Pressure (PSIG)

Describe control device

*Operator II Date Date Feb 7, 2019 Operator I 26 Aster adama

Date Feb 7, 2019

* Signature of Principal Driller and rig operator are required

Form 238-7 6/07 B

Describe control device _

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

ANGORMAN
DOMESTIC
(C)

1. WELL TAG NO. D 0077287								(
Drilling Permit No 885192		12. S		VATER	LEVEL an	d WELL TEST	rs:	
Water right or injection work #		Depth	first wat	er enco	untered (ft)	110' Sta	atic water level (fi) 120'
Water right or injection well #		Water	temp (_{F)} 56	0	Bottom hole	e temp (°F)	
2. OWNER: _{Name} Maureen Angerman		Descr	ibe acce	ss port	Well Cap			
Address 12657 Equestrian Way		Well t	est:				Test method:	
		Draw	down (fee		scharge or	Test duration	Pump Bailer	Air
City Nampa State ID Zip 83686			18'	60	eld (gpm) GPM	(minutes) 30 minutes		
3.WELL LOCATION:						oo minates		
Twp 2 North \square or South \square Rge 3 East \square or Sec 13 $-1/4$ SW $1/4$ SW $1/4$ SK $1/4$ $1/4$ $1/4$ $1/4$ $1/4$	Mont 101	Water	quality t	est or c	omments:			
Sec 13 MA SW AN SF NE	vvest 🔼					pairs or aban	donmont.	·
		Bore	From	To			ription of repairs or	v
Gov't Lot County Canyon		Dia. (in)	(ft)	(ft)	(ternaria)	abandonment, w	ater temp.	Y
Lat <u>43</u> • <u>30.655</u> (Deg and Decimal m Long <u>116</u> • <u>38.350</u> (Deg and Decimal m	n nuda at	10"	0'	2'	Topsoil			
Long 116 • 38.350		10"	2'	5'	Clay			
Address of Well Site 12657 Equestrian Way	nnules)	10"	5'	13'	Gravel			
		10"	13'	25'	Sandy C	lay		
City Nampa		10"	25'	40'	Sandy Cl			
Lot 1 Blk 3 Sub Name Valley View Ranch Sub		10"	40'	60'	Cemente			
4. USE:		10"	60'	75'	Cemente	d Sand		
🔀 Domestic 🔲 Municipal 🔲 Monitor 🔲 Irrigation 🔲 Thermal 🗍	Injection	10"	75'	80'	Basalt			
Other		10"	80'	83'	Gravel			
5. TYPE OF WORK:		10"	83'		Sand			
X New well Replacement well Modify existing well		10"	110'		Sandy CI			
Abandonment Other		6" 6"	120'		Clay Brow	vn		
6. DRILL METHOD: X Air Rotary D Mud Rotary C Cable Other		6"	136		Sand			X
		6"	138' 140'		Clay Brow			
7. SEALING PROCEDURES: Seal material From (th) To (th) Quantity (ths or ft ²⁴) Placement method/pro-		6"	140		Sandy Cl			_
Bent. Chips 0' 87' 55 bags 10" Overbore	ocedure	6"	153'		Clay Brow	vn		
		6"	159		Sand			X
		6"	162		Clay Brov Sand	vn		
8. CASING/LINER:		6"	166'		1			X
(nominal) Toring Liner Threaded	l Welded	6"	170'		Clay Brov Sand	VI		
6" +2' 197' .250 Steel 🗵 🗆	X	6"	173'		Clay Brov			X
		6"	185'		Sand	VEI		
		6"	195'		Clay Brov			X
		6"	198'		Sand	¥11		×
					Garia			
Was drive shoe used? 🗵 Y 🔲 N Shoe Depth(s)						REC	EIVE	D
9. PERFORATIONS/SCREENS:								
Perforations 🔲 Y 🔀 N Method						IAN	0 9 2018	
Manufactured screen 🗷 Y 🔲 N Type Johnson								
Method of installation Washdown						WATER	RESOURCES	
					<u> </u>	WEST	ERN REGION	
(nominal) Material Gauge or Sc	chedule	Comole	ted Depti	h (Meas	(rable) 223	3'		
208' 223' .020 15' 5" SS		_			rusioj.		Dec 20. 2	017
	[arted: De				pleted: Dec 29, 2	017
		14. DR	ILLER'S	S CERI	IFICATION	•		
Length of Headpipe 21' Length of Tailoine]	the time	the rig	ali mini was ren	mum well co Noveri	nstruction stand	dards were comp	lied with
			-					
Packer X Y IN Type K-Packer		Compa	ny Name	Auan	ison Pun		Co No 4	57
10.FILTER PACK:		*Princip		O_{i}	Sola	Coda.	Mar On Jap	4, 2018
Filter Material From (ft) To (ft) Quantily (lbs or ft ³) Placement m	ethod					- great		
		*Driller	305	r You	1 <u>1</u> 9	/	Date Jan	4, 201
		*Operat	or II	_	-		Date	
11. FLOWING ARTESIAN:								
		Operato	яΙ				Date	
Flowing Artesian? TY X N Artesian Pressure (PSIG)		* Sinne			L D. W.			

								method:				
6	Draw	down (feel)		scharge or eld (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing			
16		18'	60 0	GPM	30 minutes	X			artesian			
						10	õ	Ы	П			
or West 🔀	Water	quality te	st or ci	omments:				_	Sec.4			
	13. LIT				epairs or aban	donmen	t:					
	Bore Dia.	From	То		s, lithology or desc			1	Water			
	(in)	(ft)	(ft)		abandonment, w	ater temp.		Y	N			
nal minutes)	10"	0'	2'	Topsoil					X			
nal minutes)	10"	2'	5'	Clay					Х			
na) miniataay	10"	5'	13'	Gravel					X			
	10"	13'	25'	Sandy (X			
	10"	25' 40'	40'	Sandy C					X			
ub	10"	40 60'	60'	the second se	ed Sand				X			
	10"	75'	75' 80'		ed Sand			_	X			
Injection	10"	80'	83'	Basalt					X			
	10"	83'	110'	Gravel Sand			· · · · · · · · · · · · · · · · · · ·		X			
	10"	110'	120'	Sand Sandy C					X			
	6"	120'	136'	Clay Bro					X			
	6"	136'	138	Sand	14481			+	X			
	6"	138'	140	Clay Bro				<u> </u>				
	6"	140'	149'	Sandy C					X			
d/procedure	6"	149'	153'	Clay Bro								
re	6"	153'	159	Sand				- X				
	6"	159'	162'	Clay Bro	WD			+-^	X			
	6"	162'	166'	Sand				+ x				
	6"	166'	170'	Clay Bro	wn		·····	$+^{}$	X			
aded Welded	6"	170'	173'	Sand				X				
	6"	173'	185'	Clay Bro	wn			+	X			
	6"	185'	190'	Sand				X				
	6"	195'	198'	Clay Bro	wn			+	X			
	6"	198'	223'	Sand				X				
					REC	EIN						
					ne u	EI		1				
						- 0-0						
	├ ─── ↓				JAN	09	2018					
					MATCH							
					WEST	ERN RE	GION		_			
ar Pahada ta												
or Schedule	Comple	ted Depth	(Measu	rable): 22	3							
	Date Sta	arted: Dec	: 18, 2	2017	Date Comp	leted.De	c 29, 20	017				
		and the subscription of th		FICATIO	N.	Acteu.						
	I/We ce	rtify that a	all minii	mum well c	onstruction stand	dards wer	e compl	ied with	nat			
	the time	e the ng w	as rem	loved								
	Compa	ny Name	Adan	nson Pu	mp & Drilling	Co	No 45	57				
		*Principal Driller Daca Collar Jan 4							18			
ent method	*Driller	Jost	1/2	JAG	1		_{ate} Jan					
		or 11		5			ate					
	* 61	·····				Ua						

Signature of Principal Driller and rig operator are required

Fom 11/97 JGE

7

IDAHO DEPARTMENT OF WATER RESOURCES	
WELL DRILLEP'S REPORT	

DOMESTIC

12	DOMESTIC
Form 238-7	CHIZCHO C
11/97 JGE IDAHO DEPARTMENT OF WA	TER RESOURCES
WELL DRILLER'S	REPORT Inspected by
1. WELL TAG NO. D 0042565	Twp Rge Sec
DRILLING PERMIT NO. 895434-840813 Other IDWR No.	1/4 1/4 1/4 11. WELL TESTS: Lat: Long:
-14 million	Pump Bailer X Air Flowing Artesian
2. OWNER: Name Galcazzi Homes, LLC	Yield gal./min Drawdown Pumping Level Time
Address 13100 Laken Lane	60 gpm 440' 440' 2 Hrs.
City Kuna State [D Zip 83634	
3. LOCATION OF WELL by legal description:	Water Temp. 56 Bottom hole temp. 56
Sketch map location must agree with written location.	Water Quality test or comments: Depth first Water Encounter 350
N	12. LITHOLOGIC LOG: (Describe repairs or abandonment)
Twp. 2 North X or South	Bore Water Die From To Remarks: Lithology, Water Quality & Temperature Y N
W ERge 3 East or West X	10"Q2' Top Soll
Sec. 13 1/4 SE 1/4 NW 1/4 Gov't Lat County Converse (60 acres)	10'' 2' 5' Tan Clay 10'' 5' 52' Gravel & Sand
Lat: 43 30.760' Long 116 38.690'	10" 52' 59' Tan Clay
Address of Well Site 12575 Anakate	10" <u>59' 71' Gravel & Sand</u> 10" <u>71'</u> 110' Sticky Tan Clay
(Give at least name of load + Cistance to Road of Landmark)	10" 110' 148' Sandy Tan Clay
LL 4 Blk. 3 Sub. Name Foothill Ranch	10" 148' 243' Tan Clay w/Sand Seams SEE REMAN WDF 10" 243' 350' Blue Clay w/Sandstone
4. USE: X Domestic Municipal Monitor irritation	10". 350' 442' Blue Clay w/Sand Seams X
Thermal Injection Other	10" <u>442' 450' Sandstone</u> 10" <u>450' 465' Blue Clay w/Sand Strips</u> x
5. TYPE OF WORK: check all that apply (Replacement etc.)	10" 450' 465' Blue Clay w/Sand Strips X 10" 465' 470' Sandstone
X New Well Modify Abandonment Other	10" 470' 526' Blue Clay
6. DRILL METHOD:	10" 526' 541' Blue Sand X 10" 541' 549' Sticky Blue Clay
Air Rotary Cable X Mud Rotary Other	
7. SEALING PROCEDURES:	
Seal/Filer Pack AMOUNT METHOD	Million and College
Material From To Sacks or Pounds Bentonite0 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 lested? Y X N How?	id in anti-anti-
	RECEIVED
8. CASING/LINER: Diemoter From To Guege Material Casing Lifter Welded Theeaded	JUL 2 8 2006
6" +2' 9' <u>250 Steel</u> X X 6" 9' 449' SDR1PVC X X	Water -
6" 9' 449' SDR1PVC X X 6" 469' 529' SDR1PVC X X	WATER RESOURCES WESTERN REGION
Length of Headpipe Length of Tailpipe	
9. PERFORATIONS/SCREENS:	
Perforations Method X Screens Screen Type SDR-17 PVC	
From To Stol Size Number Diameter Malerial Casing Uner	Completed Depth 549 (Measurable) Date Started 7/10/2006 Completed 7/16/2006
449' 469' .020 6" PVC x	13. DRILLER'S CERTIFICATION:
529' 549' .020 6" <u>PVC</u> X	IVE 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
10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:	and the second sec
247 ft. below ground Artasian pressure lb. Depth flow encountered 450 ft Describe access port or control	Firm Official Date 7/19/2006
devices: Cap	Dritler or Operator ALM Date 7/19/2006 (Sign once (Firm Official & Operator)
	following to purchase of heterology

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7 6/07

IDAHO DEPARTMENT OF WATER RESOURCES 63 WELL DRILLER'S REPORT

		C
1. WELL TAG NO. D 0095575	12. STATIC WATER LEVEL and WELL TESTS:	1-7
Drilling Permit No. 90:3909	Depth first water encountered (it) 220 Static water level (it)	18
Water right or injection well #	Water temp. (°F) Bottom hole temp. (°F)	
2. OWNER: DRALEM HOS MUSA CONSTULATION	Describe access port Score Secol will (ap)	
Name	Well test: Test method:	
Address 15547 MOOSELOUR LOUY	Drawdown (feel) Discharge or Test duration Pump Bailer yield (gpm) (minutes)	Air
City Caldwell State Fd. Zip 83607		Ð
3.WELL LOCATION:		
Twp. 2 North For South Rge. 3 East or West	Water quality test or comments:	
Sec 1/4 1/4 1/4 1/4	13. LITHOLOGIC LOG and/or repairs or abandonment:	
	Sore From To Remarks, lithology or description of repairs or abandonment, water temp.	-
Gov't Lot County Cany court		- Y
Lat. 43 0 30: 9/3 (Dec. and Decimal minutes)	10 0 4 TOPSOIL	
Long. 116 0 39:084 (Deg. and Decimal minutes)	10 33 Tan Clay	+
Address of Well Site Address of Well Site Church Church	23 37 Stavel & Clay	
Varie 31 lassi nome et resd + Casiance to Rosa et Lucenary City Narapa	6 31 GI Tanclas	+
(uno si lasu nomo ol rest o Castance to Rest or Lanonardy	16174 Brasand	1
Lot. 2 Blk. 2 Sub. Name Wild Prairie	74 180 Tan Clay's Sund	
4. USE:	180 220 Sundyciky	
	320 322 (Frait) tanclas	-
5. TYPE OF WORK:	222 230 Tanclas	
New well 🔲 Replacement well 🔲 Modify existing well	230345 Fract Clay & Sund	1-
Abandonment Other	345359 Hrd Fruct Clay	+
6. DRILL METHOD:	359364 Sticky Tancley	
Air Rotary 🗌 Mud Rotary 🗍 Cable 🗌 Other	264 270 Fract Clay 270 272 Fine Bin Sand	+=
7. SEALING PROCEDURES: Seal material [From (R) To (R) Quantity (ibs or R') Placement method/procedure]	10 ATA FILL ASTA SUNC	+-
3/8 best 0 43 43 bags Dry Parer		+
TO DOLL O 13 TODAYS DIVY FOUL		1
		1
8. CASING/LINER: Diameter From To (R) Gauge/ Casing Liner Threaded Welded		
(incriminal) (in) Schedule		
U 1. 800 / 100 STEEL		
		-
Was drive shoe used? BY N Shoe Depth(s) 763-5"	HECEIVED	1
9. PERFORATIONS/SCREENS:		T
Perforations Y N Method	MAR 2 2 2022	
Manufactured screen BY IN Type Johnson		
	WATER RESOURCES WESTERN REGION	
Method of installation 1005 h DAI- 10 IVC		
From (ft) To (ft) Slot size Number/ft Diameter (nominal) Material Gauge or Schedule	Completed Depth (Measurable): 371-6"	
261-6 271-6 15 6" Tek 5.5:	Date Started: //18/32 Date Completed: //3/	12
	14. DRILLER'S CERTIFICATION:	
	I/We certify that all minimum well construction standards were compile	ed wi
Length of Headpipe Length of Tailpipe	the time the rig was removed.	
Packer DY IN Type 3-21-6	Company Name PICCISION LOCIUMING Co. No.S	3
	2002	
10.FILTER PACK:	*Principal Driller fill daysam Date 3/	\$7
Filter Material From (ft) To (ft) Quantity (lbs or ft ²) Placement method	*Driller 3-1-2.2 Date Date	
11	3	
	*Operator II Date	
11. FLOWING ARTESIAN:	Operator I Date	
Flowing Artesian?	* Signature of Principal Driller and rig operator are required.	
Describe control device	signatere or rimolyar writer and hig sperator are reddired.	

Discharge or yield (gpm) Test duration Flowing artesian Pump Bailer Air (minutes) 65 Ø or comments: LOG and/or repairs or abandonment: Remarks, lithology or description of repairs or abandonment, water temp. Water То (ft) Y Ν 4 TODSON Par & Clay 2 37 70 6 Gravel 7 Clay 4 2 Sand 30 Tan Clay's Sund _ 20 Sundyc las 21 ract) tanclar ひ tonc la 1 Fract Clay & Swad 49 Hed Fruit Clay 59 Sticky Tancley 69 Fract Clay Fine Bin Sund 70 RECEIVED MAR 2 2 2022 WATER RESOURCES 371-6" Measurable): 122 Date Completed: 1/31/32 CERTIFICATION: I minimum well construction standards were complied with at as removed. Necision Welldrilling Co. No 522

RICE

DOMESTIC

15/22 Date 3 anon Date Date Date

Form 238-7 6/07 13

Describe control device

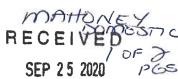
IDAHO DEPARTMENT OF WATER RESOURCES

RAMANI

	FINATED DECOUDOED FOOTH	ILL
1DAHO DEPARTMENT O	FWATER RESOURCES	ANC
WELL DRILLE	ER'S REPORT	
1. WELL TAG NO. D 0097124	12. STATIC WATER LEVEL and WELL TESTS:	
Drilling Permit No. 405376	Depth first water encountered (it) 16542 Static water level (it)	581
Water right or injection well #	Water temp. (⁰ F) Bottom hole temp. (⁰ F)	
2. OWNER: Bradshaw Construction	Describe access port Soni Sug 1 Well Cap	
Name	Well test: Test method:	1
Address 27678 Swallow tuil Rd.	Drawdown (feel) Discharge or Tesl duration yield (gpm) (minutes) Pump Bailer Ai	artesian
City Caldwell State Id Zip 83607	240 <u>64</u> <i>Ihr</i> 0 0 5	
3.WELL LOCATION:	Water quality test or comments:	
Twp North O or South Rge East or West D	13. LITHOLOGIC LOG and/or repairs or abandonment:	
Sec. 13 1/4 SE 1/4 NW 1/4	Bore From To Remarks, hthology or description of repairs or	Water
Gov't Lot County Coving	(in) (it) adandonment, water temp.	Y N
Lat. 43 ° 30:745 (Dec. and Decimal minutes)	10 0 6 hordpon	
Long. 10 ° 38, 187 (Deg. and Decimal minutes)	1 6 45 grovel	
Address of Well Site 12605 Anabate Rd.	1 52 77 Sonds & Claw	-
(13-78 at 1931 Azme of 1930 + Ustance to Head of Landmark) City	77 100 Scad	
Lot Blk Sub. Name	100 1.37 Sends & clay	-
4. USE:	137 185 for clay 185 208 Sond & Clay Mixed	V
Domestic D Municipal D Monitor D Irrigation D Thermal D Injection	208 212 ton clay	-
5. T/PE OF WORK:	212 238 sind & clay mixed	
🖳 New well 🔲 Replacement well 🔲 Modify existing well	238 241 ten clay	V
Abandonment Other	1 241 249 Medium brown sond	
6. DRILL METHOD:	*	
7. SEALING PROCEDURES:		
Seal material [From (R)] To (R) Quantity (lbs or ft') Placement method/procedure		
3/8 bent. O 41 41 bugs dry pour		
8. CASING/LINER: Diameter From To (R) Gauge/ (cominal (R) To (R) Schortule Material Casing Liner Threaded Wolder		
6 the adole aborsteer a a a		
	RECEIVED	121313
Was drive shoe used? Y N Shoe Depth(s) 240' 6''		
9. PERFORATIONS/SCREENS:	AUG 0 5 2022	
Perforations TY IN Method	WATER RESOURCES WESTERN REGION	
Manufactured screen BY N Nype_Johnsim	WESTERN REGION	
Method of installation Wash down Value		
Diameter Country Country	Completed Depth (Measurable): 2491	
[homunal]		
240 249 ,15 10 6"telle 5,5.	Date Started: (0-1-22 Dete Completed: (0.7-2	
	14. DRILLER'S CERTIFICATION: I/We certify that all minimum well construction standards were complied	d with at
Length of Headpipe 5' 7'' Length of Tailpipe	the time the rig was removed.	
Packer DY DN Type 3 RiD	Company Name Precision Well dvilling Co. No. 5	22
10.FILTER PACK:	Principal Driller	4/22
Filter Material From (R) To (R) Quantity (lbs or ft ²) Placement method	ADDA Ean -	1/20
	*Driller Date	100
	'Operator II Date	
11. FLOWING ARTESIAN:	Operator I Date	
Flowing Artesian?	' Signature of Principal Driller and rig operator are required.	

* Signature of Principal Driller and rig operator are required.

Form 238-7 63 6/07



Flowing altesian

Water Y N х х x х х х x х х X х

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IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

WATER RESOURCES WESTERN REGION

1. WELL TAG NO. D 0086965				-					
Billio Bruin Statio 20	12. S	TATIC	VATER	LEVEL and WELL TESTS:					
Drilling Permit No	Depth	Depth first water encountered (ft) 354' Static water level (ft) 350'							
voler right or injection well #		r temp (F172	Pottern bala to a very 75					
2. OWNER:	Desci	ibe avce	ss nod	Well Cap					
2. OWNER:	. Well		ss port_	a new procession of the two relationships of the transmission of transmiss	The law of the second				
Address Loco Finni OSC En		vdown (fee	Dr	scharge or Test duration					
City Nampa State ID Zip 83686	50	Anows line	yi yi	eld (gpm) (minutes) Punip Baller	Air File				
3.WELL LOCATION:	50		60G						
Twp. 02 North 🗵 or South 🗌 Rge 03 East 🗋 or West 🗵	Mistor	quality		omments: 60GPM @ 750', 75GPM @ 1					
Sec 11 NIW Stat	49.1.9				212				
Sec. <u>11</u> $1/4$ $\frac{Wg}{10 x 2 c_{\text{E}}}$ $1/4$ $\frac{Wg}{10 x 2 c_{\text{E}}}$ $1/4$ $\frac{W}{10 x 2 c_{\text{E}}}$ $1/4$	1 00016			3 and/or repairs or abandonment:					
Gov't Lot County Canyon	Dia. (In)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.					
Lat 43 • 31.4442N (Deg and Decimal minutes) Long 116 • 40.3782W (Ceg and Decimal minutes) Address of Well Site Pump Rd. north of Lewis Ln	18"	0	4	Top Soil	Y				
Long 116 040.3782W (Deg and Decimal minutes)	10"	4	6	Top Soil					
Address astracting and Perima Rd, porth of Lowis La	10	6	22	Tan Sand	-				
Address of Weil Site	10	22	30	Tan Clay					
City Nampa	8.5"	30	48	Tan Clay					
Lot Bik Sub Name	8.5	48	55	Tan Sand					
4. USE:	8.5	55		Tan Clay					
Objection Municipal Monitor Infigation Thermal Injection	8.5	102	112	Tan Sand					
Other Other	8.5	112	122	Tan Clay					
5. TYPE OF WORK:	8.5	122		Tan Sand					
New well Replacement well Modify existing well Abandonment Other	8.5	142		Tan Sand					
	8.5	144	354	Tan Sandy Clay					
6. DRILL METHOD:	8.5	354	_358	Tan Sand	X				
7. SEALING PROCEDURES:	8.5	358 370	370	Tan Clay					
Seal material From (h) To (h) Quantity (lbs or ft ³) Placement method/procedure	8.5	378	378	Blue Clay					
Bentonite 3/8 0 4 100LBS. Poured	8.5	423	420	Blue Sandy Clay Tan Clay					
Cement/Grout 4 385 3.5 Yards Pumped	8.5	431		Baked Blue Clay					
8. CASING/LINER:	8.5	443		Blue Silty Clay	1.301.3				
Diameter From (IN To (II) Gauge/	8.5	463	475	Blue Baked Clay					
(nominal) Torin Torin Schedule Materiae Casing Liner Threaded Welded	8.5	475	520	Blue Sandy Clay					
	8.5	520	523	Grey Sandstone					
4.5" 20 500 sdr17 PVC 🗵 🗆 🖾	8.5	523	547	Blue Sandy Clay	X				
	8.5	547		Grey Sandstone	×				
	8.5	549	553	Blue Clay	$+^+$				
Was drive shoe used? I Y X N Shoe Depth(s)	8.5	553		Grey Sandstone	×				
	8.5	555		Blue Clay					
9. PERFORATIONS/SCREENS:	8.5	570	576	Grey Sandstone	X				
Perforations I Y X N Method	8.5	576	613	Blue Silty Clay					
Manufactured screen X Y N Type CERTA LOK	8.5	613		Blue Baked Clay					
Method of installation SET IN	8.5	623 643	640	Blue Silty Clay Grey Sandstone					
From (fi) To (ft) Stot size Number/ft Diameter Matenal Gauge ur Schedule					X				
				rable) 790'					
500 790 .020 - 4.5" PVC SDR17	Date St	arted: 8/	11/202	20 Date Completed: 8/25/202	0				
				IFICATION:					
	I/We ce	ertify that	all minii	mum well construction standards were comp	lied with at				
Length of Headpipe Length of Tailpipe	the time	e lhe rig	was rem	noved	ing with dr				
Packer Y X N Type	Compa	ny Name	Pears	Son Well Drilling Co No 7	71				
10.FILTER PACK:			71						
	*Princip	oal Driller	_1/1	in And SCAL NITA Date_					
	*Driller								
i o raido i ourea									
8/16	"Opera	tor II	<u> </u>	Date					
11. FLOWING ARTESIAN:	Operato	or I		Date					
Flowing Artesian? Y X N Artesian Pressure (PSIG)					5.0 B.S.				
Describe control device	Signa	and OU	merba	I Driller and rig operator are required					

CONTINUED

MAHONEY ISOMESTIC 2 OF 2 PG

Form 238-7 6/07

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0086965	42.6							
Drilling Permit No.					d WELL TEST			
water right or injection well #	Depin	Inst wate	er enco	untered (ft)	St	etic water level (fi)		
2. OWNER:	vvater	'lemp ("F		and a state of the	Bottom hold	e temp (⁰ F)		
Name reny and Jodi Mahoney			s port		an en el la construisa en el			S
Address 2020 Primerose Ln.	Wellt		1 0	scharge or	l col changes	Test method:		
City Nampa State ID Zip 83686	Draw	down (feet)		eld (opm)	Test duration (minules)	Pump Bailer	Air	Flowing aries an
3.WELL LOCATION:								
	L			<u>_</u>				
Twp 02 North I or South I Rge 03 East or West I				omments:				
Sec 11 1/4 NW 1/4 SW 1/4 SW 1/4	13. LIT Bore				pairs or aban			
Gevit lot Canvon	Dia.	From (ft)	To (ft)	Remarks	, lithology or deso abandonment, w	cription of repairs or	1	Nater
Gov't Lot County Canyon Lat 43 > 31,4442N (Deg and Depinatint rules) Long 116 >40,3782W (Deg and Depinatint rules)	(in) 8.5	649		Grey Sar		ater lemp,	Y	N
(Deg and Decimal m (intes)	8.5	656		Blue Clay			X	
Address of Well Site Pump Rd. north of Lewis Ln.	8.5	678		Blue Silly		and and the state of the state		X
Address of Well Site Fump Ro. north of Lewis Ln.	8.5	697	702	Grey Sar	dstone			X
LOT CEWIS CON Nampa	8.5	702		Blue Clay		94- 488, 849	X	
Lot Blk Sub. Name	8.5	706		Grey Sar		and a second sec		- X
4. USE:	8.5	708		Blue San				×
Domestic Municipal Monitor Irrigation Thermal Injection	8.5	712	732	Blue Silly	Clay	· · · · · · · · · · · · · · · · · · ·		x
Other	8.5	732	740	Grey San	dstone		X	
5. TYPE OF WORK:	8.5	740	781	Blue San	dy Clay			X
New well Replacement well Modify existing well	8.5	781	800	Grey San	dstone			
Abandonment Other	8.5	800	803	Blue Clay	1	and successive states have been a	TY Islandski u	X
6. DRILL METHOD:								-
Air Rotary Mud Rotary Cable Other								-
7. SEALING PROCEDURES: Seal material From (II) To (II) Quantity (Ibs ct I) Placement method/procedure				ļ			-	
Placement mell-od/procedure								
	-			P	ECE	IVED	_	_
8. CASING/LINER:			112 angelege . ng V		Without Passarage and			
Diamater	-	55-50 mile	1	-	CEP 7	5 2020		-
(nominal) Schedule Material Casing Liner Threaded Weided	SEP 2 5 202							
					WATER RES	SOURCES.		
			~~~~		WESTERN	BEGIUN		100
								-
							+	
Was drive shoe used?			<u></u>					-
			8864 					
9. PERFORATIONS/SCREENS:								
Perforations I Y N Method								
Manufactured screen Y N Type						and the second second	-	
Method of installation	×							
From (ft) To (ft) Stot size Number/ft Diameter Material Gauge or Schedule	L			700			L	
(nominal) (nominal) Gauge or Schedule	Comple	led Depth	(Measu	rable).790'				
	Date Sta	arted Aug	g 11, 2	2020	Date Com	bleled 8/25/2020	)	
				FICATION				
	/We ce	rlify that a	all minu	mum well cor	nstruction stan	dards were compl	ed with	al
Length of Headpipe Length of Tailpipe	the time	the rig w	las rem	loved				
Packer 🗋 Y 🗋 N Type	Сотра	ny Name	Pears	son Well	Drilling	Co No 77	'1	
10.FILTER PACK:		-	~	16 .1	2	- 1740		
Filter Material From (fi) To (fi) Quantity (tbs or ft ³ ) Placemen; method	'Princip	al Driller		within	Vall	24 Date		<u> </u>
	*Driller			(.)	and the second se	Date		
	*Oneret	or II						
						Date		
11. FLOWING ARTESIAN:	Operato	ir I				Date		
Flowing Artesian? TY TN Artesian Pressure (PSIG)					l rig operator a			
Describe control device	Signa		ruciba	er er nær afto	ng uperator a	sie requiréd		

Other IDWR No.       63-077788         2. OWNERF:       JAMES SCHELHORN AND RAY BLUE         Name       JAMES SCHELHORN AND RAY BLUE         Address       3305 AIRPORT ROAD         City.       NAMPA         State ID_Zip_B3687         3. LOCATION OF WELL by legal description:         Sketch map location must agree with written location.         N         Weige Amin         Weige Amin         Pump 2         North EXX or         Sec.         Yeige Amin         Pige.         Best       or         Yeige Amin         Cover Lat:       Cover County** CANYON**         City       NamPA         Twp.       Z         Yeige Amin       Cover County** CANYON**         Sec.       14         Sec.       14         Gover Lot       County** CANYON**         City       NamPA         16*       03*         16*       16*         Sec.       14         Weit Class of Weit Ste       SKY RANCH ROAD         City       NAMPA         16*       16*         16*       16*         16*	DU
WELL DRILLER'S REPORT Use Typewriter or Ballpoint Pen         OGO837         Inspected by Inspected by Ins	DUDIDI
WELL DRILLER'S REPORT Use Typewriter or Ballpoint Pen         OGO837         Inspected by Inspected by Ins	DUDI
Use Typewriter or Ballpoint Pen         OGO837         TwpRgeSet	DI
1. DRILLING PERMIT NO. ID #63-97-C-0752-000       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4       1/4 <td< td=""><td>DEL</td></td<>	DEL
1. DRILLING PERMIT NO. 10 #63-97-CC-0752-000	3T
Other IDWR No.         B3-077788           2. OWNER: Name         JAMES SCHELHORN AND RAY BLUE           Address         3305 ATRPORT ROAD           City         NAMPA           State ID Zip         83687           3. LOCATION OF WELL by legal description:           Sktetch map location must agree with written location.           N           Image: Second State S	T
2. OWNER: Name         JAMES SCHELHORN AND RAY BLUE           Name         JAMES SCHELHORN AND RAY BLUE           Name         JAMES SCHELHORN AND RAY BLUE           Address         J300 G. P. M.         N/A         540'         55 HOURS           Address         J300 G. P. M.         N/A         540'         55 HOURS           State ID         Zip Blac         Bottom hole temp.         Water Temp.         68°         Bottom hole temp.           W         Image         James         James         James         Bottom hole temp.         Water Temp.         68°         Bottom hole temp.           W         Image         James         James         Bottom hole temp.         Water Cuality test or comments:         Depth first Water Encountered           N         Twp.         Z         North (X or west XX         South Image         Mater         Mater         Mater         Mater           W         Image         Base         Image         Image         Image         Base         Image         Mater           N         Y         Z         North (X or west XX         South Image         Mater         Mater         N           Store         Ide         South Image         Can west XX         Mater </td <td>-</td>	-
NameJAMES_SCHELHORN_AND_RAY_BLUE         Address305_ALRPORT_ROAD	
Address       3305 AIRPORT ROAD         City       NAMPA       State ID_Zip	;
3. LOCATION OF WELL by legal description:         Sketch map location must agree with written location.         N         V         N         V         N         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V         V          V <td></td>	
3. LOCATION OF WELL by legal description:   Sketch map location must agree with written location.     N     N     Twp2   North LXX or South D   Rge3   East D or West LXX   Sec14   Sec14   Convit Lot	
3. LOCATION OF WELL by legal description:       Water Quality test or comments:         Sketch map location must agree with written location.       Depth first Water Encountered         N       Image: Sec. 14       Twp. 2         Rge. 3       East 0       or         Sec. 14       Twp. 2       North tXX or         Sec. 14       Sec. 14       Sec. 14         Sec. 15       Sec. 14       Sec. 14         Sec. 16       Sec. 14	
N       12. LITHOLOGIC LOG: (Describe repairs or abandonment)       Wate         www	
N       12. LITHOLOGIC LOG: (Describe repairs or abandonment)       Water         www	-
wwwind       Twp2       North IXX       or       South □       Benarks: Lithology, Water Quality & Temperature       Y         wwwind	
W       Rge.       3       East       or       West       Control       Contro       Control       Control	
W         E         Sec.         14         1/4         NE         1/4         SE	N
Gov't Lot         Could After Coul	XX
Image: Second State Sta	XX
Address of Weil Site       SKY RANCH ROAD       12"       92'       380'       SAND AND, BROWN CLAY LAYERS       X         City       NAMPA       12"       380'       SAND AND, BROWN CLAY LAYERS       X         (@ve at ltast name of read + Distance to Road or Landmark)       City       NAMPA       12"       380'       SAND AND, BROWN CLAY LAYERS       XX         (@ve at ltast name of read + Distance to Road or Landmark)       City       NAMPA       12"       411'       BLUE CLAY       XX         Lt       028       BIK.       001       Sub. Name       SKY RANCH ESTATES       12"       411'       436'       BLUE CLAY       XXX         4. USE:       XX Domestic       Municipal       Monitor       XX Irrigation       8"       560'       578'       BLACK SAND       XXX         12"       486'       560'       578'       BLACK SAND       XXX       XX         XX Domestic       Municipal       Other       8"       578'       581'       BLUE CLAY       XX         XX New Well       Modify       Abandonment       Other       8"       591'       600'       BLUE CLAY       XX         XXX Air Rotary       Cable       Mud Rotary       Other       2       2	XX_ XX
City       NAMPA       12"       380 ° 411 °       BLUE_CLAY_AND_BLACK_SAND_LAYERS_XXX         (6% eat loast tame of read + Distance to Rood or Landmark)       12"       411 °       BLUE_CLAY_AND_BLACK_SAND_LAYERS_XXX         Lt       028       Blk       001       Sub_Name_SKY_RANCH ESTATES       12"       436 °       BLUE_CLAY_AND_SAND_LAYERS_XXX         4. USE:       XX Domestic       Municipal       Monitor       XX Irrigation       12"       486 °       BLUE_CLAY_AND_SAND_LAYERS_XXX         5. TYPE OF WORK check all that apply       (Replacement_etc.)       8"       581 °       581 °       BLUE_CLAY       XX         6. DRILL METHOD       XXXAir Rotary       Cable       Mud Rotary       Other	XX
Lt.       028       BIK.       001       Sub. Name       SKY RANCH ESTATES       12"       411       436'       BLUE CLAY       XXX         4.       USE:       XX Domestic       Municipal       Monitor       XXI Irrigation       12"       449'       BLUE CLAY_AND_SAND_LAYERS       XXX         12"       449'       486'       BLUE CLAY_AND_SAND_LAYERS       XXX         12"       446'       560'       BLACK_SAND       XXX         12"       486'       560'       BLACK_SAND       XXX         8"       578'       581'       BLUE CLAY       XX         8"       581'       591'       BLACK_SAND_AND_CLAY       XXX         8"       591'       BLUE CLAY       XX       XX         XX New Weil       Modify       Abandonment       Other	
Lt.       028       Bik.       001       Sub. Name       SKY RANCH ESTATES         4.       USE:       XX Domestic       Municipal       Monitor       XX Irrigation       12"       436'       449'       BLACK SAND       XXX         4.       USE:       XX Domestic       Municipal       Monitor       XX Irrigation       12"       486'       BLUE CLAY_AND_SAND_LAYERS       XXX         5.       TYPE OF WORK check all that apply       (Replacement etc.)       8"       581'       BLUE CLAY       XX         XX New Weil       Modify       Abandonment       Other       8"       591'       BLUE CLAY       XX         8"       591'       600'       BLUE CLAY       XX       XX         XX New Weil       Modify       Abandonment       Other       8"       591'       600'       BLUE CLAY       XX         XX Air Rotary       Cable       Mud Rotary       Other	XX
4. USE:       XX Domestic       Municipal       Monitor       XX Irrigation       I2"       449'       486'       BLUE CLAY_AND SAND LAYERS       XXX         XX Domestic       Municipal       Monitor       XX Irrigation       XXX       I2"       486'       BLUE CLAY_AND SAND LAYERS       XXX         Stream       Injection       Other       8"       560'       BLACK SAND       XXX         S. TYPE OF WORK check all that apply       (Replacement etc.)       8"       581'       BLUE CLAY       XX         XX New Weil       Modify       Abandonment       Other       0ther       8"       591'       BLUE CLAY       XXX         Stata ir Rotary       Cable       Mud Rotary       Other       2       2       2       2         SEALING PROCEDURES       MOUNT       METHOD       Method       2       2       2       2         BENTONITE       +1'       41'       800 1bs       DRY POUR       486'       486'       486'       486'       486'       486'       486'       486'       486'       486'       486'       486'       486'       486'       486'       486'       486'       486'       486'       486'       486'	
4. USE:       XX Domestic       Municipal       Monitor       XX Irrigation        Thermal       Injection       Other       B       S60 ° 578 ° BLACK SAND       XXX         5. TYPE OF WORK check all that apply       (Replacement etc.)       8" 551 ° 591 ° BLACK SAND AND CLAY       XXX         XX New Well       Modify       Abandonment       Other       8" 591 ° 600 ° 1       BLUE CLAY       XXX         6. DRILL METHOD       XXXAir Rotary       Cable       Mud Rotary       Other       0       10       XX         7. SEALING PROCEDURES       MOUNT       METHOD       METHOD       10       10       10       10         BENTONITE       +1'       41'       800 1bs       DRY POUR       10       10       10	
XX Domestic       Municipal       Monitor       XX Irrigation         Thermal       Injection       Other	
5. TYPE OF WORK check all that apply       (Replacement etc.)       8" 591' 591' BLACK SAND AND CLAY       XXX         XX New Well       Modify       Abandonment       Other       8" 591' 600'       BLUE CLAY       XXX         6. DRILL METHOD       XXXAir Rotary       Cable       Mud Rotary       Other       4       4       XXX         7. SEALING PROCEDURES       Seaks or pounds       Method       4       41' 800 1bs       DRY POUR       4       4	
XX New Well       Modify       Abandonment       Other	XX_
6. DRILL METHOD         XXXAir Rotary         Cable         Mud Rotary         Other	
XXX Air Rotary         Cable         Mud Rotary         Other         Image: Cable state st	XX_
SEALING PROCEDURES     AMOUNT     METHOD       Material     From     To     Sacks or Pounds       BENTONITE     +1'     41'     800 lbs     DRY POUR	$ \vdash                                   $
SEAL/FILTER PACK     AMOUNT     METHOD       Material     From     To     Sacks or Pounds       BENTONITE     +1'     41'     800 lbs	
Material         From         To         Sacks or Pounds           BENTONITE         +1'         41'         800 lbs         DRY POUR	
BENTONITE +1' 41' 800 lbs DRY POUR	
TEMP 16" CASING         +1'         41'         2.000         1bs         SLURRY MIX           TEMP 12" CASING         +1.5         100         1.500         1bs         SLURRY MIX	
Was drive shoe used #X Y IN Shoe Depth(s)20'	$\vdash$
Was drive shoe seal tested? "Y XIN How?	
8. CASING/LINER: RECEIVED	
8" +3' 520' .318 STEEL 7XX T TXX RECEIVED APR 0 3 1909	
WESTERNER	$\vdash$
Department of Water Possuran	┝┦
MICROFILME	$\vdash$
Screens     Screen Type HOUSTON S/S TP IIIN 2 Completed Depth 569'     (Measurable	
Perforations       Method       Completed Depth       569'       (Measurable         Xi       Screens       Screen Type       HOUSTON S/S TP       (Measurable         Date:       Started       2/19/98       Completed       3/30/98	10)
From To Slot Size Number Dlameter Material Casing SCREEN	
525' 535' 16 1 5" S/S D XX 13. DRILLER'S CERTIFICATION	
535' 545' 14 2 5" S/S VX I/We certify that all minimum well construction standards were complied with	th at
545' 567' 12 3 5" S/S ID KX the time the rig was removed.	
Firm Name_BILL_DOTY_DRILLING_CO., INCFirm No42	
10. STATIC WATER LEVEL OR ARTESIAN PRESSURE	·
300 It below ground Artesian pressure lb. Firm Official Date / - / - 92 Depth flow encountered ft. Describe access port or and supervisor or Operator / unit function Date / - / - 92	
Depth flow encounteredft. Describe access port or and	
control devices: Supervisor or Operator / Tell / Tell Date /- 20	
(Sign once if Find Official & Operator)	

	° A	
*	Form 238-7	
ł	3/85	1,
		$\bigcirc$

# IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT67894

Use Typewriter or Ball	REPORT6"	7894	Inspected by Twp Rge	Sec
1. DRILLING PERMIT NO. 63 - 96 - W- 0914 - 000 Other IDWR No. 63-12374(Pending)		STS:	1/41/4 Lat: : Long:	_1/4
2. OWNER:			Air Elowing A	rtesian
2. Owner: Name James Schelhorn/Ray Blue/Sky Ranch	Vield galumin.	Drawdown	Pumping Level	Time
Address 3305 Airport Road	150			1.0 hrs
City Nampa State ID Zip 83687				
State 10 2p 03007	L			10
3. LOCATION OF WELL by legal description:	Water Temp.		Bottom h	ole temp.
	Water Quality test	or comments:		· · · · · · · · · · · · · · · · · · ·
Sketch map location must agree with written location.			Depth first Water Enco	puntered 359
	12. LITHOLOG	ilC LOG: (Desc	ribe repairs or abando	nment) Water
Twp2 North 🕱 or South 🗊	Bore From To	Romerkes Lithele	my Minter Durally, 5 Mil	
	Gia.		gy, Water Quality & Temp	erature V N
w E ^R ge3 East □ or West <b>X</b> Sec14, NE 1/4 SF 1/4 1/4	11.5 0 7	Top Soil		
XX ESec. <u>14</u> . <u>NE</u> 1/4 <u>SE</u> 1/4 <u>1/4</u> 1/4 Gov't Lot County County 100 acres	<b>"79</b>	Gravel		
Lat: : : Long: :	<u>" 9 24</u> " 24 20			
8	44 33			
Address of Well Site Sky Ranch Road	33 05			
(Grie at least name of road + Distance to Ford or Larger give)	00 30		Y	
	30 100			
Lt5Bik1Sub. Name SkyRanch Estates	8 100 120			
	<u>" 120 185</u>			to
4. USE:	100 190		RECE	IVER
Domestic Municipal Monitor Ultrigation	<u> </u>			
Thermal     Injection     MOther Multi-Domestic	" 234 253	Sand		E 1007
5. TYPE OF WORK check all that apply (Replacement etc.)	<u> </u>		SEP 2	2 1321
CXXNew Well G Modify G Abandonment G Other	" 256 262			
6. DRILL METHOD	" 262 284		Department of V	Vater Resources
XXAir Rotary 🖸 Cable 🛄 Mud Rotary 🗂 Other	" 284 287			· · · · · · · · · · · · · · · · · · ·
	" 287 293		- RECEIN	
7. SEALING PROCEDURES	" 293 309			
SEAL/FILTER PACK AMOUNT METHOD Material From To Sacks or	" 309 312		0.000 4.0	1000
Pounds	" 312 314		SEP 12	1997
Bentonite-Ind 20 0 100 25-50#bags Overbore	" 314 319	the second se	WATER RESO	IRCEA
Used Mud pump & Trimmy pipe	" 319 343		WESTERN RE	GION
	" 343 352 " 252 256			
Was drive shoe used? XY U N Shoe Depth(s) 478	354 350			
Was drive shoe seal tested?YXXXN How?	330 333			
8. CASING/LINER:	309 370	Sand - Fin	8	XX
Dameter From To Gauge Material Casing Liner Welded Thresded	310312	Blue Clay	<u> </u>	
	" 372 398 " 398 427		e	XX
	" 398 427 " 427 432			
Length of HeadpipeLength of Tallpipe	" 4 <u>27</u> 4 <u>32</u> " 4 <u>32</u> 4 <u>34</u>	Sand - Fin	8 8	XX
Length of Tallpipe	" 434 437 " 434 437			
9. PERFORATIONS/SCREENS	434 437			XX
Perforations     Method     Associate Ass			ntinued	
Screen Screen Type Nakaoka - Gravel Pack	Completed Depth		<u>i30</u>	(Measurable)
From To Slot Size Number Diameter Material Casing Liber	Date: Started 3	-26-97	Completed 6-	12-97
	12 0011 0010	OCOTICIO		
490 530 .025 7/5" SS 0	13. DRILLER'S			
	the time the rig was	minimum well con s remover!	struction standards were	complied with at
	3			
	Firm Name_ADA	MSOM PUMP	& DRILLING F	irm No. 0457
10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:		5 70		
		We Udd	W.Son_Date_	9-4-97
Depth flow encounteredft. Describe access port or	and	1		-

_ft. Describe access port or Depth flow encountered ____ control devices:__

Supervisor or Operator (490 Orber Film Onceal & Operator)

ikh () s thai

Date

SKYRANCH ESTATE <u>Pg. 1 of 2</u> 2 of 2 Well Office Use Only

FORWARD WHITE COPY TO WATER RESOURCES .

and

A.					0	- 0	0 0		
Form 238-7 IDAHO DEPARTMENT OF W	ATER	RES			<u> </u>	9.2	of <u>2</u>		_
						Office Us	e Only		
WELL DRILLER'S		OR		895	Inspec	ted by			
Use Typewriter or Bai	ipoint Pei	n	01	080	Twp_	Rge	Sec		
1. DRILLING PERMIT NO. 63 - 96 - W- 0914 - 000	11.3		. TES	TC.		/41/4			
Other IDWR No. 63-12374(Pending)	2 <b></b>			Bailer		: Lor	ng: ng Artesia	<u>:</u>	
2. OWNER:		field gal,		Drawdown	X Air	Pumping Level			
Name James Schelhorn/Ray Blue/Sky Ranch (page 2		15	_		-	T amping cave		Time 1.0 h	rs
Address 3305 Airport Road									
City Nampa State ID Zip 83687							-		
	Wate	er Temj				Botto	m hole ter	np.	
3. LOCATION OF WELL by legal description:	Wate	r Qual	ty test	or comments:		_			
Sketch map location must agree with written location.			8		_ Depti	n first Water	Encounter	ad 3!	59
N	12. L	.ITHC	LOG	IC LOG: (Des	cribe re	pairs or aba	ndonment	) wa	ater
Twp North 🕱 or South 🗆	Bore Dia,	From	τυ	Remarks: Lithol	oov. Wate	er Ouslity & T	omperature	_	T N
Rge. 3 East 1 or West 20	8	437	440	Clav	- 477			+	+"
XX Sec. 14 NF 1/4 SE 1/4 1/		440		Clay - Ver	v Har	d		+	┢
Gov't Lot County Canyon 160 writes	**	445		Sand				+	╋
Lat: : Long: : :	"	457	495	Clay				+	╈
Address of Well Site Sky Ranch Road	<u>а</u> н	495	500	Clay-w/sl	10rt 1'	sand lay	ers	1	t
(Grice at lotat marrie of mad + Distance to Road or Landmark)	· - "		505	Sand					
			510	<u>Clay</u>					<b>I</b>
t. 5 Bik 1 Sub. Name SkyRanch Estates	- 66 - 51		515	Conglom	erate -	Sand &	Clay	9	L
USE:			520 525	Sand				<u> </u>	_
Domestic I Municipal I Monitor I Irrigation			533			<u>t</u>			⊢
Thermal Injection Mother Multi-Domestic		323	233	rial u Clay				+	┢
5. TYPE OF WORK check all that apply (Replacement etc.)	3						74	+-	<u>+-</u>
KKNew Well D Modify Abandonment Other								+-	
. DRILL METHOD									
XXAir Rotary 🗍 Cable 🔲 Mud Rotary 🗍 Other	s							1	
SEALING PROCEDURES		F.:							
SEAL/FILTER PACK AMOUNT METHOD	۱ <del>   </del>							$\perp$	L
Naterial From To Sacks or								<u> </u>	<b> </b>
Bentonite-Ind 20 0 100 25-50#bags Overbore	$\{ \vdash \neg \}$							┢──┤	<u> </u>
Used Mud pump & Trimmy pipe								╉╾╌┦	⊢
		2016a						╉╌╌┩	
Vas drive shoe used? XIY IN Shoe Depth(s) 478	•	12						╉╼┦	
Vas drive shoe seal tested?  Yxxxx How?					-			+ - 1	
CASING/LINER:				RE	CEIN	(ED			
Diameter From To Gauge Material Casing Liner Welded Threadout 10** +2 478.365 Steel		EC		VED				2	
10" +2 478.365 Steel XX _			<u> </u>	SFP	19	1007			
			25	1007		1991		<u>19. 24</u>	i
ength of Headpipe 20 Length of Tailpipe		EP	23	1337 WATE	r.resol	IRCES	87	┼╼┥	F
PERFORATIONS/SCREENS					CUM UE	GIDIA		╉╾┥	-
Perforations Method	Depart	ment (	+ wate	r Rosources				+ - +	h
Screens Screen Type Nakaoka - Gravel Pack	Com	pleted	Depth		530		(\$40)	lsurab	<u>لما</u>
				-26-97		Completed	6-12-9		(9)
From To Slot Size Number Diameter Material Casing Liner	L								
490 530 .025 7/5" SS 🗆				CERTIFICAT		30			
	I/We c	certify t	hat all i	minimum well con removed,	nstruction	n standards v	vere comp	lied wi	th a
			-						
	Finn N	Name_	ADA	MSOM PUM	<u> 8 DF</u>	RILLING	Firm No	048	57
0. STATIC WATER LEVEL OR ARTESIAN PRESSURE:		1	6X	57	~				
270 ft. below ground Artesian pressureib.	Firm C	Official.	Di	wa (1a	om	Da Da	te 9-4	?-9	7

Depth flow encountered __ft. Describe access port or control devices:

Pescribe access port on Supervisor on C, FORWARD WHITE COPY TO WATER RESOURCES Date (Sign once it Firm Official & Operator)

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 Exhibit D, Attachment 8

Michelle, Thank you for the explanation.\~ Jeanie

On Mon, Nov 27, 2023 at 11:36 AM Michelle Barron <<u>Michelle.Barron@canyoncounty.id.gov</u>> 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.  $\sim$  Staff Reports do cover information about the area and land uses that are in the surrounding area.

 $\sim$ 

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.

 $\sim$ 

Thanks,

 $\sim$ 

Michelle Barron

Principal Planner

Canyon County Development Services Department

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

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 **
\sim
\sim
From: Jeanie Amen < facropcare@gmail.com>
Sent: Wednesday, November 22, 2023 4:47 PM
To: Michelle Barron <<u>Michelle.Barron@canyoncounty.id.gov</u>>
Subject: [External] Re: RZ2021-30 & SD2021-0018 Goldberg, LGD Ventures...
\sim
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. \sim
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.
\sim
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**

 $\sim$ 

There are water availability issues in this area. $\sim$ 

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.  $\sim$  In this area south of Lake Lowell there are already 79 existing wells.  $\sim$  This is a very high concentration of wells to access an already depleted  $\sim$  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.  $\sim$  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: <u>ANGELA BRATCHER</u> Sent: Saturday, December 2, 2023 10:03 AM To: <u>Michele.Barron@canyoncounty.id.gov</u> Cc: <u>KIM CALDERON</u> Subject: Case # RZ2021-0030 & SD2021-0018 Goldberg

 $\sim$ 

 $\sim$ 

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.  $\sim$ 

 $\sim$ 

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.

 $\sim$ 

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 ?

 $\sim$ 

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.

 $\sim$ 

Please consider this letter.

 $\sim$ 

Respectfully

Tom and Angela Bratcher

9293 Highpointe Circle

Nampa IDAHO  $\sim$ 

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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

## Archived: Tuesday, December 12, 2023 11:11:46 AM

From: Michael Chenore

# Exhibit D, Attachment 12

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 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 Salver' '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.  $\sim$  Your scheduled date is highly suspect, I might add.  $\sim$  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' <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 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' <br/>
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<br/> '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>; 'lla 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' <claudialee3@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' <br/>
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' <br/>sutterly37@yahoo.com> Subject: RE: Goldberg/Lewis Heights

We agree with Kim. Please re-schedule so we can all be heard.

\~

 $\sim$ 

## 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@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 <kubista93@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 kkrn@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 <facropcare@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 <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

\~

Good morning,

∖~

This is a request for a continuance on this matter.  $\sim$  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. Any 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.

 $\sim$ 

Kim Yanecko

 $\sim$ 

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

Exhibit D,

Claudia,

∖~

Please see my responses in red.  $\sim$  Looking at the Public Records Request, it seems to be the questions that you have asked, and I have answered below.  $\sim$  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.  $\sim$  You can send a Public Records Request to Pam.Dilbeck@canyoncounty.id.gov  $\sim$ 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.  $\sim$  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).  $\sim$  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

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

 $\sim$ 

 $\sim$ 

To: Michelle Barron < Michelle.Barron@canyoncounty.id.gov> Subject: [External] Case number RZ2021-0030 & SD2021-0018 Darren Goldberg, LGD Ventures, LLC  $\sim$ 11-20-23  $\sim$ Attention Michelle Barron:  $\sim$ I understand that you are the staff person that will be handling the about mentioned file.  $\sim$ 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.  $\sim$ 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.  $\sim$ 

<u>Can you send me information as to what changes have been requested by the applicant?</u> 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?

 $\sim$ 

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.

 $\sim$ 

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.  $\sim$  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 application 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.

 $\sim$ 

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.

 $\sim$ 

Sincerely,

Claudia Haynes

Canyon County Alliance for Responsible Growth.

Nampa, Idaho. 83686

<u>claudialeehaynes@gmail.com</u>~

 $\sim$ 

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# Exhibit D, Attachment 14

## **Michelle Barron**

From: Sent: To: Cc: Subject: Michelle Barron Monday, November 27, 2023 10:45 AM 'Claudia Haynes' Sabrina Minshall 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 Untied States Bureau of Reclamation.

Sincerely, Claudia Haynes Nampa,

### **BEFORE THE DEPARTMENT OF WATER RESOURCES OF THE STATE OF IDAHO**

)

)

## IN THE MATIER 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 petiticn 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 CRDERED 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  $28^{-27}$  day of September 2023

Nick Miller Manager IDWR Western Region



Albert P. Barker, ISB No. 2867 Sarah W. Higer, ISB No. 8012 MARTEN LAW LLP 101 S. Capitol Blvd., Ste. 305 Boise, Idaho 83702 Telephone: (208) 336-0700 Facsimile: (208) 344-6034 Email: <u>abarker@martenlaw.com</u> <u>shiger@martenlaw.com</u>

RECEIVED SEP 2 0 2023 DEPARTMENT OF WATER RESOURCES

Attorneys for Boise Project Board of Control

#### **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 abovecaptioned 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 abovecaptioned 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 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 <u>federal</u>, <u>state</u>, <u>and county laws</u>, <u>ordinances</u>, <u>rules</u>, <u>and</u> <u>regulations that pertain to the property</u>.

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. <u>IDWR shows 40 years of unstable aquifer</u>.

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 <u>will not negatively impact surrounding uses.</u>
- 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 suppling 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) <u>The aquifer has been unstable for 40 years</u>. 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 <u>request to Reconsider that approval as State Law (IDAP 67-6506) was not applied</u>, and there is no water rights to cover the number of houses requested. Also, a <u>Water Rights protest has been submitted by 12</u> <u>families and the Federal Bureau of Rec. on the water issue.</u>

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 <u>Claudialeehaynes@gmail.com</u> Archived: Tuesday, December 12, 2023 11:12:28 AM

From: Deborah Kane

Exhibit D, Attachment 16

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 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 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 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 Salver 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 <stevestrick@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@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 <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 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 </www.george@ucdavis.edu>; JENNIFER CLARK </www.geond.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 <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 <br/>
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<br/> <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

 $\sim$ 

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

 $\sim$ 

### From: <u>KIM CALDERON</u>

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 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 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 Salver; 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,

 $\sim$ 

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This is a request for a continuance on this matter.  $\sim$  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.  $\sim$  Many are wanting to attend the hearing to express their concerns before the Planning and Zoning Commission.  $\sim$  We are asking that this hearing be rescheduled for the sake of community and equity of representation until after the new year.  $\sim$ 

Thank you.

Kim Yanecko

~ ~

 $\sim$ 

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: <u>https://www.canyoncounty.id.gov/elected-officials/commissioners/dsd/land-hearsing/</u> 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 suppling 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: <u>Traci Brock</u> Mail received time: Sat, 2 Dec 2023 11:40:42 Sent: Sat, 2 Dec 2023 11:39:38 To: <u>Michelle Barron</u> Subject: [External] Request denial of Goldberg rezone Importance: Normal Sensitivity: None

We're losing farmland in the Treasure Valley - The Blue Review <u>https://www.boisestate.edu/bluereview/losing-farmland-in-the-treasure-valley/</u>

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

 $\sim \sim \sim$  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 !!

 $\sim$   $\sim$  We are strongly opposed to developing this prime farm land and respectfully ask that you deny the rezone for Goldberg Estates. $\sim$ 

 $\vdash \vdash \vdash \vdash \vdash$  Sincerely,

Archived: Tuesday, December 12, 2023 12:57:55 PM From: <u>Traci Brock</u> Mail received time: Sat, 2 Dec 2023 12:20:07 Sent: Sat, 2 Dec 2023 12:19:52 To: <u>Michelle Barron</u> Subject: [External] Re: Request denial of Goldberg rezone Importance: Normal Sensitivity: None

Hi Michelle,

 $\sim$   $\sim$  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 Phesants (which are rarely seen anymore) to Cranes, Herons, Hawks ,Foxes, Coyotes, Deer, the Bees and Butterflies and numerous wildlife will also loose\~ their habitats!

 $\sim$   $\sim$  If not you? Then who is going to stand up and help stop the raping of our agricultural way of life in Canyon County?  $\sim$   $\sim$   $\sim$  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!

- $\sim \sim \sim \sim \sim \sim \sim \sim$ Joyce Brock
- $\succ \succ \rightarrowtail \succ \succ \succ \succ \succ \succ \sim \mathsf{Nampa}$ Idaho 83686
- $\succ \succ \succ \succ \succ \succ \succ \sim \sim 10097$ Kingdom Ln $\!\!\!\sim$
- $\succ \succ \succ \succ \succ \succ \succ \succ \sim \sim$ Nampa Idaho 83686

On Sat, Dec 2, 2023, 11:39 AM Traci Brock <<u>traciandkurt@gmail.com</u>> wrote:

We're losing farmland in the Treasure Valley - The Blue Review <u>https://www.boisestate.edu/bluereview/losing-farmland-in-the-treasure-valley/</u>~

## Archived: Tuesday, December 12, 2023 11:14:21 AM From: <u>gpramani@verizon.net</u> Mail received time: Thu, 30 Nov 2023 12:49:15

Sent: Thu, 30 Nov 2023 12:28:23

To: <u>'KIM CALDERON'</u> '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 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' 'Jave Jave 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

Exhibit D,

Attachment 21

We agree with Kim. Please re-schedule so we can all be heard.

 $\sim$ 

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@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 kubista93@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 kkrn@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 <jwweeks49@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,

 $\sim$ 

This is a request for a continuance on this matter.  $\sim$  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.  $\sim$  Many are wanting to attend the hearing to express their concerns before the Planning and Zoning Commission.  $\sim$  We are asking that this hearing be rescheduled for the sake of community and equity of representation until after the new year.

 $\sim$ 

Thank you.

\~

Kim Yanecko

 $\sim$ 

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,

 $\sim$ 

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.

Exhibit D,

Blessings, Kerry

On Fri, Dec 1, 2023 at 5:43 PM Michelle Barron <<u>Michelle.Barron@canyoncounty.id.gov</u>> wrote:

Actually, I can't seem to open this document.  $\sim$  Was it a google doc or some other format?  $\sim$  I can normally open Word documents and PDFs, but this document will not open for me.  $\sim$  I will count this as your submission, but I am not working tomorrow.  $\sim$  I will get with you on Monday if I can't open any resubmission.  $\sim$  (If you try to send it a different way).

∖~

Thanks,

 $\sim$ 

Michelle Barron

Principal Planner

Canyon County Development Services Department

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

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 <<u>Michelle.Barron@canyoncounty.id.gov></u>

 Subject: [External] Case No. RZ2021-0030 & SD2021-0011 Darren Goldberg, LGD Ventures

 └~

 Michelle, please find my testimony for the upcoming hearing. \~\~

 $\sim$ 

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 <u>every property tax dollar</u> <u>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 <u>development, it costs **\$1.20** to provide services to residents for every property tax dollar collected.</u> "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."</u>

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 <u>we would ALL be negatively</u> <u>impacted</u> 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 slowmoving 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 <u>current</u> 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 STRONGLEY 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 EXTREMLY DANGEROUS INTERESECTION THAT WE KNOW WILL HAVE TO HAVE A TRAFFIC LIGHT INSTALLED IF THIS GOES THROUGH ONCE AGAIN AT OUR EXSPENSE 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

## Exhibit D, Attachment 24

To: <u>KIM CALDERON</u>

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 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 Salver 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:

Exhibit D, Attachment 25

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

Exhibit D,

 $\searrow$ 

 $\sim$ 

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.  $\sim$  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.  $\sim$  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.  $\sim$ 

∖~

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.  $\sim$  The fire district in the area is volunteer and more houses in the area would put more pressure on the volunteer force.  $\sim$  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.  $\sim$ 

 $\sim$ 

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.  $\sim$  We need farms to raise food and the loss of available agricultural land is a concern.  $\sim$ 

 $\sim$ 

Thanks for your consideration in the matter.

 $\sim$ 

Sincerely,

 $\sim$ 

Mark and Brenda Reed

9840 Wild Prairie Way

Nampa, ID 83686

208-918-6448

Archived: Tuesday, December 12, 2023 11:15:03 AM From: <u>KIM CALDERON</u> Mail received time: Tue, 28 Nov 2023 10:56:38

# Exhibit D, Attachment 28

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 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 Salver 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: <u>Sabrina Minshall</u>

# Exhibit D, Attachment 29

Mail received time: Fri, 1 Dec 2023 13:21:21 Sent: Fri, 1 Dec 2023 13:21:21

To: <u>'KIM CALDERON'</u> 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

Subject: RE: [External] Goldberg/Lewis Heights Importance: Normal Sensitivity: None

Ms. Yanecko and all;

 $\sim$ 

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.

 $\sim$ 

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 <u>NOT</u> 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**.

 $\sim$ 

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. ~

 $\sim$ 

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.  $\sim$  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.  $\sim$  They can do this at any point during that agenda item that night.  $\sim$  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.  $\sim \sim \sim$  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.  $\sim$  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:\~ <u>Sabrina.Minshall@canyoncounty.id.gov</u>

Website:\~ www.canyoncounty.id.gov

#### **Development Services Department (DSD)**

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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 </br>

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@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 <lkkrm@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 <facropcare@gmail.com>; TRACEY JACOBS <traceyj5@att.net>; Leisa Haslam <br/>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 <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: [External] Goldberg/Lewis Heights

 $\sim$ 

Good morning,

\~

This is a request for a continuance on this matter.  $\sim$  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-ofstate 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.

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Thank you.

\~

Kim Yanecko

\~

Archived: Tuesday, December 12, 2023 11:14:57 AM From: <u>KIM CALDERON</u> Mail received time: Sat, 2 Dec 2023 21:52:35 Sent: Sun, 3 Dec 2023 04:51:29 To: <u>Michelle Barron Michelle Barron</u> 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.  $\sim$  I have to assume the Commissioners files will have the file page numbers marked as I have referenced several pages for their reference.  $\sim$  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?
- 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

PAGE 2/8

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

PAGE 3/8

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.

PAGE 4/8

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.

PAGE 5/8

# 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.

PAGE 6/8

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 fulltime 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.

PAGE 7/8

Canyon County Planning and Zoning Commission Goldberg/Lewis Heights Subdivision Opposition December 2, 2023 Page 8 of 8

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,

Sin Janecko

Kim Yanecko 13038 Skyview Street Nampa ID 83686

Enclosures Cc: The Posse



Form 238-7 6/07 63

## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

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Form 238-7 3/95-C96

Other IDWR No. D0038725

2. OWNER: Name Branden Neff

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### IDAHO DEPARTMENT OF WATER WELL DRILLER'S REPO

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5. TYPE OF WORK check all that apply (Replacement etc.)						
New Well D Modify Abandonment Other     Other     Other						Í
Air Rotary Cable Mud Rotary Other						
7. SEALING PROCEDURES						
SEAL/FILTER PACK AMOUNT METHOD						
Material From To Sacks or			ļ			
Pounds           Bentonite         0         210         2050 lbs         Pour						
Bentonite 0 210 2050 lbs Pour			ļ			Ш
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Was drive shoe used? $\boxtimes$ Y $\square$ N Shoe Depth(s) <u>378'</u> Was drive shoe seal tested? $\square$ Y $\boxtimes$ N How?				FEB 2 2 2005	4-	Η
8. CASING/LINER:						
Diameter         From         To         Gauge         Material         Casing         Liner         Welded         Threaded           6"         +2         378'         250         Steel         Image: Casing         Image: Cas				WATER RESOURCES		
6"         +2         378'         250         Steel         Image: Constraint of the state o						
5" 365" 425" .250 Steel						
Langth of Handning 601 Langth of Tailping						
Length of Headpipe <u>60</u> Length of Tailpipe 9. PERFORATIONS/SCREENS				h: 440 (Measurable)		
Perforations Method	Submarket States		and the second se	CEDITIEICA TION	)	
Screen Screen Type mesh-rite				CERTIFICATION I minimum well construction standards were		
······				time the rig was removed.		
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	Fum	Officia	al M	Date 2/	15/0	0
<b>10. STATIC WATER LEVEL OR ARTESIAN</b>	Sund	rvisor	or Onei	rator Date		
PRESSURE:	Dup	A 11001	or open	(Sign once if Firm Official & Operator)		
340"ft.         below ground         Artesian Pressure         lb           Depth flow encountered         ft.         Describe access port or control						
Depth flow encounteredft. Describe access port or control devices:	Date:	2/15/20	105 Tim	e:8:31 PM		
11. WELL TESTS:						
				ADICINIAI 20	F.	2
				ORIGINAL 20		



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=60bdc094c5cd41a7882731399a0f302 4

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 <u>kdahl@canyonco.org</u> 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.

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COMM. SMITH: Okay. Commissioner Van Beek.

COMM. VAN BEEK: Thank you, Madam Chair. Three weeks ago approximately, we had asked -- I had asked for additional information from Nate Runyan who's the engineer for the -- he's the deputy public works director for the City of Nampa. He forwarded -- it's called Design Objectives, Treasure Valley Aquifer System Groundwater Flow Model.

I would like to have this included. I specifically asked for this following that first hearing so I don't know what your exhibit number is but he indicated at that time that he would be interested in partnering with the County to evaluate the compounded growth and looking at the aquifer systems specifically in that area.

18 COMM. SMITH: Can we decide if we're going to add 19 that? That would be Exhibit 98. 20 MS. ALMEIDA: 21 COMM. VAN BEEK: Thank you. 22 Do you want to make copies? COMM. SMITH: COMM. VAN BEEK: Yes. 23 If Monica would do that for us? 24 COMM. SMITH: 25 Thanks, Monica. COMM. VAN BEEK:

12

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. So not necessarily to that site but they're evaluating the 4 5 impact of growth for Nampa but I'm not sure. We've had a lot of information and I've been collecting but I have not 6 7 had a chance to evaluate it. With the summary level, I 8 can't tell you. COMM. SMITH: Okay. Okay. I'm going to think 9 about if we should enter an exhibit that we like -- we 10 might want to review. That I guess is my point. Okay. 11 12 COMM. VAN BEEK: Okay. 13 COMM. SMITH: Commissioner White. COMM. WHITE: Jen, you said there's only two 14 community wells within one mile or two miles of the 15 16 project? MS. ALMEIDA: I could find two community wells 17 within one mile. 18 One mile. COMM. WHITE: 19 MS. ALMEIDA: So a mile radius is what most of our 20 information in the staff report goes back to. So that's 21 the radius that we kept in doing that search. 22 How old of a subdivision or those two COMM. SMITH: 23 subdivisions and then how many lots do they serve? 24 MS. ALMEIDA: So Lake View Hills looks like is 44 25

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lots and it's a '70s subdivision. Sky Ranch Estates looks 1 like it's 14 which is a mid 2000's it looks like. 2 3 COMM. VAN BEEK: In 1974, they --MS. ALMEIDA: Or 1996. I'm sorry. 4 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: Okav. 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

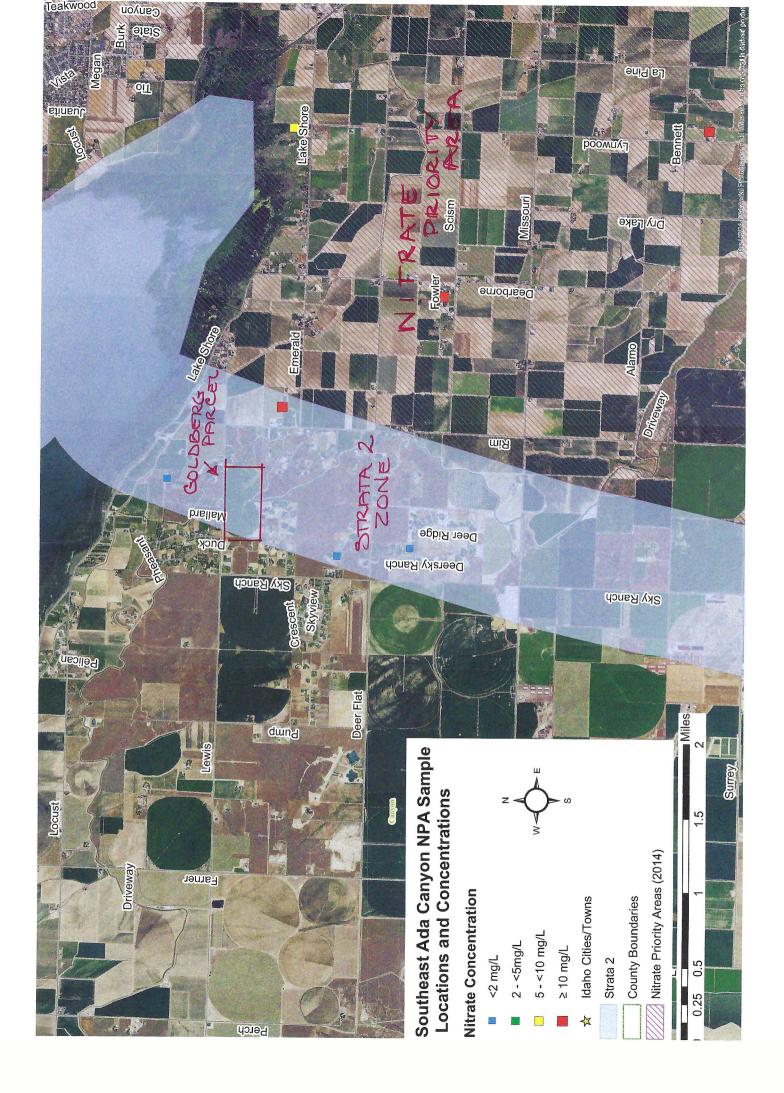
14

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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

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4 of 4





was then redrilled in 2016 with a slotted stainless steel screen which is a preferable method to do that which makes a longer term more reliable well.

So, you know, just kind of as an example, you know, 4 I wanted to present those well logs. But some of the 5 information that Mr. Miller testified to of why wells lose 6 productivity, you know, it certainly can be a pump issue, 7 either mechanical or electrical. It can be a well 8 construction issue. You know, it can be caving of open 9 hole -- open bore hole. It could be blinding of screens. 10 It could be localized overpumping and stress on that well 11 or one of the reasons certainly can be a regional 12 groundwater decline. But based on the information that we 13 have seen that we've collected and very consistent with the 14 IDWR information that Mr. Miller testified to, it's -- it 15 doesn't appear that there's a groundwater decline in the 16 17 area.

COMM. SMITH: Thank you. So with some of -- with the high volume of failures in this area, does that give --I mean is there any -- any reason that a community well would be better? Especially if you're looking at the long-term -- because these subdivisions have the likelihood of being there 80 to 100 years. Is the longevity of a well or a community well better?

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MR. WOODWORTH: It's -- there's kind of two --

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1 OF 3

that's sort of a double-edged question there and the reason why it is is from a longevity and a well construction standard, a community well is certainly generally more reliable. It's constructed to a municipal standard. We construct those with well screens. We would have a primary well and a redundant well. So generally, it would be more reliable from a well production standpoint.

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One of the things that we see with community and public water systems that's kind of the negative to that versus an individual well is we see homeowners associations have 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 or 40 or 50 or, you know, 20 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.

You know, kind of a good indication is some of the information that Jennifer pulled for the two public water systems that are within 1 mile. A lot of those are seeing some violations. Some are administrative related to monitoring. You know, that's another example. The HOA's have a hard time getting an operator that costs money that

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2 OF 3

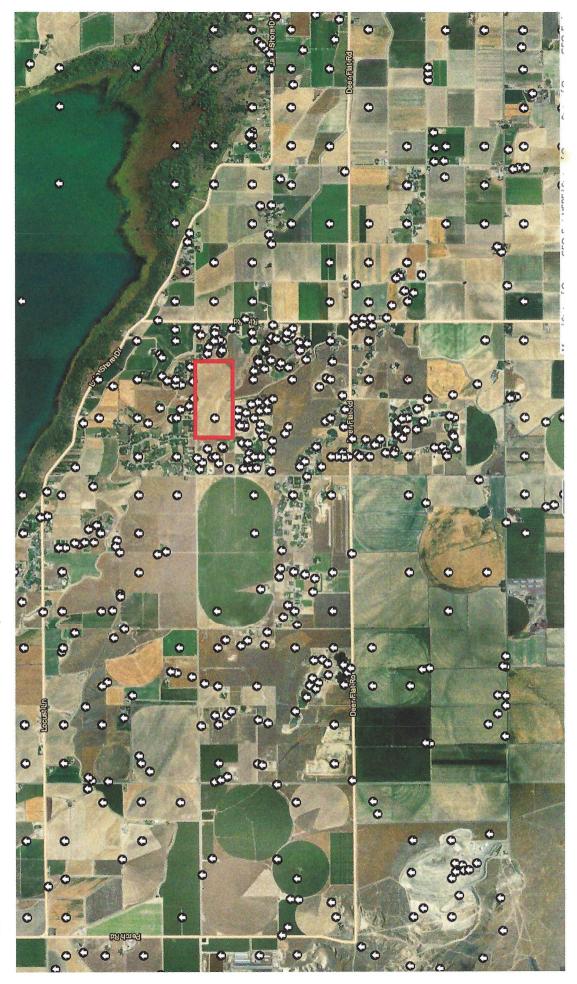
can do the monitoring for the period that it needs to be 1 done. And so it's -- I'd say it's better from 2 infrastructure reliability standpoint on day one. On year 3 20 or 30, in some cases, it can actually be worse depending 4 on whether the HOA's collecting enough fees to properly 5 maintain the infrastructure. 6 COMM. SMITH: Management issue but it's safer. 7 MR. WOODWORTH: On day one it is for sure. 8 COMM. SMITH: Yeah. 9 MR. WOODWORTH: I wouldn't say it's safer. I'd say 10 it's constructed to a higher level of reliability. 11 COMM. SMITH: That's probably true. What 12 percentage -- never mind. I'm good. 13 COMM. VAN BEEK: Madam Chair. 14 COMM. SMITH: Commissioner Van Beek. 15 COMM. VAN BEEK: Can you help me? I'm looking at 16 the -- these are 10 years apart basically. And so on your 17 discharge yield for the May 31, 2016, it's 60 to 70 gallons 18 per minute. Help me locate that information on the March 1 19 of '06 report. 20 MR. WOODWORTH: That would be in the upper right 21 under no. 12. It says "Well tests." It says, "Yield, 22 gallons per minute." 23 COMM. VAN BEEK: Okay. 24 MR. WOODWORTH: 15. 25

3 OF 3

# **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



DOCCAUG 2, 2021

-26-

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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 OF 4

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

No.

2 OF 4

-27-

that he does state very clearly that if the wells 1 were constructed to a certain standard and then he 2 even goes on to state that well-constructed 3 community wells would have alleviated this issue, so 4 you can even go on and just say that that's -- I 5 mean, that that's our condition of approval, that 6 it's a right area to in-fill for residential growth 7 but that they need to meet the community well 8 standards. 9

COMMISSIONER VAN BEEK: And Madam Chair, the 10 community well standards, and I would have to look 11 for that exhibit, but IDWR claims responsibility. 12 It's right here on Exhibit 76. While the department 13 is responsible for insuring the wells are 14 constructed that is consistent with standards by 15 licensed well drillers, that statement there, to ask 16 an entity that's already charged with overseeing and 17 monitoring a well, you know, I'm trying to figure 18 out where this leaves a person that wants to build a 19 The Board's findings clearly do not tie any 20 home. liability to the Board's decision-making process. 21 IDWR is not claiming responsibility for the already 22 installed poor wells, even though they're claiming 23 that they have standards that oversee them. So 24 there has to be something that protects people. And 25

3 OF 4

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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.

I don't disagree with you, but I'm saying this entity, there's some conflict here that I don't own. I own what I do from my seat. And so I can approve when I have criteria and findings that allow me to approve and make legal defensive findings for 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.

COMMISSIONER VAN BEEK: And Madam Chair, I 17 did want to say also that I spoke with Mayor Kling, 18 and I've had a conversation with Councilman 19 Haverfield about the rapid growth in Nampa 20 specifically and what they're going to do in the 21 county. For the record we said we want to get the 22 word out that there is a desire for the county to 23 coordinate with its city partners to look at what 24 the future growth and the vision of the county looks 25

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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.  $\sim$  You can certainly provide written comment prior to the date, or come in person to the new hearing and testify.

 $\sim$ 

### Sabrina C. Minshall, AICP

Director

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID  $^{\sim}$  83605

Direct Line:\~ 208-454-6634

Fax:\~ 208-454-6633

Email:\~ <u>Sabrina.Minshall@canyoncounty.id.gov</u>

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

 $\sim$ 

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

 $\sim$ 

On Mon, Nov 27, 2023 at 1:45 PM, Sabrina Minshall

<<u>Sabrina.Minshall@canyoncounty.id.gov</u>> wrote:

Hello Ms. Calderon,

I wanted to provide you additional information for your question below related to the historic progression of this case.  $\sim \sim$ 

### 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)

 $\sim$ 

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.

 $\sim$ 

### 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)

 $\sim$ 

 $\sim$ 

 $\sim$ 



### Sabrina C. Minshall, AICP

Director

Canyon County Development Services Department

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

Direct Line:\~ 208-454-6634

Fax:\~ 208-454-6633

Email:\~ <u>Sabrina.Minshall@canyoncounty.id.gov</u>

Website:\~ www.canyoncounty.id.gov

Development Services Department (DSD)

\~

From: KIM CALDERON <<u>kjcalderon@sbcglobal.net</u>> 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,

 $\sim$ 

Kind reminder for a response to the below questions.

 $\sim$ 

Thanks!

Kim

Sent from AT&T Yahoo Mail on Android

 $\sim$ 

On Tue, Nov 21, 2023 at 7:25 AM, KIM CALDERON

<<u>kjcalderon@sbcglobal.net</u>> wrote:

Thanks for the response Michelle. It appears you work late. :-( I hope you guys can fill the vacancy needs soon.

 $\sim$ 

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

 $\sim$ 

On Mon, Nov 20, 2023 at 6:26 PM, Michelle Barron

<<u>Michelle.Barron@canyoncounty.id.gov</u>> 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
DSD Office Phone: ~ 208-454-7458
Email: ~ <u>Michelle.Barron@canyoncounty.id.gov</u>
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 **
\sim
\sim
From: KIM CALDERON < kjcalderon@sbcglobal.net>
Sent: Monday, November 20, 2023 4:05 PM
To: Jennifer Almeida < 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:

- FCOs RZ2021-0030 w/Attachment A: Draft Development Agreement
- FCOs SD2021-0018 w/ Attachment A: Preliminary Plat; Attachment B: Keller Associates Review Letter
- 3. Letter of Intent
- Water Use Assessment submitted by applicant – SPF Water Engineering
- Geotechnical Evaluation submitted by Applicant – GeoTek. Inc.
- 6. Neighborhood Meeting sign in sheet
- 7. <u>Maps</u>
  - 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. <u>Agency Responses:</u>
  - a. Nampa School District
    b. Nampa Highway District # 1 (Variance)
  - c. City of Nampa
  - d. Idaho Transportation
  - Department

### <u>Request</u>

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 <u>preliminary plat</u> (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;

irrigation and utilities be provided to accommodate proposed conditional Claudia Haynes (opposed) b. rezone; Kim Yanecko (opposed) C. d. Tim & Cindy Petrucci F. Does the proposed conditional rezone require public street improvements (opposed) in order to provide adequate access to and from the subject property to Larry & Susan Huter (opposed) e. minimize undue interference with existing or future traffic patterns? What f. Michael & Magdalene Chenore measures have been taken to mitigate traffic impacts? (opposed) Cynthia Sandford (opposed) g. G. Does legal access to the subject property for the conditional rezone exist Eunice Howard (opposed) h. or will it exist at time of development; and Tom & Angela Bratcher i. (opposed) H. Will the proposed conditional rezone amendment impact essential public Carl Davis j. services and facilities, such as schools, police, fire and emergency medical Kurt Greenfield (opposed) k. services? What measures will be implemented to mitigate impacts? 1. Kerry Greenfield (opposed) m. Amy Weidner (opposed) n. Corey Nicholl, Erika Shaver-Analysis: Nelson & Alexi Malenky The applicant is requesting a conditional rezone the subject parcel from "A" (opposed) (Agricultural) to "CR-R-R" (Conditional Rezone - Rural Residential). The Patrick & Carolyn Derrick 0. average minimum lot size in the "R-R" zone is two (2) acres. (opposed) Richard & Keri Bucknell p. Pursuant to CCZO §07-10-25(1), the purpose of the "A" Zone is: (opposed) Terry Bower & Dee Sartonq. A. Promote the public health, safety, and welfare of the people of the County Bower (opposed) by encouraging the protection of viable farmland and farming operations; Frankie's Aerial Application r. Claudia Haynes - Canyon B. Limit urban density development to Areas of City Impact in accordance s. County Alliance for with the comprehensive plan; Responsible Growth (opposed) C. Protect fish, wildlife, and recreation resources, consistent with the Deanna Rhinehart (opposed) t. Melody Weyerman (opposed) u. purposes of the "Local Land Use Planning Act", Idaho Code title 67, Karen Retheford (opposed) V. chapter 65; w. Lisle George (opposed) D. Protect agricultural land uses, and rangeland uses, and wildlife х. Patrick and Carolyn Derrick (opposed) management areas from unreasonable adverse impacts from development: Frank and Sheila McCully у. and (opposed) Canyon County Alliance for Z. E. Provide for the development of schools, churches, and other public and Responsible Growth (opposed) quasi-public uses consistent with the comprehensive plan. aa. Benjamin Scott Wood (opposed) Pursuant to CCZO §07-10-25(2), the purpose of the "R-R" (Rural Residential) 10. Site Photos zone is to "encourage and guide growth in areas where a rural lifestyle may 11. P&Z Minutes: 4/7/2022 be determined to be suitable." 12. T-O Engineer letter, Landscaping Plan and Presentation. Future Land Use Map 13. Applicant's request to table The Canyon County Future Land use map designates the subject property as 7/12/2022 hearing. 14. Revised Preliminary Plat = Residential (Exhibit 7i). 10/28/2022 15. Water Supply Technical Surrounding Area & Zoning: Memorandum - dated 10/27/2022 The subject property is currently zoned "A" (Agricultural). The surrounding land uses and zoning are the following: Land Uses Zoning Northwest Residential, platted subdivisions & A agriculture

D. Will the proposed conditional rezone negatively affect the character of the

area? What measures will be implemented to mitigate impacts?

Residential, platted subdivisions &

Agriculture and sporadic residential

Platted subdivisions & residential uses

agriculture

E. Will adequate facilities and services including sewer, water, drainage,

North

Northeast

Southwest

Boise Project Board of Control

Upper Deer Flat Fire District

Canyon County Alliance for Responsible Growth (opposed)

e.

f

a.

9. Public Comments:

A, RR, & R1

Α

A

East	Platted subdivision and agricultural	
	uses	
Southeast	Platted subdivisions & residential uses	А
South	Platted subdivisions & bare ground	
West	Platted subdivision and agricultural	А
	uses	

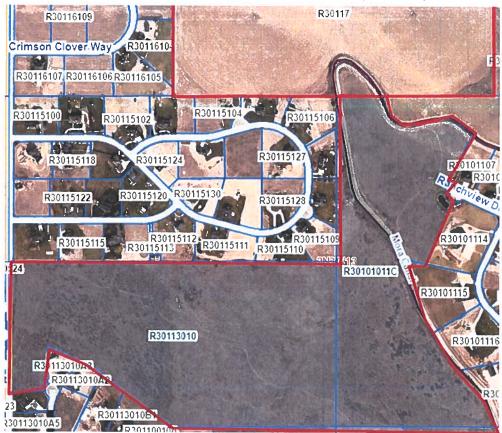
### Subdivisions & Recent Approvals

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)

- <u>Property Acreage</u>: 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

- <u>Domestic Water</u>: Individual Domestic Wells
- <u>Sewage Disposal</u>: Individual septic systems
- <u>Irrigation</u>: Pressurized irrigation will be provided to each residential lot (Plat Note 5). Irrigation water will be provided via the existing irrigation well on site.
- <u>Drainage</u>: 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:

### **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.

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 conditional rezone request is <u>not</u> in general conformance with the following policies and goals contained within the 2020 Canyon County Comprehensive Plan:

### **Chapter 3. School Facilities**

Goal 2. Strive for better connectivity, safer access, and pedestrian friendly transportation options to schools.

### Chapter 4. Economic Development

**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.

### Chapter 5. Land Use

**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. **Chapter 6.** Natural Resources

### Agricultural Land

Goal 1. To support the agricultural industry and preservation of agricultural land.

### Chapter 13. Agriculture

Goal 2. Support and encourage the agricultural use of agricultural lands.

Policy 1. 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:

- <u>Exhibit 9a Canyon County Alliance for Responsible Growth:</u> Concerns regarding water availability and safety, impacts on crop dusting in the area, traffic, compatibility issues, fire protection, and preservation of agricultural land.
- <u>Exhibit 9b Claudia Haynes:</u> Concerned about information within the Water Use Assessment (Exhibit 4) and Geotechnical Evaluation (Exhibit 5) submitted by the applicant.
- <u>Exhibit 9c: Kim Yanecko:</u> 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.
- <u>Exhibit 9f: Michael and Magdalene Chenore:</u> Opposed. The letter expresses same concerns as Exhibit 9c (Yanecko).
- <u>Exhibit 9g: Cynthia Sandford</u>: Opposed due to the concerns and impacts to agricultural property and uses (cropdusting), traffic, lack of fire suppression and water and sewer concerns.
- <u>Exhibit 9h: Eunice Howard</u>: 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.
- <u>Exhibit 9i: Tom and Angela Bratcher</u>: 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.
- <u>Exhibit 9j: Carl Davis</u>: Experience (well and pump service business) with well and water issues south of Lake Lowell. Additional development will create significant problems.
- <u>Exhibit 9k: Kurt Greenfield</u>: Water issues creating extreme depth of wells, issues with sand and expense of repairs to existing homeowners.
- <u>Exhibit 91: Kerry Greenfield</u>: 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).
- <u>Exhibit 9n: Corey Nicholl, Erika Shaver-Nelson and Alexi Malenky</u>: Opposed due to the on-going water issues of the area and evidence covered by Exhibit 9c (Yanecko).
- <u>Exhibit 90: Patrick and Carolyn Derrick</u>: Opposed. Land in the area is prime agriculture. Water and traffic issues not addressed to support the request development.
- <u>Exhibit 9p: Richard and Keri Bucknell</u>: 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.
- <u>Exhibit 9q: Terry Bower and Dee Sarton-Bower</u>: Opposed due to severe water and traffic issues existing in the area.
- <u>Exhibit 9r: Frankie and Jeanie Amen</u>: 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.
- <u>Exhibit 9s: Canyon County Alliance for Responsible Growth:</u> 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.

- <u>Exhibit 9u: Melody Weyerman</u>: Opposed due to water and traffic issues existing and proposed by the development.
- <u>Exhibit 9v: Karen Retheford</u>: 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.
- <u>Exhibit 9w: Lisle George</u>: 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.
- <u>Exhibit 9y: Frank and Sheila McCully</u>: Concerned that testimony in opposition will be ignored which will leave impacts such as water, roads, fire suppression, schools and emergency services unanswered.
- <u>Exhibit 9z: Canyon County Alliance for Responsible Growth</u>: 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.
- <u>Exhibit 9aa: Benjamin Scott Wood:</u> 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:

- <u>Nampa School District (Exhibit 8a)</u>: 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.
- <u>Nampa Highway District No. 1 (Exhibit 8b)</u>: 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.
- <u>City of Nampa (Exhibit 8c)</u>: 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.
- <u>Idaho Transportation Department (Exhibit 8d)</u>: ITD does not anticipate any significant traffic impact to the state highway system from the development and has no objections.
- <u>Boise Project Board of Control (Exhibit 8e)</u>: 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.
- <u>Upper Deer Flat Fire District (Exhibit 8f)</u>: 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 <u>deny</u> 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 <u>continue the discussion</u> 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.

Exhibit E, Attachment 1



**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).
- 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:

- 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.

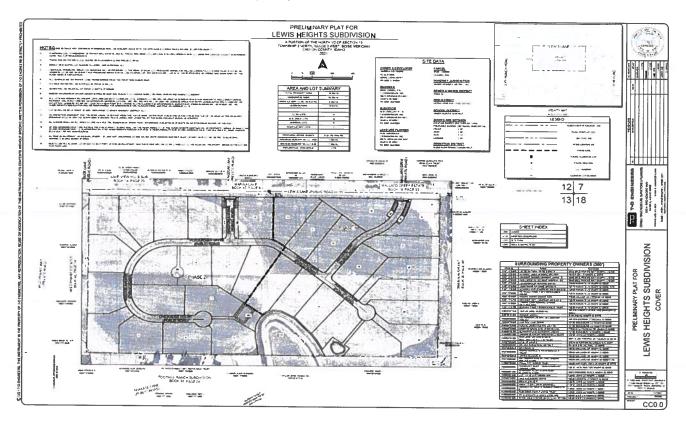
Yes	No	Did Not Vote	
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<del></del>			
Date:			

### 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.





### 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:
  - *I.* 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**

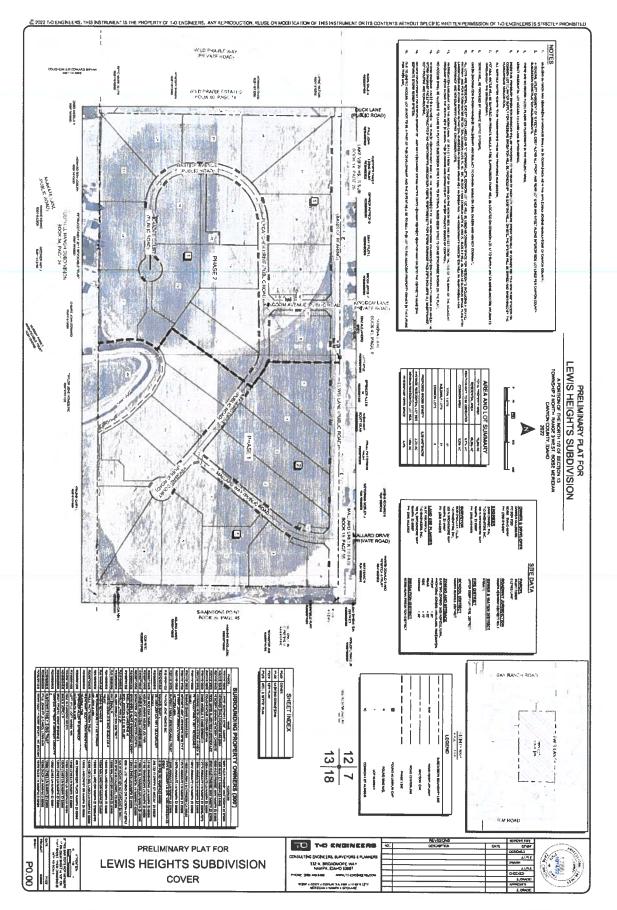
Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2021-0018, the Board of County Commissioners **deny** the Preliminary Plat (irrigation & drainage plan) for Lewis Heights Subdivision.

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."

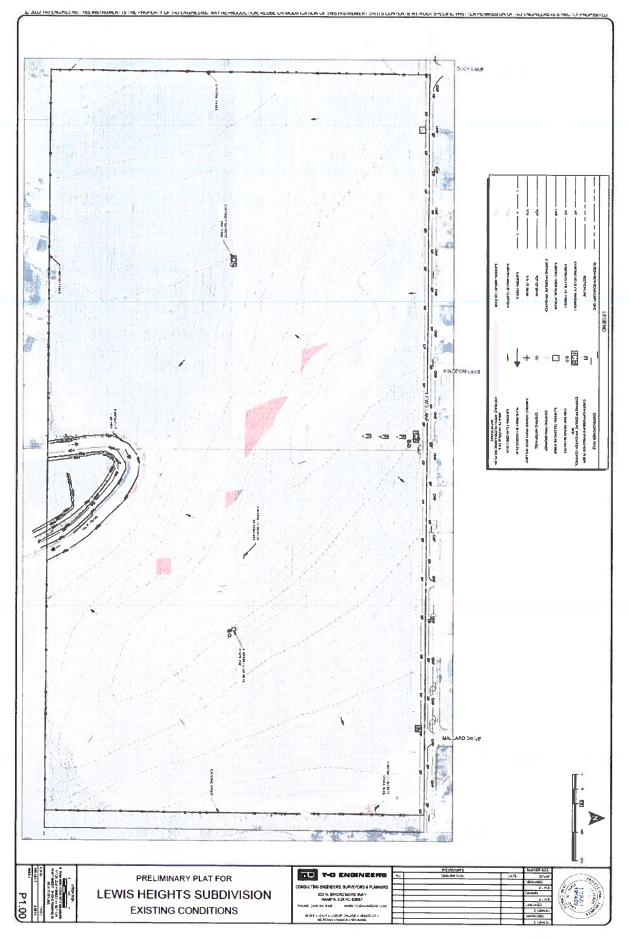
- The property requires an approved zoning map amendment/conditional rezone.
- The preliminary plat shall include a fire suppression plan and landscaping/fencing plan.
- The preliminary plat shall adequately address and mitigate domestic water well construction based on seasonal fluctuations in the area, 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.

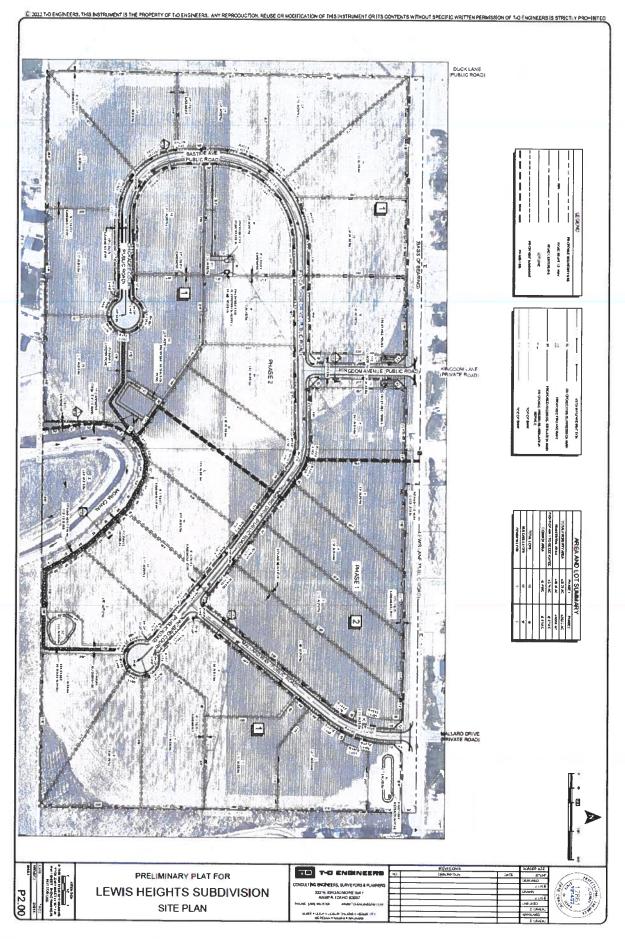
This decision is final. Pursuant to Idaho Code Section 67-6535(b), the applicant or affected person may first seek reconsideration within 14 days prior to seeking judicial review.

<b>DENIED</b> this day of	, 2022.		
	Yes	No	Did Not Vote
Commissioner Leslie Van Beek			
Commissioner Keri Smith			
Commissioner Pamela White			
Attest: Chris Yamamoto, Clerk			
By: Deputy		Date:	



### Attachment A





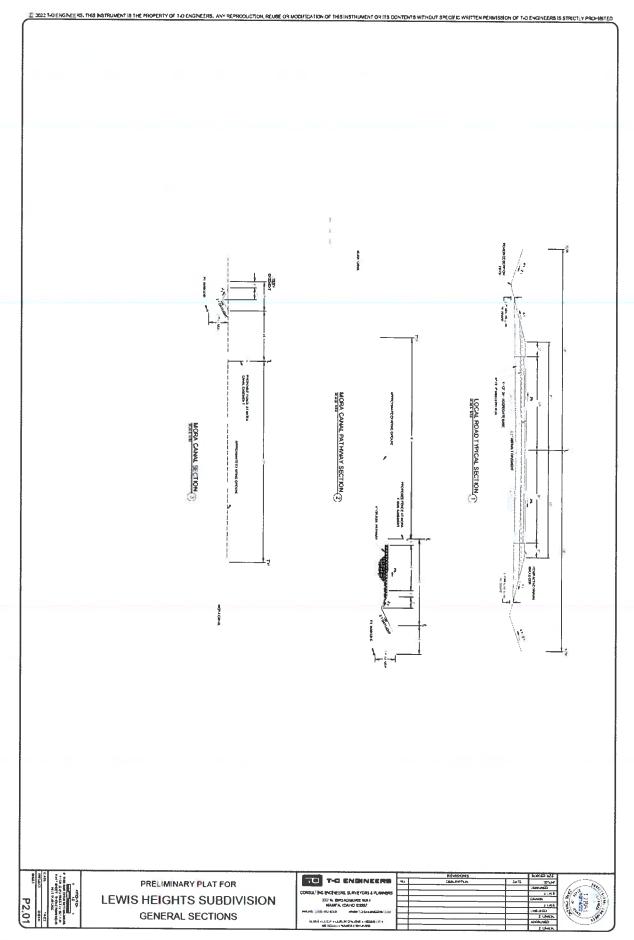
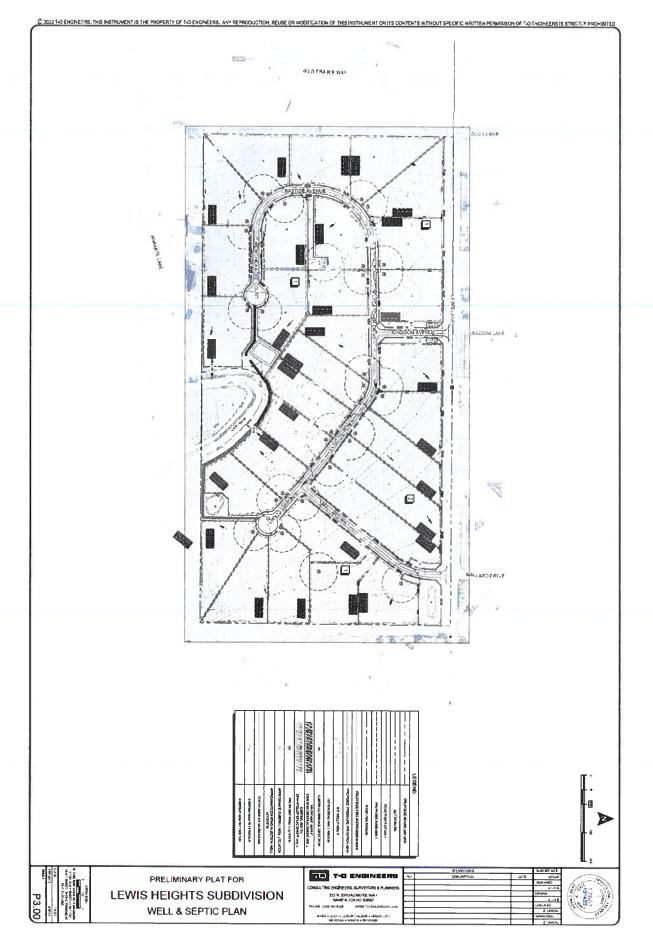
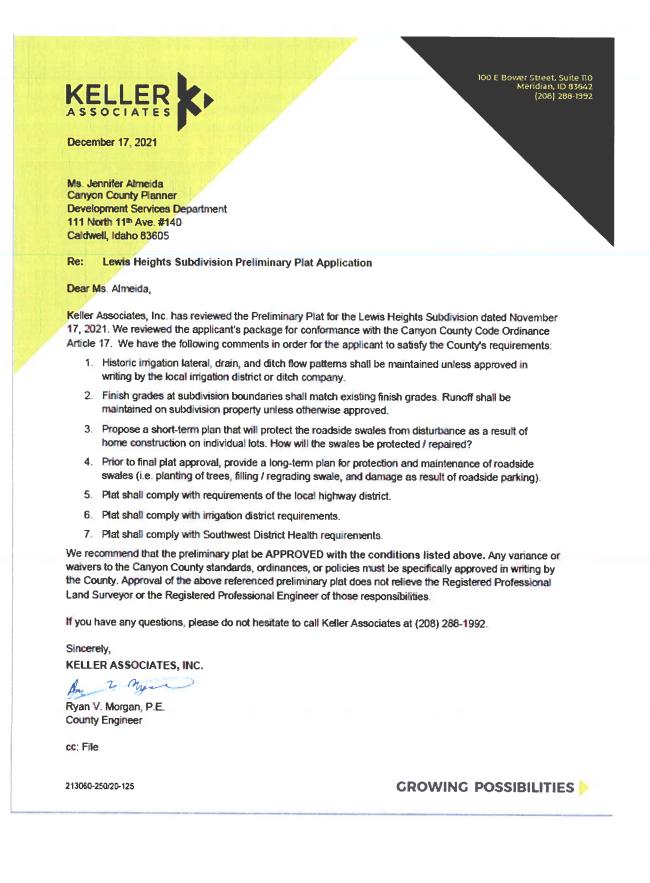


EXHIBIT 2 | Page 6 of 8



### Attachment **B**





### T-O ENGINEERS

December 3, 2021

Canyon County Development Services 111 N. 11th 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

1

SCA



332 N. Broadmore Way | Nampa ID 83687 | P. 208.442.6300 | to-engineers com



### T-O ENGINEERS

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 21st, 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,

Alex Equindo

Alec Egurrola T-O Engineers Land Use Planner <u>aegurrola@to-engineers.com</u> (208) 442-6300



332 N. Broadmore Way | Nampa, ID 83687 | P. 208.442 6300 | to engineers.com

2



#### 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

#### 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 of 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 in a structure of the new domestic wells are provided in the structure of the new domestic wells are provided in the structure of the new domestic wells are provided in the structure of the new domestic wells are provided in the structure of the new domestic wells are provided in the structure of the new domestic wells are provided in the structure of the new domestic wells are provided in the structure of the struc



Tel: 208-383-4140

Digitally signed by Andrew Francis Date 2021.10 15 15 57 58 06 00 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.

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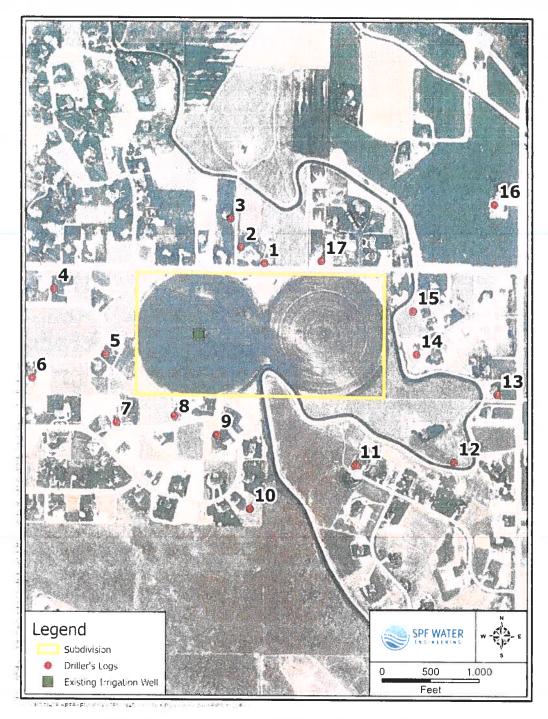


Figure 1. Driller's Logs within 1/2 mile of the proposed Subdivision.

Darren Goldberg

#### October 15, 2021

Wel ID	Total Depth (feet)	Streen Interal (feet bgs)	Screen Length: (feet)	Water Bearing Material	Year of Construction	Static Water Level (feet)	Geld (gpm)	Well Type
ž	301	286-295	10	Sand	2.508	1150	45	Domestic
2	195	No Screen	No Screen	band	2004	135	15	Domestic
3	283	278-283	5	Sand	2018	167	60	Domestic
4	325	316-326	10	Fracutred blue clay with fin blake sand	2016	130	50	Domestic
5	362	302-362	60	Blue clay with coarse sand layers	2018	163	\$0	Domestic
6	3.80	280-320	40	Sand	20031	185	20	Donlestic
- Z	517	477-517	40	Fine Blue Sand	2005	205	30	Domestic
8	542	470-490 530-540	30	Fine Blue Sand	2005	203	5.0	Domestic
ġ	탄속 J	-49-269-529-549 -	20	sandstone/blue clay with sand stript/blue sand	2005	247	60	Doniestic
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	105	40	Domestic
13	180	No Screen	No Screen	Sandstone/Cracks	2015	110	60	
14	221	216-221	5	Sand	2019	105	60	Domestic
15	2.20	215-220	\$	Sand	2019	110	50	Domestic
16	2.28	223-228	5	Sand	2015	80		Domestic
17	251	230-240	5	Medium Coarse Sand	2018	146	60 48	Domestic Domestic

#### Table 1. Well Construction

SPF Water Engineering, LLC 1690.0010

Page 4

Lewis Heights Subdivision Water Use Assessment

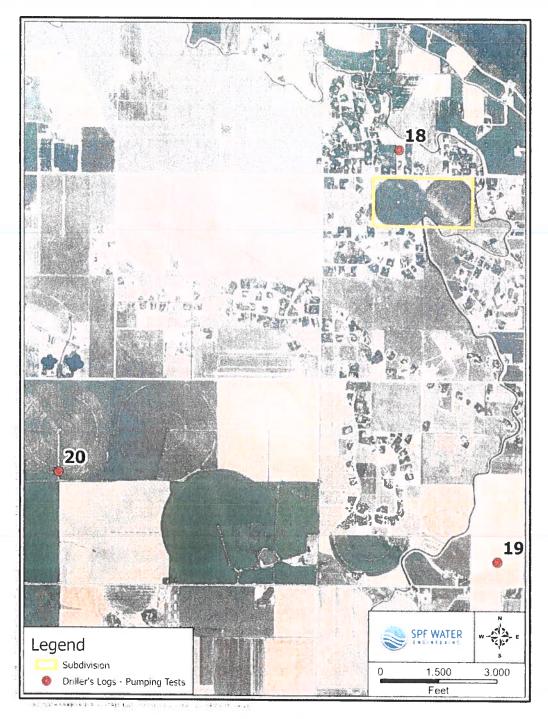


Figure 2. Well pumping test locations

Log ID	Yield (gpm)	Static (feet)	Drawdown (feet)	Specific Capcity (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

Table 2. Well Testing

#### 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/foot² (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 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 overappropriated in this area and has capacity for increased withdrawals.

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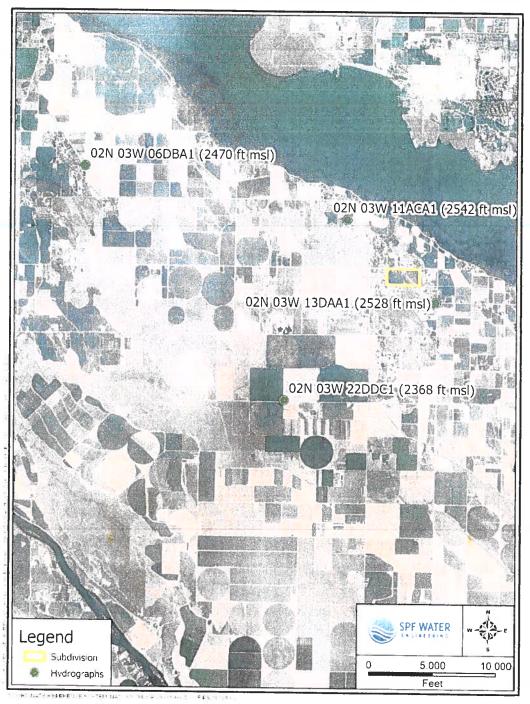
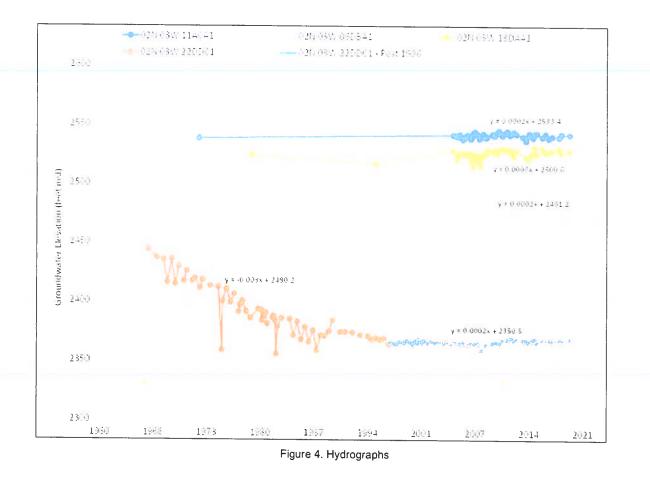


Figure 3. Hydrograph Locations

#### Darren Goldberg

#### October 15, 2021



 SPF Water Engineering, LLC
 Page 10
 Lewis Heights Subdivision

 1690.0010
 Water Use Assessment

#### 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.

SCANNED

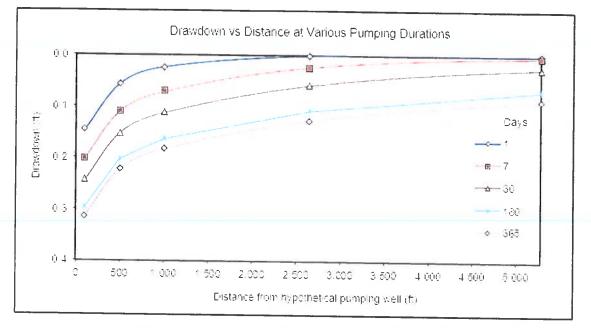


Figure 5. Low Transmissivity Drawdown Analysis.

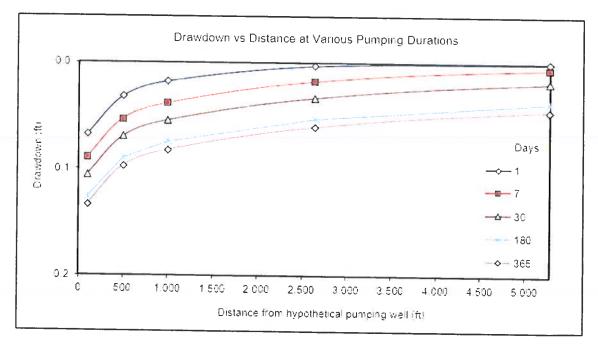


Figure 6. High Transmissivity Drawdown Analysis.

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 acrefeet 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

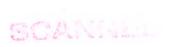
#### References

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

#### Owner Type Name and Address

Current Owner LGD VENTURES LLC 35 GREENHORN RD HAILEY, ID 83333 Original Owner JOHN P HOWARD 1987 RIDGECREST DR BOISE, ID 83712 2083440897 Original Owner RUTH E HOWARD

5121 BELAIR BOISE, ID 83705 2083437352

- Original Owner DON A HULME 3820 AIRPORT AVE CALDWELL, ID 83605 2084596910
- Original Owner WESLEY J STECK 821 LONE STAR RD NAMPA, ID 83651 2084664185
- Priority Date: 10/21/1966
- Basis: Decreed
- Status: Active

## Source Tributary

Beneficial UseFromToDiversion RateVolumeIRRIGATION04/0110/311.14 CFS346.5 AFATotal Diversion1.14 CFS346.5 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. 539 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

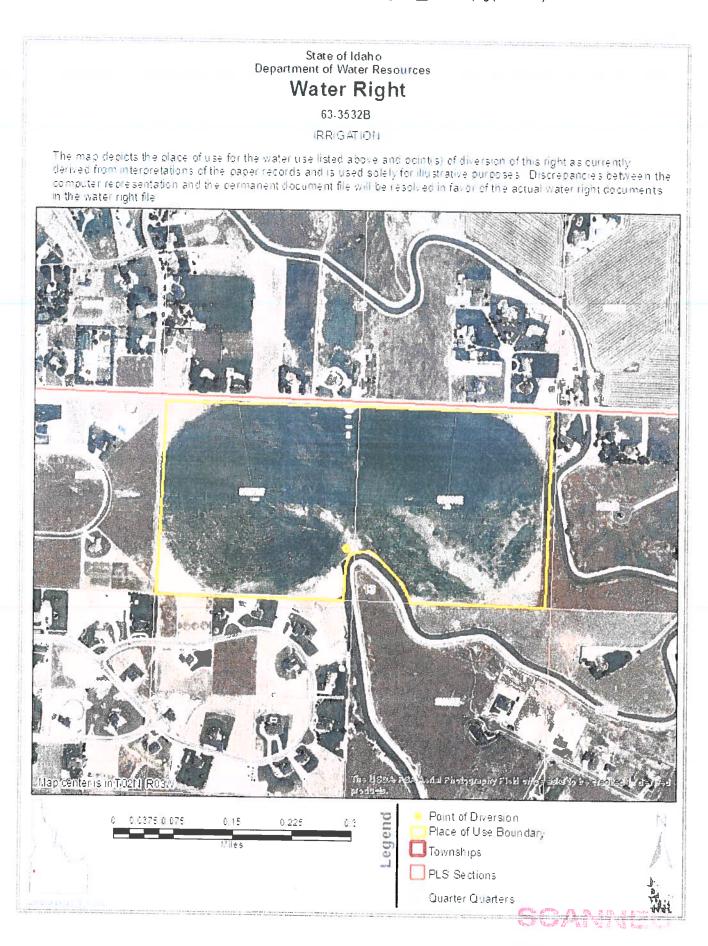
Other Information:

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 Plantiff:		
Decree Defendant:		
Swan Falls Trust or Nontrust:		
Swan Falls Dismissed:		
DLE Act Number:		
Cary Act Number:		
Mitigation Plan: False		





USE TYPEWRITER OR
BALLPOINT PEN

۰".

#### 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.

1. WELL OWNER	7.	WATE	R LEV	EL. Pepartment of Wa	ter Resources		
Name <u>Wade Broomfield</u>		Statics	water l	evel <u>150</u> feet below land surface.			
Address <u>P.O. Box 877, Nampa, Idaho 83651</u>		Flowin	ig? 🗆	Yes D No G.P.M. flow		.	
		Artesia	in close	PF. Quality		•	
Owner's Permit No		Contro	lled by	: 🗆 Valve 🗋 Cap 🗍 Plug			
2. NATURE OF WORK	8.	WELL	TEST	DATA			
🕅 New well 🔲 Deepened 🔲 Replacement		🗆 Pum	ηp	Bailer Other			
Abandoned (describe method of abandoning)	Di	scharge	G.P,M,	Drawdown Hours	Pumped		
						-	
3. PROPOSED USE							
Domestic XX Irrigation      Test      Other (specify type)	9.	LITHO	LOGIC	LOG 2 The		-	
Municipal Industrial Stock Waste Disposal or Injection	Hole Diam.	D	apth	Material	Water		
4. METHOD DRILLED	28	0		Topsoil, Caleache	Yes No	4	
🗆 Cable XXI Fictary 🗆 Dug 🗆 Other		14	25	Sand, Gravel, River Rock			
		37	82	Clay Sand Fine to Med.	┈┝╾┝╸	+	
5. WELL CONSTRUCTION		82 85	85	Clay Sand Fine, some Clay			
Diameter of hole 28 Inches Total depth 398 feet Casing schedule: XX Steel Concrete		93	115	Clay			
Thickness Dlameter From To 2 feet 172 feet		115	122	Sand Fine Clay, Some Sand		-	
• 4 JU INCRES 10 INCRES 217 TERT 235 Teet		136	154	Sand Fine			
420 Inches 15 Inches 245 feet 285 feet	- 40	154	203	Clay Brn. Sand Fine		-	
.250         inches         16         inches         309         feet         349         feet           .250         inches         16         inches         389         feet         398         feet		203	205	Clay			
Was casing drive shoe used? 🛛 Yes 🛛 🖄 No		205 211	211	Brn, Sand Fine to Med. Clay w/some Sandstone			
Was a packer or seal used?  Yes DX No Perforated? Yes DX No		<u>233</u>	248	Sand Fine to Crse.		1	
How perforated?  Factory  Knife  Torch		248	254	Brn. Clay Brn. Sand Fine to Med.			
Size of perforation inches by inches		257	268	Brn. Clay			
Number From Tofeetfeet		268	271	Sand Fine to Med.			
perforations feet eet feet		283	292	Clay Sand Fine to Med.			
perforations feet feet feet		292	295	Clay & Sandstone		1	
Manufacturer's name Roscoe Moss		308	320	Sand Fine to Crse. Clay w/some Sandstone			
Type Model No Diameter Slot size Set from feet to feet	1	320	345	Blue Clav		1	
Diameter 2 Slot size 80 Set from 222 feet to 302 feet		345 351	351	Blue Sand Fine to Med. Blue Clay		$\left  \right $	
Gravel packed? D Yes I No Size of gravel <u>3/8 minus</u>		354	372	Blue Sand Fine to Med.			
Surface seal depth 201 Material used in seal: Cement grout			375 388	Blue Clay Blue Sand Fine to Med.			
🛛 Puddling clay 🛛 Well cuttings			398	Blue Clay		1	
Sealing procedure used: Slurry pit Temporary surface casing		1.27				-	
XX Overbore to seal depth							
6. LOCATION OF WELL 63							
Sketch map location must agree with written location.	10.					1	
N C C C C C C C C C C C C C C C C C C C		Work	starte	<u>3-28-78</u> finished <u>3-31-</u>	78		
Subdivision Name	11. D			RTIFICATION			
	F	irm Na	ame Pe	te Cope Drilling Co. Liffin No	213		
Lot No Block No		P.O. Box 561 Address Meridian, Idaho Date 4-7-78					
County <u>Canyon</u>				n Official) Lete loga			
<u>NE % NW % Sec. 13</u> , T. <u>2N</u> N/S, R. <u>3W</u> E/W			(0	and AMEDICATION	And and	Ē	
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USE ADDITIONAL SHEETS IF NECESSARY - FORWARD THE WHITE COPY TO THE DEPARTMENT

Attachment B Local Well Driller's Reports



Form 238-7 6/02

#### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

DRILLING PERMIT NO.	
Water Right or Injection Well No.	
2. Owner	
Name Kyle Lott	
Address 6431 E. Bimley Dr. City Nampa State Id Zin 83687	
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	
Lt Bik Sub Name	_
4. USE:	_
Domestic 🔲 Municipal 🔛 Monitor 🗔 Infigation	
Thermal Injection Other	
5. TYPE OF WORK check all that apply (Replacement etc.	)
New Well Modity Abandonment Other  6. DRILL METHOD:	
Air Rotary Cable Mud Rotary Cother	
7. SEALING PROCEDURES	
Seal Material From To Weight / Volume Seal Placement Method	J.
5/8 Bentonite 0 18 600 lbs. 10" Overbore	
Was drive shoe used? Y N Shoe Depth(s) 278'	
Was drive shoe seel tested? Y X N How?	1000
Diameter From To Gauge Material Casing Liner Welded Thread	lori
6 1.5 278 250 Steel	en
5 276 286 .258 Steel	
5 296 301 .258 Steel	
Length of Headpipe 10.0 Length of Tailpipe 5.0	
Length of Headpipe 10.0 Lergth of Tailpipe 5.0 Packer Y N Type Rubber K-Packer	
Length of Headpipe 10.0 Length of Tailpipe 5.0 Packer Y N Type Rubber K-Packer 9. PERFORATIONS/SCREENS PACKER TYPE	
Length of Headpipe 10.0 Length of Tailpipe 5.0 Packer Y N Type Rubber K-Packer 9. PERFORATIONS/SCREENS PACKER TYPE Perforation Method	
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	
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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 Line	
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Length of Headpipe 10.0 Lergth 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 Line 286 296 .014 304 5 Stainless 10. FILTER PACK Filter Material From To Weight/Volume Placement Method	
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water	Quality	test or	comments:			. <u> </u>	
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	70		Sandy Brown Cla	ay			
	135		Brown Clay				X
		19/	Brown Clay w/Sa	ind Streaks			X
	197		Brown Clay				X
	203		Sand			X	
	214		Brown Clay				X
	225		Sand			X	
	233		Brown Clay			T	X
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#### 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 U	ennis Phip	ps well Drillin	ginc. Fi	m No. 332		
Principal Driller	Mar	H	Date	2/21/08		
and Driler or Operator II	Re	5 11/29	MDate	2/21/08		
Operator I	rit_	Kurt	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) 340-8429 - www.FormsOnADisk.com

JANG VILLE

1

850714

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Office Use Only Well ID No. 4205

Inspected by

1. WELL TAG NO. D       0.0314/3.5         Weller Right of Injentice Well No.       11.1         2. OWNER:       144       144         Name:       A. OLT & C. S.       Boilt         2. OWNER:       Name:       A. OLT & C. S.       Boilt         Name:       A. OLT & C. S.       Boilt       Interference         2. OWNER:       Name:       State:Ed.       20.81657         3. LOCATION OF WELL by legal description:       Wall R.       State:Ed.       A. Hierdown         Voruming provide address or units:       State:Ed.       State:Ed.       Boilt       Description:         Voruming provide address or units:       State:Ed.       State:Ed.       State:Ed.       Boilt       Description:         Value:       State:       State:       State:       State:       State:       Description:       Value:       Name:	Form 238-7 IDAHO DEPARTMENT OF WATER RES 6/02 WELL DRILLER'S REPO	SOURCES Well ID No. SIGNAL RT Inspected by	1
DRILLING PENKT NO			1000
Water Might of Injection Well No.       Image:	DRILLING PERMIT NO	1/4 1/4 1/4	-
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Ory       Jibs miles         3. LOCATION OF WELL by legal description:       Water Temp:       2       Bottom has temp:       Bottom has temp:         Value Temp:       2       Bottom has temp:	Address 3514 Sauth		<u> </u>
3. LOCATION OF WELL by legal description: Water TempBord and address or LL, BK. Sub. or Directions to well Water TempBord address or LL, BK. Sub. or Directions to well Water TempBord address or LL, BK. Sub. or Directions to well Water TempBord address or LL, BK. Sub. or Directions to well The address of Well Site or Sub. or Directions to well The address of Well Site or West R BK Sub. address of LL address of Well Site or Sub. or Directions to well The address of Well Site or Corp.  4. USE:     does not well the address of LL address of Well Site or Sub. Provide directions address of LL address of Well Site or Sub. Provide directions address of LL address of Well Site or Sub. Provide directions address of LL address of Well Site or Sub. Provide directions address of LL address of Well Site does not direction address of LL address of Well Site does not direction address of LL address of Well Site does not direction address of LL address of Well Site does not direction address of LL address of Well Site does not direction address of LL address of Well Site does not direction address of LL address of Well Site does not direction address of LL address of Well Site does not direction address of LL address of Well Site does not direction address of LL address of Well Site does not direction address of LL address of Well Site	City NormPa State Id Zip 8.365/		
Construction         Water Quality test or comments:			
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Address of Weil Site	Govi Loi County can yon		Y N
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IL       Bit       Sub Name         Information       Information       Information         Information       Information       Information         State Name       Abandonment       Other         S. APE OF WORK check all that apply       (Replacement atc)         State Name       Information       Information         State Name       Information       Information         State Name       Information       Information       Inf		10 2 18 Eracel	
4. USE:       d2D reading         d2Donestic       Municpal         Imperiation       Other         5. TYPE OF WORK check all that apply       (Replacement etc.)         7. SEALING PROCEDURES       Mud Rotary         Sear Material       Imperiation	(sive at tins: relief of load + Distance to Road or Landmark)		
ZDomestic       Municipal       Monitor       Imgation         TYPE OF WORK check all that apply       (Replacement etc.)       Sand         ZS. TYPE OF WORK check all that apply       (Replacement etc.)         ZS. Well       Modify       Abandonment         Diff. S. TYPE OF WORK check all that apply       (Replacement etc.)         ZS. Well       Modify       Abandonment         Diff. S. TYPE OF WORK check all that apply       (Replacement etc.)         S. DRILL METHOD:       Sand         S. DRILL METHOD:       Sand To Mongori Youline         Stair Rotary       Casing         Was drive site used?       Y         N Staffer Site seal tested?       Y         Was drive site used?       Y         Was drive site used?       Y         N Booppin of Tailpipe       Darreter         B. CASING/LINER:       JUN 3 U 2004         Diarreter       Casing       Liner         Medify of Base Size Numeri       Casing       Liner         B. PERFORATIONS/SCREENS PACKER TYPE       Comp etcd Depth       J20 or 4         Comp etcd Depth       L 4/2       Measurable         Massingtineed       The Descripter of Casing       Liner         I. STATIC WATER LEVEL OR ARTESIAN PRESSURE:	Lt Blk Sub Name	- 80 120 dandy Clay	$ \dot{\lambda} $
ZDomestic       Municipal       Monitor       Imgation         TYPE OF WORK check all that apply       (Replacement etc.)       Sand         ZS. TYPE OF WORK check all that apply       (Replacement etc.)         ZS. Well       Modify       Abandonment         Diff. S. TYPE OF WORK check all that apply       (Replacement etc.)         ZS. Well       Modify       Abandonment         Diff. S. TYPE OF WORK check all that apply       (Replacement etc.)         S. DRILL METHOD:       Sand         S. DRILL METHOD:       Sand To Mongori Youline         Stair Rotary       Casing         Was drive site used?       Y         N Staffer Site seal tested?       Y         Was drive site used?       Y         Was drive site used?       Y         N Booppin of Tailpipe       Darreter         B. CASING/LINER:       JUN 3 U 2004         Diarreter       Casing       Liner         Medify of Base Size Numeri       Casing       Liner         B. PERFORATIONS/SCREENS PACKER TYPE       Comp etcd Depth       J20 or 4         Comp etcd Depth       L 4/2       Measurable         Massingtineed       The Descripter of Casing       Liner         I. STATIC WATER LEVEL OR ARTESIAN PRESSURE:		- 120/20 Fan Clay	
dZDonestic       Municpal       Monitor       Imgation         Thermal       Other	4. USE:	180 19 tan clay	-
Thermal       Injection       © Other         5. TYPE OF WORK check all that apply [% New Well       Modify       > Abandonment       © Other         5. DRILL METHOD: % All Richard Cable       Muid Rolary       Other			$-\square$
		A start where the start where	
Sever Well       Modily       Abandonment       Other         6. DRILL METHOD:       Xar Rotary       Cable       Mud Rotary       Other         7. SEALING PROCEDURES       Seal Material       From To       Weight / Volume       Seal Pacement Method         Be not don, y.e.       0       18       O seards       O seards       Percenter         Was drive shoe used?       Y       N       Shoe Deph(s)       98       Percenter       Percenter         Was drive shoe used?       Y       N       Shoe Deph(s)       98       Percenter	5 TYDE OF WORK AND		
6. DRILL METHOD:       XAir Rotary       Cable       Mud Rotary       Other         7. SEALING PROCEDURES       Seal Maanau       Frant       To SacAs       Our erboard         Benanten:       Frant       To Meight / Volume       Seal Pacement Method         Benanten:       Frant       To Stac As       Our erboard         Was drive shoe used?       Y       N       Shoe Deph(s)       J State         Was drive shoe used?       Y       N       Shoe Deph(s)       J State         B. CASING/LINER:       JUIN 3 U 2004       Treadeo       JUIN 3 U 2004         Bardear       From To To Stage Number Damater       Casing Liner       Weided Trreadeo         Bardear       Y       N       Shoe Deph(s)       J State       JUIN 3 U 2004         Bardear       Trip       Casing Liner       Weided Trreadeo       Weided Trreadeo         Bardear       Y       N       Type       State State       JUIN 3 U 2004         Bardear       Y       N       Type       State State       JUIN 3 U 2004         Bardear       Y       N       Type       State State       JUIN 3 U 2004         Bardear       Y       N       Type       State			
XLair Rotary       Cable       Mud Rotary       Other         7. SEALING PROCEDURES         Seal Material       From       To       10 Soc dS       Overbars         Was drive shoe used?       Y       N       Shoe Depth(s)       9 H         Was drive shoe used?       Y       N       Shoe Depth(s)       9 H         Was drive shoe used?       Y       N       Shoe Depth(s)       9 H         Was drive shoe used?       Y       N       Shoe Depth(s)       9 H         Was drive shoe used?       Y       N       Shoe Depth(s)       9 H         Barrieri       Casing       Liner       Wolded Trreaded       JUN 30 2004         Darrieri       From       To       Gauge       Material       Casing       Was Terreaded         Darrieri       From       To       Gauge       Material       Casing       Was Terreaded         Scener Type & Method of Installation       Instantion       Instantion       To       Gauge       Material       Casing       Liner         O. FILTER PACK       Intermined       To       Vegettr/ Volume       Placemont Method       Date:       State Staned Don 7 / 20 • Y       Completed Jun 7 / 20         35 Th below ground       Aresian	Abaliconment U Other		
7. SEALING PROCEDURES         Seat Material       From       To       Weight / Volume       Sea P adment Method         Be n Adan, xe       0       18       10 Sacks       0 verbarce         Was drive shoe used?       Y       N       Shoe Depih(s)       19 St         Was drive shoe used?       Y       N       Shoe Depih(s)       19 St         Was drive shoe used?       Y       N       Shoe Depih(s)       19 St         Was drive shoe used?       Y       N       Shoe Depih(s)       19 St         Was drive shoe used?       Y       N       Shoe Depih(s)       19 St         Barneter       From       To       Gauge       Maerial       Casing       Uner         Comp ted bleadpipe       Length of Talipipe			
Seal Material       From       To       Weight / Volume       Sea Pacement Method         Was drive shoe used?       Y       N       Shoe Daph(s)       J #       PERCEIVED         Was drive shoe used?       Y       N       Shoe Daph(s)       J #       PERCEIVED         Was drive shoe used?       Y       N       Shoe Daph(s)       J #       PERCEIVED         Was drive shoe seal tested?       CV       N       How?       A :=       A :=       PERCEIVED         B.       CASING/LINER:       JUN 3 U 2004       Wastern mesournoes       Wastern mesournoes       Weided Treaded         Character       From       To       Gauge       Material       Casing       Liner       Weided Treaded         Backer       Y       N       Type	Air Rotary Cable Mud Rotary COther		
Seal Material       From       To       Weight / Volume       Sear Pacement Method         Be nn den, yee       0       18       I O Sacrds       O ue / bane         Was drive shoe used?       Y       N       Shoe Depth(s)       19 #         Was drive shoe used?       Y       N       Shoe Depth(s)       19 #         Was drive shoe seal tested?       CY       N       Shoe Depth(s)       19 #         B. CASING/LINER:       JUN 3 U 2004       RE CEIVED         Darwist       From       To       Gauge       Material       Casing       Uner       Wolded       Treaded         Market       To       Gauge       Material       Casing       Uner       Wolded       Treaded         Market       To       Gauge       Material       Casing       Liner       Other       Wolded       Treaded         Backer       Y       N       Type       Stot Size       Numer       Dianeleri       Material       Casing       Liner         Bocker       Y       N       Type       Material       Casing       Liner         Bocker       Y       N       Type       Material       Casing       Liner         Bocker       Y <td></td> <td></td> <td></td>			
Bennden, yee       O       Is provide a sea Pachadrik Method         Was drive shoe used?       Y       N       Shoe Depth(s)       J Start         Was drive shoe used?       Y       N       Shoe Depth(s)       J Start       RECEIVED         Bennden, yee       Image: Packer       Image: Packer       Recent of the start       Recent of the start         Bennden, yee       Length of Taippe       Length of Taippe       Image: Packer       Y       N       Type         Bennden, Method       Screen Type & Method of Installation       Casing       Liner       Comp eted Depth       Image: Packer       Y       N       Type       Start Packer       Start Packer       Start Packer       Type       Start Packer<			
Was drive shoe used?       Y       N       Shoe Deph(s)       19 ####################################	Sea Pacement Method		
Was drive shoe seal tested? ZY N How? A in feet 1         RECEIVED         B. CASING/LINER:         JUN 3 0 2004         Diameter       From       To       Gauge       Material       Casing       Liner       Weided       Treaded         Diameter       From       To       Gauge       Material       Casing       Liner       Weided       Treaded         Diameter       From       To       Gauge       Material       Casing       Liner       Weided       Treaded         B. PERFORATIONS/SCREENS PACKER TYPE       Perforation Method       Screen Type & Method of Installation       Competed Depth       1.95 or Y       Completed Jun 1/2       (Measurable daterial or Material or	Dennica C 118 10 Sados Overbare		
Was drive shoe seal tested? ZY N How? A in feet 1         RECEIVED         B. CASING/LINER:         JUN 3 0 2004         Diameter       From       To       Gauge       Material       Casing       Liner       Weided       Treaded         Diameter       From       To       Gauge       Material       Casing       Liner       Weided       Treaded         Diameter       From       To       Gauge       Material       Casing       Liner       Weided       Treaded         B. PERFORATIONS/SCREENS PACKER TYPE       Perforation Method       Screen Type & Method of Installation       Competed Depth       1.95 or Y       Completed Jun 1/2       (Measurable daterial or Material or	Was drive shoe used? Y N Shoe Depth/o) 19 H		
8. CASING/LINER:         Diameiar       Fiom       To       Gauge       Material       Casing       Liner       Weided       Treaded         G1       +12       +12       +20       5.4***(       File		DECEIVED	
Diameter       From       To       Gauge       Material       Casing       Liner       Weidted Trreaded         6       72       75       253       57       6       9       WATER RESOURCES         Length of Headpipe       Length of Talpipe       9       Waterial       Waterial       Waterial       Westean REGION         Packer       Y       N       Type       9       PERFORATIONS/SCREENS PACKER TYPE       9         Packer       Y       N       Type       9       Completed for the stallation       9         Film       To       Biot Size       Number       Diameter       Material       Casing       Liner         Film       To       Biot Size       Number       Diameter       Material       Casing       Liner         Completed       Junet       1       1       Date:       Started       Junet       June       June       June </td <td></td> <td>REOLITED</td> <td>: <u></u></td>		REOLITED	: <u></u>
City of the construction of the con		11 IN 3 (1 2004	
WATER RESIDENT         Length of Headpipe         Length of Headpipe         Packer         Y       N         Type         9. PERFORATIONS/SCREENS PACKER TYPE         Perforation Method         Screen Type & Method of Installation         From       To         Stot Size       Number Diameteri         Material       Casing         Liner       Comp eted Depth         Comp eted Depth       1.90 °.4 Completed         Date:       Standed Join Standards were complied with at the time the rig was removed.         Compary Name       Lond Level OR ARTESIAN PRESSURE:         Material       Principal Driller         Material       Artesian pressure         Material       It. Describe access port or control devices:         Wailer       Date         Material       Principal Driller         Material       Principal Driller         Material       Principal Driller         Material       Date	Casing Liner Welded Threade		
Length of Headpipe       Length of Tallpipe         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       Comp eted Depth         Discrete Type & Method of Installation       Comp eted Depth         Discrete Type & Method of Installation       Comp eted Depth         Prime       To         Stores Type & Method of Installation       Comp eted Depth         Discrete Type & Method of Installation       Comp eted Depth         Discrete Type & Method of Installation       Comp eted Depth         Discrete Type & Method of Installation       Completed Jun 200 (Measurable)         Date:       Started Jun 200 (Measurable)         Date:       Started Jun 200 (Measurable)         Differ or Operator II       Date         Date       Date		WATER RESOURCES	
Length of Headpipe       Length of Tailpipe         Packer       Y       N         Type       N         Screen Type & Method of Installation       Casing         From       To       Stot Size         Number       Diameteri       Material         Competed Depth       1       95         No. FILTER PACK       Competed Depth       1         Filter Material       From       To       Weight / Volume         Placement Metrod       Placement Metrod       Name Fed       LHo 1/d = - Driffing Firm Ns57         11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:       Date:       Screator II       Date       Date         Month       Artesian pressure       Ib.       Date       Date       Name Fed       LHo 1/d = - Driffing       Firm Ns57         Principal Driller       Image       Image       Image       Image       Image       Image       Image       Image         State of Operator II       Date       Date       Image		WESTERN DESIGN	
Packer       Y       N       Type         9.       PERFORATIONS/SCREENS PACKER TYPE         Perforation Method			
PERFORATIONS/SCREENS PACKER TYPE Perforation Method Green Type & Method of Installation From To Store Size Number Diameter Material Casing Liner Completed Depth 195 0 Completed Depth 1 Completed			
Perforation Method         Screen Type & Method of Installation         From       To       Stot Size       Number       Diameter       Material       Casing       Liner         From       To       Stot Size       Number       Diameter       Material       Casing       Liner         Image: Store Number       Diameter       Material       Casing       Liner       Comp eted Depth       1.95 or 4/2       Completed       Sun 7/2         IO. FILTER PACK       From       To       Weight / Volume       Placement Method       Number       Placement Method         II. STATIC WATER LEVEL OR ARTESIAN PRESSURE:       Artesian pressure       Ib.       Diameter       Diameter       Diameter       Diameter         Joepth flow encountered       ft. Describe access port or control devices:       Diameter       Diameter       Diameter         Woe.//       Comp       Operator I       Date       Date			
Screen Type & Method of Installation			
From       To       Slot Size       Number       Diameter       Material       Casing       Liner         Competed Depth       195       (Measurable         Date:       Started       Jun 7/2004       Completed       Jun 9/2         10. FILTER PACK       Image: Started       Jun 7/2004       Completed       Jun 9/2         11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:       Material       Principal Driller       Image: Started       Jun 9/2         13. STATIC WATER LEVEL OR ARTESIAN PRESSURE:       Principal Driller       Image: Started       Jun 9/2         14. Driller       Artesian pressure       Ib.       Image: Started       Jun 9/2         14. Startic Water Level OR ARTESIAN PRESSURE:       Principal Driller       Jun 9/2       Jun 9/2         15. Tt below ground       Artesian pressure       Ib.       Ib.       Ib.       Image: Started       Jun 9/2         16. Describe access port or control devices:       Ib.       Image: Started       Jun 9/2       Jun 9/2         17. Startic Water       Curp       Ib.       Image: Started       Jun 9/2       Jun 9/2         18. Starte       Operator I       Date       Date       Date			
Internal       Casing       Liner         Completed Depth       195         Internal       Completed Depth       195         Internal       From       To         Weight / Volume       Placement Method         Int. STATIC WATER LEVEL OR ARTESIAN PRESSURE:       State of the state of	From To Slot Size Alument D		
Date:       Started	Liner Classing Liner	Completed Depth 19	
10. FILTER PACK       14. DRILLER'S CERTIFICATION         Filter Material       From       To         Weight / Volume       Placement Method         I. STATIC WATER LEVEL OR ARTESIAN PRESSURE:       Company Name         35 ft below ground       Artesian pressure       Ib.         Principal Driller       Date         Depth flow encountered       ft. Describe access port or control devices:         Operator I       Date		(Nicdst	urable)
10. FILTER PACK       14. DRILLER'S CERTIFICATION         Filter Material       From To Weight / Volume       Placement Method         Image: State of the			1200 4
Filter Material       From       To       Weight / Volume       Placement Method         1. STATIC WATER LEVEL OR ARTESIAN PRESSURE:       Company Name L / Ho / de - Drilling Firm N5.57         3.5 ft below ground       Artesian pressureib.       Principal Driller Del 1 Placement II       Date         We certify that all minimum well construction standards were complied with at the time the rig was removed.       Company Name L / Ho / de - Drilling Firm N5.57         1. STATIC WATER LEVEL OR ARTESIAN PRESSURE:       Principal Driller Driller L 1 Placement Date       Date         Depth flow encounteredft. Describe access port or control devices:       Diller or Operator II       Date         We certify that all minimum well construction standards were complied with at the time the rig was removed.       Company Name L / Ho / de - Drilling Firm N5.57		14. DRILLER'S CERTIFICATION	y
1. STATIC WATER LEVEL OR ARTESIAN PRESSURE:       Company Name E C Holds- Drilling Firm NS 7         35 ft below ground       Artesian pressureIb.       and         Depth flow encounteredft. Describe access port or control devices:       Diller or Operator II       Date         Weilf       Operator I       Date		wwe certily that all minimum well construction standards were complied with at time the rig was removed	the
Depth flow encounteredft.     Describe access port or control devices:     Driller or Operator II     Date		E1/1/11	
Depth flow encounteredft.     Describe access port or control devices:     Driller or Operator II     Date		Company Name CC CHOICE Drilling Firm NSS	18
Depth flow encounteredft.     Describe access port or control devices:     Driller or Operator II     Date	1. STATIC WATER LEVEL OR ARTESIAN PRESSURE	Principal Driller and I 9/1/1	1.1
Depth flow encounteredft. Describe access port or control devices:       Driller or Operator II       Date        We.l/Cu.P       Operator I       Date	35 It below ground Artesian pressure	and Date Date Date Date Date	4/20
Dell CaP Operator Date	Pepth flow encounteredft. Describe access port or control devices:		
	Well Cap		······.
Principal Driller and Die Occurrent		Operator I Date Principal Driller and Rig Operator Required.	
Operator I must have signature of Driller/Operator II.		Operator I must have signature of Drillor/Operator III	terms perma.

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# 100 IDAHO DEPARTMENT OF WATER RESOURCES

. WELL TAG NO. D 0078658				LEVEL and WELL TESTS:			
Drilling Permit No 88-702-5	Depth	first wat	er enco	untered (ft) 145' Static water level (ft)	167'		
Water right or injection well #	Water temp ( $^{\circ}$ F) _ 57° Bottom hole temp ( $^{\circ}$ F)						
. OWNER:	Descr	he acce	ss port	Well Cap			
_{Name} Keith Hill	Well t		as port		-		
Address 10911 Pixie St.		down (feel	Di	scharge or Test duration		Flown	
_{City} Nampa _{State} ID _{Zip} 83687		73'	VI VI	eld (nom) (minutes) Pump Bailer	<u> </u>	artes	
WELL LOCATION:		/3	60	GPM 30 minutes	X		
	1						
wp 2 North 🗵 or South 🗋 Rge <u>3</u> East 🗍 or West 🗵				omments:			
ec <u>12</u> <u>1/4 SE</u> <u>1/4 SW</u> <u>1/4</u>	13. LII Bore	)		3 and/or repairs or abandonment:			
	Dia,	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.		Vater	
County Canyon	(In) 10"	0'	1	Topsoil	Υ		
at 43 • 31.127 (Deg and Decimal minutes)	10"	2'	21				
ong 116 • 38.663 (Deg and Decimal minutes)	10"	21'	45'	Gravel & Sand Clay w/Sand			
ddress of Well Site 10097 Kingdom Lane	6	45'	86'	Clay			
City Nampa	6	86'	87	Sand			
	6	87'	88'	Clay			
ot Bik Sub Name	6"	88'	90'	Sand			
USE:	6"	90'		Clay			
Domestic 🗌 Municipal 🔲 Monitor 🛄 Irrigation 🔲 Thermal 🔲 Injection	6"	120	125	The second se			
	6"	125	125				
	6"	123	137'		-		
New Well 🔲 Reptacement well 🔲 Modify existing well Abandonment 📋 Other	6"	137	a sector and	Clay w/Sand	-	1	
	6.	145	140	and the set of the set		-	
DRILL METHOD: ] Air Rotary 🔲 Mud Rotary 🗌 Cable 🔲 Other	6"	160'		Clay	X	_	
	6	163	164'				
SEALING PROCEDURES. Seal material From (III) 1:11 [Quantity (Ibs or ff.)] Placement method/procedure	6"	164		Clay & Sand Layers	X	1	
/4 Bent Chips 0' 45' 25 bags 10" Overbore	6	220'	238'		X	-	
	6"	238'	-				
	6'	241'		Clay w/Sand Streaks	X		
CASING/LINER:	6"	253'		Sand	X		
nominal) From (n) To (n) Schedule Material Casing Liner Threaded Welded	6"	256'			· ^		
6" +2' 273' .250 Steel 🗵 🗆 🗵	6"	273'			X		
		210	200	Janu	<u>^</u>		
		and the local					
	1 (			and the second s			
				ALIC	See (2.22)		
as drive shoe used? X Y N Shoe Depth(s) 273		- 25.2		AUG_11			
PERFORATIONS/SCREENS:	- 34 9111				-	-	
erforations 🔲 Y 🗵 N Method		-				z = 1	
			1 <u>1</u>		2220		
anufactured screen X Y D N Type Johnson							
ethod of installation Washdown	-						
rom (ft) To (ft) Slot size Number/ft (nominal) Material Gauge or Schedule			{	urable) 283'		L	
283' 278' 020 5' 5" SS		ted Dept		010010j.		-	
	Date St	arted: Au	ug 7, 2	018 Date Completed Aug 17, 2	018		
	14. DF	ILLER'	S CER	TIFICATION:		-	
	I/We ce	ertify that	t all min	imum well construction standards were compl	ied with	at	
ngth of Headpipe 10' Length of Tailpipe	the tim	e the rig	was rer	noved			
icker 🖾 Y 🗀 N Type_K-Packer	Compa	ny Nam	e Adai	nson Pump & Drilling Co No 4	57		
FILTER PACK:			07			110	
Filler Material From (fi) To (fi) Quantity (bs or ft ³ ) Placement method	Princi	oal Dolle	1	ach ( Classican Date Aug	10.00		
	*Driller	10	sh.	Young Date Aug	23, 20	)18	
	*Opera	tor II		Date			
. FLOWING ARTESIAN:	*Operat	-	21	Date Date Date Aug	23, 20	18	



Form 238-7 6/07

Describe control device

#### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0077486	12. STATIC WATER LEVEL and WELL TESTS:
Drilling Permit No.	Depth first water encountered (ft) 3/5 Static water level
Water right or injection well #	Watsr temp. (°F) Bottom hole temp. (°F)
2. OWNER: Waltman Horres	Describe access port <u>Same</u> <u>Seal</u> <u>Lettil</u> Ca
Name	
Address (4233 Silver Ridge Rd.	Well tast: Test method Crawdown (feet) Discharge or Test duration Purce Balle
City Caldeerell State Zip 83607	340 65 AHrs
3.WELL LOCATION:	240 50 /60
Twp 2 North Effor South [] Rge 4 East [] or West Eff	Water quality test or comments:
	13. LITHOLOGIC LOG and/or repairs or abandonment:
Sec 1/4 1/4 1/4 1/4	Bors From To Remarks, lithology or description of repairs
Gov't Lot County Can Voir	(in) (h) (h) abandonment, water temp.
Lat 23 31=004 (Deg and Decimal condition)	11 0 4 TopSoil
Long 0 39:074 (Deg. and Decimal minutes)	4 8 Hed Funo Clay
Address of Well Site 12849 Stracta Daisy what	8 15 Course Sand
	to the second from the second of the second
ושיר א שאו האוה ש איפו ד באשיל פי ונכע א בשירויפין City Alalle Da	10 37 Cartse Suga
Lot 2 Blk Sub. Name Wild Prairie FSt.	6 32 54 Centerfed gluvel
4, USE:	60 86 Course Surde Clay
Domastic [] Municipal [] Monitor [] Irrigation [] Thermal [] Injection	86 Job Fractured Tog Cla
5. TYPE OF WORK:	106 202 Tun Clas
S. TTPE OF WORK:	302 215 Sundy Clay
Abandonment [] Other	215231 Fractured Tar Clay
6. DRILL METHOD:	137261 Soft Jan Clay
Air Rotary Mud Rotary Cable COther	26/ 283 Frichurged Tay Churs
7. SEALING PROCEDURES:	283 290 Fruit Tan Clux Fine S
Seal material From (ft) To (ft) Quantity (its or ft ) Placement method/procedure	290 300 Tan Clay
1813ert 0 43 35 brig Dry Prus	30 315 Hre Blue clay
78 Esect & 19 512 9 bags Dry Pour	315 330 Fract. Blue Clay
8. CASING/LINER:	and and and the first start st
Diameter From To (h) Gauge/ Material Casing Liner Throaded Welded	
6 42 315 250 Steel BO D B	
	RECEIVED
	JAN 1 7 2017
Was drive shoe used? TY N Shoe Depth(s)	WATER RESOURCES
9. PERFORATIONS/SCREENS:	WESTERN REGION
Perforations 🔲 Y 🛄 N Method	
Manufactured screen DY IN Type 50/10 5012	
Method of installation Wash DN. Walne	a digit nem artik ta andren de university i provinsi man en
From (h) To (h) Stot size Numbern Diameter Material Gauge or Schedule	
(nominal)	Completed Depth (Measurable). 5 A G - G
316-6/376-6	Date Started: 11-23-16 Date Completed: 11-
10 6 Tele 5.5.	14. DRILLER'S CERTIFICATION:
	We certify that all minimum well construction standards were com
Length of Headpipe 5-8 Length of Tailpipe	the time the rig was removed.
Packer BY IN Type 3-Kib	Company Name Drecision Wellar Marco. No.
10.FILTER PACK:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Filler Material From (ft) To (ft) Quantity (los or ft ² ) Placement method	"Principal Driver Celle Collectores Date
	Driller Date Date
	*Operator In
	Operator III 11
11. FLOWING ARTESIAN:	Operator I Date
Flowing Artesian? Y CHI Artesian Pressure (PSIG)	' Signature of Principal Driller and dig operator are required

Bora Dia.	From	To	Remarks, lithology or description of repairs or	W	3167
(in)	(n)	(ň)	abandonment, water temp.	Y	
11	0	14	TOPSOIL		-
1	6	8	Hed Funo Clay		1
1	8	15	Course Sand	armatic - Puspe	1
No. Concert	15	18	Concreted gravel		Ť.
1	18	32	Caurse Sand	in the second second second	1
16	32	54	Cemented gravel		
Ĩ	154	GO.	Tan Clay	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	
	60	86	Course Surde clay		
	86	106	Fractured Ton Clax		E
	106	202	Tun Clay	and the second second	1.
I	302	215	Sundy Clay		1
	315	237	Fractured Tan Clay		t.
	737	261	Soft Tan Chiu		1 00
	261	383	Frichurge Tar Chuy's Sund	to strain of state	
T	283	290	Inget Tap Clay Flore C.		1-
1.110 P. 100 . 100	290	300	TAD CIAN	6	
1	300	315	Hed. Blue Plan		1-
W	215	320	Fract. Rive Clas	V	1
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			WATER RESOURCES		<b> </b>
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Comple	ted Depti	i (Measu	rable). 376-6		
Date St	arted: 🧳	11-2	3-16 Date Completed: 11-38	2-1	6
Ob Burring services	www.angenerge.orgent.or.co.dbar.o	<pre>/////</pre>	FICATION:		2
We ce	ertify that	all minin	num well construction standards were complied	with s	28

Depth first water encountered (ft) 315 Static water level (it) 190

Test method:

Baler

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Air

E

Company Name V/CC, Ston UC/10+ 1/1	20. No. 522
"Principal Dollar Och Persona	Data 12-14-16
Driller 41 Narborn	Data 12-14-14
*Operator In	Date
Operator I	Date

CANNED

' Signature of Principal Driller and rig operator are required.

Flowing artesian

#### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

I. WEI	LIAG	NO. D	000	774	78						
		No.									
Water	right or is	ijection w	ail #								
											1954 S - 2007 - 2012 S - 2
Name	Wes I	Ailler C	Cons	struk	ction						- 1.ma
Addre	_{ss} 619	Crocu	s Ct		101003030.31				1977-yan tatal		angan denini kata menga
Oity N	ampa	***			1.44	Sta	ite Idal	10	2:0 83	3651	1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -
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Lat 43		C	30.8	94'	N					yeeawaa to "	matest
	16	53	38.9	52'\	N			100	a ana C	an littes	rich 4
Address	of Well	site 98	68 V	Vild	Pra	ire	Way	and a		President and and	
papers mys - Ar.	Non the state			reis descale		City	Nam	Da		The second second	
Lot 5	ग्रहा के साम्बन द्वि	x 1	ে নির্দেশ ত	tardn	arian 1	Vil	d Prai	re Es			
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🛛 Dom	estic []	1 Munici;	al	[[]] M	enitor	ſ	] Irrigati	an [	Theo	mal []	Injection
5. TYPE	E OF W	ORK:						- Charlester		The second of	alata mannak
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6. DRIL X Air R	L METH glary	łOD: ⊡ Mud⊺	Rotar	νI	E Ca	hla	[]0	ther			
7. SEAL						9:0	6-1 W	1101 -	14 1- A		
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3/8" B	entoni	e 28	0	290	5	00	lbs.	12" (	Inde	rream	ər
8. CASI	NG/LIN	ER:				northoand (					adari kuğu dan dağışının azərgi
	From (fi)	To (ĉ)	Gauş Schac		A	date:	181	Casing	Linor	Threaded	Welded
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4.5"	282	302	SD	17	PVC	1-84.9	H 35 75 8.8.4.4.444		X	X	
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9. PERF											
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Manufac	tured so	reen 🕅	ΥĒ	] N 1	Type \	e	Ta-Lo	CK PV	IC SI	creens	;
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p	41 F 3		- second	e Emilione a cons			and Spin section of			Mander shadood in	
4 0 00	4/13/175 =	na anti-		L			Na Jador Na Dansar, 11-11-1			and a Parliada bias of the set	interference in the second second

#### 11. FLOWING ARTESIAN:

Flowing Artesian? 
Y X N Artesian Pressure (PSIG)

#### 12. STATIC WATER LEVEL and WELL TESTS:

Depth	first water	encountered (ft)	Static v	vater level (rt)	168
Water	temp: (°P)	1 10000	Bottom hole ten		an opposite the second of the

#### Describe access port 6" Turtle Cap

Nell test:			l'est m	ethod		
Drawdown (Rint)	Discharge or yield (goin)	Tast curation (opposite)	Pump	Bater	411	Flowing Artesia
300'	80 GPM	THR		[]	X	0310
an a			[]		[1	[]

Water quality test or commenta:

Bore (n)         To (n)         Retrust as, lithology or description of repairs or abandommant, water temp.         Water           10"         0         2         Top Soil         Y         Y           2         15         Hard Clay         Y         Y         Y           10"         0         2         Top Soil         Y         Y           2         15         Hard Clay         Y         Y           45         140         Brown Clay         Y         Y           6"         140         157         Brown Clay         Y         Y           197         201         Sand         X         X         X           201         235         Clay w/ Sand         X         X         X           201         235         Clay w/ Sand         X         X         X           258         274         Light Brown Clay w/ Sand Streaks         X         X           12"         280         290         Blue Clay         X         X           301         362         Blue Clay w/ Coarse Sand Layers         X           301         362         WATER RESOURCES         WetSTERN REGION           WetStERN REGION	13, LIT	HOLOG	IC LOC	and/or repairs or abandonment:		
Implementation       P       P         10"       0       2       Top Soil       2         2       15       Hard Clay       2         15       45       Clay w/ Gravel       2         45       140       Brown Clay       2         6"       140       157       Brown Clay w/ Sand Streaks       2         157       197       Brown Clay       2       2         197       201       Sand       X       2         201       235       Clay w/ Sand       X       2         249       249       Clay       X       2       258         249       258       Fine Red Sand w/ Clay       X       2         258       274       Light Brown Clay w/ Sand Streaks       X       2         274       280       Blue Clay       X       X         6"       290       Blue Clay       X       X         301       362       Blue Clay w/ Coarse Sand Layers       X         WATER RESOURCES       WESTERN REGION       X       X         Water Resources       Wester Resources       X       X         201       201       201       201 </td <td>Dia</td> <td>From</td> <td>To</td> <td>Remarks, lithology or description of repairs of</td> <td></td> <td>ater</td>	Dia	From	To	Remarks, lithology or description of repairs of		ater
2         15         Hard Clay         7           15         45         Clay w/ Gravel         7           45         140         Brown Clay         7           6"         140         157         Brown Clay         7           157         197         Brown Clay         7         7           197         201         Sand         X         7           201         235         Clay w/ Sand         X         7           201         235         Clay w/ Sand         X         7           201         235         Clay w/ Sand         X         7           235         249         Clay         X         7           258         274         Light Brown Clay w/ Sand Streaks         X           274         280         Blue Clay         X           301         362         Blue Clay         X           301         362         Blue Clay w/ Coarse Sand Layers         X           301         362         Blue Clay w/ Coarse Sand Layers         X           WATER RESOURCES         WESTERN REGION         WESTERN REGION         S62'			L		Y	N
15       45       Clay w/ Gravel       7         45       140       Brown Clay       7         6'       140       157       Brown Clay w/ Sand Streaks       7         157       197       Brown Clay       7       7         197       201       Sand       X       7         201       235       Clay w/ Sand       X       7         201       235       Clay w/ Sand       X       7         235       249       Clay       X       7         249       258       Fine Red Sand w/ Clay       X       7         258       274       Light Brown Clay w/ Sand Streaks       X       7         260       Blue Clay       X       X       7         274       280       Blue Clay       X       X         6''       290       301       Blue Clay w/ Coarse Sand Layers       X         301       362       Blue Clay w/ Coarse Sand Layers       X         WATER RESOURCES       WESTERN REGION       WESTERN REGION         Completed Depth (Measureble)       362'       362'	10					X
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249       258       Fine Red Sand w/ Clay       X         258       274       Light Brown Clay w/ Sand Streaks       X         274       280       Blue Clay       X         6"       290       Blue Clay       X         301       362       Blue Clay w/ Coarse Sand Layers       X         MAR 2 1 2018         WATER RESOURCES         WESTERN REGION					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         RECEIVED         MAR 2 1 2018         WATER RESOURCES         WESTERN REGION						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         RECEIVED       MAR 2 1 2018       WATER RESOURCES       WESTERN REGION   Completed Depth (Measurable) 362'		the second se		Fine Red Sand w/ Clay		e Subberts -
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         RECEIVED         MAR 2 1 2018       WATER RESOURCES       WESTERN REGION         Completed Depth (Measurable)     362'	22360			Light Brown Clay w/ Sand Streaks	X	
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Completed Depth (Measurable) 362'				MAR 2 1 2018		
Complete Departmenaural				WESTERN REGION		
Date Started: Mar 8, 2018 Date Completed: Mar 15, 2018	Complet	ed Depti	1 (Measu	100/0]		nii Orr Annos
	The Adverture and the second	were a particular reason	ar 8, 20	18 Date Completed: Mar 15, 201	8	

14. DRILLER'S CERTIFICATION:

t/We certify that all minimum well construction standards were complied with at the time the rig was removed

Company Name Dennis Phipps Well Drilling In	Co No. 332
Principal Driller	Date Mar 16, 2018
'Driller	Date
Operator II	Date Mar 16, 2018
Operator I	Date

* Signature of Principal Driller and rig operator are required



3		854395	
Form 238-7 IDAHO DEPARTMENT OF WATER RES		Office Use Only Well ID No. 42407	2
6/02 WELL DRILLER'S REPOR		Well ID No. 42407.	<u> </u>
1. WELL TAG NO. D 0053422	•	Twp RgeSec _	
DRILLING PERMIT NO.		1/4 1/4 1	1/4
Water Right or Injection Well No.	12. WELL TESTS:	Lat: : Long: :	
2. OWNER:	Yie'd gal min Drawo	down Pumping Level	Time
Name Pie Settle ment, Financing,	20		OMIN
Address 13549 W. TERMUCK St. City 150150 State FU. Zip 83713			
	Water Temp 6 p F.		
3. LOCATION OF WELL by legal description:	Water Quality test or comments:	Test Your Water	
You must provide address or Lot, Blk, Sub or Directions to well.		Depth first Water Enco	
Rge East 🗇 or West	13. LITHOLOGIC LOG: (Des	cribe repairs or abandonment)	Water
Sec 3, Swall 1/4 WW1/4 Gov't Lot County do acres Tob acres	Bore From To Remarks	: Lithology, Water Quality & Temperature	YN
	12' O E Cluy	I small hrand.	X
Lat: : : : Long: : : : Clover Way	12" 10 20 Sur	Ly Clay Brown	X
Great Washing to City NAMAR	12" 30 40 NO	11 Gier	
Lt. 8 Blk. Sub. Name Wild Prairie Est.	8'40 50 fin	Souther have	×
	8 50 80. Sa	aly Clay 1	×
4. USE:	18 80 110 Sc	no I brand	X
Appendix Municipal Monitor Irrigation	8 150 280 So	nd Moun	X
	6"28530 BI	w Clay	X
5. TYPE OF WORK check all that apply (Replacement etc.)	30 323 Bro	sun supl	
	225 227 100	our cluft	X
6. DRILL METHOD: Stair Rotary Cable Mud Rotary Other	1/337 355 15/4	China	
· · · · · · · · · · · · · · · · · · ·	255 985 he	every Sand & Water	X
7. SEALING PROCEDURES Seal Material From To Weight / Volume Seal Placement Method			
Seal Material From To Weight / Volume Seal Placement Method Donton 4 0 150 / 600600 Duer Bore			
Dry Poured.			
Was drive shoe used? IN Shoe Depth(s) 380 Was drive shoe seal tested? IN How?	Parts	The TRAD	
	Recon Pum		
8. CASING/LINER:			
Diameter From To Gauge Material Casing Liner Welded Threaded			
4"-20 340 160 Pre			3
			_
Length of Headpipe Length of Tailpipe Packer LIY LIN Type	RECEN	VED	
	DEC 3 0	2008	
9. PERFORATIONS/SCREENS PACKER TYPE Perforation Method Fectory SOF			
Screen Type & Method of Installation	WATER RESOL	URCES	
From To Slot Size Number Diameter Material Casing Liner		30	
$-280 - 320 \qquad	Date: Started	10	Measurable) '
	14. DRILLER'S CERTIFICATIO	Completed	<u>400</u>
10. FILTER PACK	I/We certify that all minimum well c	construction standards were complied wa	th at the
Filter Materialy From To Weight / Volume Placement Method Silica Server 260 340 2006 Power from	time the rig was removed.	1	
Swfich	Company Name All Star	K well Drilling Firm N	NO. 561
11-STATIC WATER LEVEL OR ARTESIAN PRESSURE:	Principal Driller Mary	Somes Date 12	18/08
Depth flow encountered <b>38</b> / ft. Describe access port or control devices:	and Driller or Operator II Matth	lell II	I vlar
Depth flow encountered <b>30</b> ft. Describe access port or control devices:		Lasing Date 12	0100
	Operator I Principal Drill	Date Date Deter and Rig Operator Required	
FORWARD WHITE COPY	Operator I must h	have signature of Driller/Operator II.	-
	U MAILA ACOUNCES	SCANA	VED

orm 238-7 11/97 JGE

#### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

- - - -

OWNER:					
	alleson	_			
	Whitewater	ÇŁ			(i)=(i)=
^{ity} Nampa			State ID Zip	83686	
LOCATION	OF WELL	by legal des	scription:		
	n must agree with		•		
N	•				
.	Twp 2	North	X or	South	
	E Rge 3	East	or	West	x
1	Sec. 13		1/4 SW	1/4	W 1/4
	Gov't Lot	10 acres County	Canyon	160	acres
s	Lat		Long		
	Address of V	Vell Site 12772	Anakate L	ane	
10 us at 1	e of road + Distance to Ro	ad at Last	City Nampa	ı	
4	Blk. 1		Foothill Ra		
	~ .		r vounit Ka		
. USE:					
X Domestic	Municipal	Monitor	Irngatio	n	
Thermal	Injection	Other			
X New Well	THOD:	III that apply bandonment lud Rotary	(Rep Other Other	lacement	etc.)
X New Well  DRILL ME Air Rotary  SEALING I	Modify Al THOD: Cable X.M PROCEDURI	bandonment lud Rotary	Other Other	lacement	etc.)
X New Well . DRILL ME Air Rotary . SEALING I Seal/	Modify Al <b>THOD:</b> Cable X M <b>PROCEDURI</b> Filter Pack	bandonment lud Rotary ES: AMOUN	Other Other	ETHOD	etc.)
X New Well . DRILL ME Air Rotary . SEALING I Seal/ Materiai	Modify Al <b>THOD:</b> Cable X M <b>PROCEDURI</b> Filter Pack From	bandonment lud Rotary ES: AMOUN To Sacks or Pounds	Other Other IT M	1	etc.)
X New Well . DRILL ME ^T Air Rotary . SEALING I Seal/ Material Sentonite Gro	Modify Al THOD: Cable X M PROCEDURI Filter Pack From ut 0	bandonment lud Rotary ES: To Sacks or Pounds 307 48 Bag	Other Other IT M <b>s Tremie</b>	ETHOD	etc.)
X New Well . DRILL ME Air Rotary . SEALING I Seal/ Materiai	Modify Al THOD: Cable X M PROCEDURI Filter Pack From ut 0	bandonment lud Rotary ES: AMOUN To Sacks or Pounds	Other Other IT M <b>S Tremie</b>	ETHOD	etc.)
X New Well DRILL ME ⁻ Air Rotary Seal/ Seal/ Material Sentonite Gro /16 Sand	Modify All THOD: Cable X M PROCEDURI Filter Pack From ut 0 307	Lud Rotary ES: AMOUN To Sacks or Pounds 307 48 Bag 520 2.2 Yds	Other Other IT M <b>s Tremie</b>	ETHOD	etc.)
X New Well DRILL ME Air Rotary Seal/ Material Dentonite Gro /16 Sand as drive shoe use	Modify All THOD: Cable X M PROCEDURI Filter Pack From ut 0 307 d? Y X N	bandonment lud Rotary ES: AMOUN To Sacks or Pounds 307 48 Bag 520 2.2 Yds Shoe Depth(s)	Other Other IT M <b>s Tremie</b>	ETHOD	etc.)
X New Well DRILL ME ⁻ Air Rotary Seal/ Seal/ Material Sentonite Gro /16 Sand	Modify All THOD: Cable X M PROCEDURI Filter Pack From ut 0 307 d? Y X N	Lud Rotary ES: AMOUN To Sacks or Pounds 307 48 Bag 520 2.2 Yds Shoe Depth(s)	Other Other IT M <b>s Tremie</b>	ETHOD	etc.)
X New Well  DRILL ME Air Rotary  SEALING I Seal/ Materiai  Centonite Gro /16 Sand  as drive shoe use as drive shoe sea	Modify All THOD: Cable X M PROCEDURI Filter Pack From ut 0 307 d? Y X N I tested? Y 2	bandonment lud Rotary ES: AMOUN To Sacks or Pounds 307 48 Bag 520 2.2 Yds Shoe Depth(s)	Other Other IT M <b>s Tremie</b>	ETHOD	
X New Well DRILL ME Air Rotary SEALING I Seal/ Materiai Materiai Sentonite Gro /16 Sand as drive shoe use as drive shoe sea CASING/LI ameter From	Modify All Cable X M PROCEDURI Filter Pack From ut 0 307 d? Y X N I tested? Y > NER: To Guage	bandonment lud Rotary ES: AMOUN To Sacks or Pounds 307 48 Bag 520 2.2 Yds Shoe Depth(s) ( N How?	Other Other IT M s Tremie s Overbo	ETHOD	2020 - 1000 - 1
X New Well DRILL ME Air Rotary SEALING I Seal/ Materiai Materiai Sentonite Gro /16 Sand as drive shoe use as drive shoe sea CASING/LI ameter From	Modify All Cable X M PROCEDURI Filter Pack From ut 0 307 d? Y X N I tested? Y > NER: To Guage	bandonment lud Rotary ES: AMOUN To Sacks or Pounds 307 48 Bag 520 2.2 Yds Shoe Depth(s) K N How?	Other Other IT M s Tremie s Overbo	ETHOD	2020 - 1000 - 1
X New Well  DRILL ME Air Rotary  SEALING I Seal/ Material  Centonite Gro /16 Sand  as drive shoe use as drive shoe sea  CASING/LLI ameter From	Modify All Cable X M PROCEDURI Filter Pack From ut 0 307 d? Y X N I tested? Y > NER: To Guage	bandonment lud Rotary ES: AMOUN To Sacks or Pounds 307 48 Bag 520 2.2 Yds Shoe Depth(s) ( N How? Material Steel	Other Other IT M S Tremie S Overbo	ETHOD Fre Welded Th X	2020 - 1000 - 1
X New Well DRILL ME Air Rotary SEALING I Seal/ Material Dentonite Gro /16 Sand as drive shoe use as drive shoe use as drive shoe sea CASING/LI armeter 6'' +2	Modify All THOD: Cable X M PROCEDURI Filter Pack From ut 0 307 d? Y X N I tested? Y 2 NER: To Guage 17 .250	bandonment lud Rotary ES: AMOUN To Sacks or Pounds 307 48 Bag 520 2.2 Yds Shoe Depth(s) ( N How? Material Steel	Other Other IT M S Tremie S Overbo	ETHOD	reaced
X New Well DRILL ME Air Rotary SEALING I Seal/ Material Dentonite Gro /16 Sand as drive shoe use as drive shoe use as drive shoe sea CASING/LI armeter 6'' +2	Modify All THOD: Cable X M PROCEDURI Filter Pack From ut 0 307 d? Y X N I tested? Y 2 NER: To Guage 17 .250	bandonment lud Rotary ES: AMOUN To Sacks or Pounds 307 48 Bag 520 2.2 Yds Shoe Depth(s) ( N How? Material Steel	Other Other IT M s Tremie S Overbo	ETHOD Fre Welded Th X	reaced
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X New Well  DRILL ME Air Rotary  SEALING I Seal/ Material  Centonite Gro /16 Sand  as drive shoe use as drive shoe sea CASING/LI ameter From 6" +2 6" +2 6" 17  rigth of Headpipe PERFORA	Modify All Cable X M PROCEDURI Filter Pack From ut 0 307 d? Y X N I tested? Y 2 NER: To Guage 17 .250 477 SDR1 FIONS/SCRE Method	bandonment lud Rotary ES: AMOUN To Sacks or Pounds 307 48 Bag 520 2.2 Yds Shoe Depth(s) ( N How? Material Steel 7 PVC Length of T	Other Other IT M s Tremie S Overbo	ETHOD Fre Welded Th X	reaced
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X New Well DRILL ME Air Rotary Seal/ Material Dentonite Gro /16 Sand as drive shoe use as drive shoe	Modify All THOD: Cable X M PROCEDURI Filter Pack From ut 0 307 d? Y X N Itested? Y X NER: To Guage 17 .250 477 SDR1 FIONS/SCRE Methor Scree Slot Size Numb	bandonment lud Rotary ES: AMOUN To Sacks or Sacks o	Other Other IT M S Tremie S Overbo Casing Liner X Tailpipe	ETHOD <b>Fre</b> Welded Th	reaced

N	٦				12. LITHOL
	Twp 2	North X	or Sout	h	Bore Da From
•	F Rge 3	East	or Wes	t X	12" (
i i	Sec. 13	1/4	SW 1/4	NW 1/4	12"
		10 acres	40 97/65	160 acres	12" 4
	Lat	County Cany Long	on	4 ( 1 ( 0 ( ) ) ) ( =	12" 1
S	Address of Well Site				12" 34
					12" 40
(G ve at least name o	I road + Distance to Read or Landin	iark)	lampa		12" 55
		Name Foot	nill Ranch		12" 83
4.1105					12" 100
4. USE:					10" 110
X Domestic		Ionitor	Irrigation		10" 114
Thermat	Injection C	other			10" 17!
					10" 240
X New Well	ORK: check all that app		(Replaceme	ent etc.)	10" 260
Y NGM AAGII	Modify Abandonm	ent Other	4		10" 320
6. DRILL METI					10" 330
Air Rotary	Cable X Mud Rotan	Other			10" 339
	ouble A moortolary	Other			10" 351
7. SEALING P	ROCEDURES				10" 357
1.2		AMOUNT	METHOD		10" 417
Materia	From To	Sacks or	METHOL	<b>,</b>	10" 432
	Carl Carla Caracter	Pounds			10" 462
Bentonite Grou 8/16 Sand			remie	64.00 Bassi	10" 465
orro Sano	307 520 2	.2 Yds C	)verbore	2	10" 478
					10" 504
Was drive shoe used?	Y XN Shoe D	epth(s)			10" 517
Was drive shoe seal t	ested? Y X N	How?			
				5 - X	
B. CASING/LIN	<u>ER:</u>				
Diameter From	To Guage Materia	al Casing	Liner Welded	Threaced	1. 124241322 1-13
6" +2	17 .250 Steel	X.	. X		
6" 17	477 SDR17 PVC	X	- (a) <b>a</b> (a)	X	
ength of Headpipe	Le	ngth of Tailpipe	•		
	ONS/SCREENS:				
Perforations					
X Screens	Method				
	Screen Type	2VC	6 = - 8	N. N. 1022	Completed Depth
From To	Slot Size Number Diame	ter Materia	Casing	Liner	Date: Started 1
477 517	.020 6"	PVC		x	42.000

ft. below ground 205 Artesian pressure Depth flow encountered 478 devices Cap

lb ft Describe access port or control 23 - 57

837216	
Office Use Only	

inspected by Twp Rge Sec 1/4 1/4 1/4 Long

ELL TESTS:

Pump	Bailer	X Air Flowing	Artesian
Yield gal./min	Drawdown	Pumping Level	Time
30	400	400	2 Hr.
00 10083		4 - 1 (+ 4 - 1)	

Lat

#### Temp: 56

Quality test or comments

Depth first Water Encounter 326

Bottom hole temp 56

OGIC LOG: (Describe repairs or abandonment)

Baia		·	Water
Bore D a	From	To Remarks Lithology, Water Quality & Temperature	Y N
12"	0	1 Top Soil	
12"		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	8 9
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	х
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	a n
	2 00198		
			a = -
2322	a Incom	me a (a) . 4	
		10 100 St	
8087 H -		RECEIVED	
a 2		1	
	នន្លន	NOV 1 6 2005	11 - 28 11 - 28 - 24
		WATER RESOURCES	
		WESTERN REGION	9 S
Completed	Depth	517 (Meas (4/2005 Completed 11/11/2005	iurable)

#### **RILLER'S CERTIFICATION:**

rtify that all minimum well construction standards were complied with at the rig was removed.

Company Name Treasure Valley Drilling	Firm	No. 560
Firm Official	Date	11/14/2005
(Sign once if Firm Official & Operator)	Date	11/14/2005

FORWARD WHITE COPY TO WATER RESOURCES

7

Form 238-7 11/97 JGE

#### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

ther IDWR No					
OWNER:					
	aw Constructio				
	rman Ave.			8	
Caldwel	6 (11) (11)		State ID Zip	83605	1.4
<b>LOCATION</b>	OF WELL by	legal desc	ription:		
ketch map location	must agree with writ	tten location			
N					
	T	March 9		0	
•	Twp 2	North 3		South	
	E Rge 3	East	or	West	10
	Sec. 13	10 acres	40 acres	1/4 160	acres
	Gov't Lot	County C	anyon		1000
S	Address of Well		s kat	e h	n.
			ity Nampa		
	of road + Distance to Road o	or canomank)			
Lt: 5	Bik. 1.	Sub. Name E	oothill Ra	nch	
4. USE:	207	2014	10 10 10 IV		
X Domestic	Municipal	Monitor	Irrigatio	n	
Thermal	Injection	Other		2	
X New Weli	MoRK: check all N Modify Abar HOD: Cable X Mud	ndonment	Other	lacement	etc.)
X New Well 3. DRILL MET Air Rotary 7. SEALING F	Modify Abar HOD: Cable X Mud	Rotary	Other	lacement	etc.)
X New Well 6. DRILL MET Air Rotary 7. SEALING F Seal/F	Modify Abar CHOD: Cable X Mud PROCEDURES	Rotary S: AMOUNT	Other	ETHOD	etc,)
5. DRILL MET Air Rotary 7. SEALING F Seal/F Material	Modify Abar CHOD: Cable X Mud PROCEDURES From Te	Rotary S: AMOUNT Sacks or Pounds	Other	ETHOD	etc.)
X New Well 6. DRILL MET Air Rotary 7. SEALING F Seal/F Material Bentonite	Modify Abar CHOD: Cable X Mud PROCEDURES From Te	Rotary S: AMOUNT Sacks or Pounds D1 64 Bags	Other	ETHOD	etc.)
X New Well 6. DRILL MET Air Rotary 7. SEALING P Seal/F Material Bentonite 8/16 Sand	Modify Abar HOD: Cable X Mud PROCEDURES ilter Pack From To 0 30 301 54	AMOUNT AMOUNT AMOUNT AMOUNT Sacks or Pounds D1 64 Bags 42 2.2yds	Other Other M Tremie Overbo	ETHOD	etc.)
X New Well 6. DRILL MET Air Rotary 7. SEALING F Seal/F Material Bentonite 8/16 Sand Was drive shoe used	Modify Abar HOD: Cable X Mud PROCEDURES Tilter Pack From To 0 30 301 54 d? Y X N S	AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT	Other Other M Tremie Overbo	ETHOD	etc.)
X New Well 6. DRILL MET Air Rotary 7. SEALING F Seal/F Material Bentonite 8/16 Sand Was drive shoe used Was drive shoe seal	Modify Abar HOD: Cable X Mud PROCEDURES iller Pack From Te 0 30 301 54 d? Y X N S tested? Y X N	AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT	Other Other M Tremie Overbo	ETHOD	etc.)
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X New Well 6. DRILL MET Air Rotary 7. SEALING F Seal/F Material Bentonite 8/16 Sand Was drive shoe used Was drive shoe used Was drive shoe seal 8. CASING/LII Diameter From	Modify Abar HOD: Cable X Mud PROCEDURES ilter Pack From Tr 0 30 301 54 d? Y X N S tested? Y X N NER: To Guage	AMOUNT AMOUNT AMOUNT AMOUNT AMOUNT Sacks or Pounds D1 64 Bags 42 2.2yds Shoe Depth(s) ( Materia) C C C VC	Other Other M Tremie Overbo N/A asing Liner	ETHOD	hreaded
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Depth flow encountered 535

devices: Cap

Twp Rge Sec 1/4 1/4 1/4 Lat Long: VELL TESTS: Pump Bailer X Air Flowing Artesian ield gal./min. Drawdown Pumping Level Time 50+ 460' 460' 4 Hrs. Bottom hole temp. 56 Temp. 56 Quality test or comments. Depth first Water Encounter 326 ITHOLOGIC LOG: (Describe repairs or abandonment) Water 8 Remarks Lithology Water Quality & Temperature From To ¥ Ν 1 Top Soil 0 .. 3 Brown Cliche 1 .. 14 Brown Clay w/Gravel 3 .... 34 Gravel & Boulders 14 11 47 Brown Clay w/ Gravel 34 ... 47 54 Gravel & Boulders .. 54 83 Sticky Tan Clay 83 97 Tan Clay w/Gravel .... 97 175 Tan Clay w/ Sand Strips ... 175 242 Sticky Tan Clay •• 242 261 Sandy Tan Clay ... 261 326 Sticky Tan Clay .. Х 326 329 Fractured Sandstone ... 329 330 Sticky Tan Clay ... 338 Sticky Tan Clay 330 .. 338 351 Sticky Blue Clay .. Х 351 357 Fine Blue Sand .. 357 413 Sticky Blue Clay .... X 421 Blue Sand w/ Clay Seams <u>413</u> .. 457 Sticky Blue Clay 421 11 Х 457 462 Fine Blue Sand 'n 469 Sticky Blue Clay 462 ... X 469 481 Fine Blue Sand 11 493 Sticky Blue Clay 481 ., 495 Fine Blue Sand Х 493 .. 495 535 Sticky Blue Clay ., 535 540 Fine Blue Sand Х 540 542 Sticky Blue Clay RECEIVED OCT 2 1 2005 WATER RESOURCES WESTERN REGION pleted Depth 542 (Measurable) Started 10/3/2005 Completed 10/14/2005 DRILLER'S CERTIFICATION:

Inspected by

I/We certify that all minimum well construction standards were complied with at the time the rig was removed

any Name Treasure Valley Drilling Official and Driller or Operator

Firm No. 560

Date 10/17/2005

(Sign once if Firm Official & Operator)

Date 10/17/2005

FORWARD WHITE COPY TO WATER RESOURCES

Describe access port or control

ft.

ALL PROPERTY AND

8



Other IDWR No. 2. OWNER:

Kuna

City

## IDAHO DEPARTMENT OF WATER RESOURCES

State ID Zip 83634

WELL DRILLER'S REPORT

Office Use Only inspected by Twp Rge Sec

	1/4	1/4	1/4
Lat	3	Long	

Bottom hole temp. 56

1	1	WELL	TESTS:

Water Quality test or comments

Water Temp. 56

Pump		Baile	r	X Air	Flowing	Artesian
Yield gal /mi	+	10- 24 S			Pumping Level	Time
60 gp	<b>m</b>		440'	$\sim$ $\approx$	440'	2 H <del>r</del> s.
Ta Viss			2	5		

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location

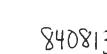
1. WELL TAG NO. D 0042565 DRILLING PERMIT NO 895434-840813

Name Galeazzi Homes, LLC Address 13100 Laken Lane

N		
	Depth first Water Encounter 35 12. LITHOLOGIC LOG: (Describe repairs or abandonment)	0'
		W
• Twp 2 North X or South	Bore Dia From To Remarks, Lithology, Water Quality & Temperature	Y
E Rge 3 East or West X	10" 0 2' Top Soil	'
Sec. <b>13</b> 10 acres <b>1/4</b> SE 1/4 NW 1/4 Fourth of Course <b>40</b> acres <b>100</b> acres	10" 2' 5' Tan Clay	
Gov't Lot County Canyon	10" 5' 52' Gravel & Sand	
s Lat 43 30.760' Long 116 38 690'	10" 52' 59' Tan Clay	
Address of Well Site 12575 Anakate	10" 59' 71' Gravel & Sand	
	10" 71' 110' Sticky Tan Clay	
	10" 110' 148' Sandy Tan Clay	
t. 4 Bik. 3 Sub Name Foothill Ranch	10" 148' 243' Tan Clay w/Sand Seams	
I. USE:	10" 243' 350' Blue Clay w/Sandstone	
X Domestic Municipal Monitor Irrigation	10" 350' 442' Blue Clay w/Sand Seams	X
Thermal Injection Other	10" 442' 450' Sandstone	
a denom officer	10" 450' 465' Blue Clay w/Sand Strips	X
<b>5. TYPE OF WORK:</b> check all that apply (Replacement etc.)	10" 465' 470' Sandstone	<b>1</b> (2
X New Well Modify Abandonment Other	10" 470' 526' Blue Clay	
	10" 526' 541' Blue Sand	X
DRILL METHOD:	10" 541' 549' Sticky Blue Clay	
Air Rotary Cable X Mud Rotary Other		
SEALING DROOTEURED	9 92	
. SEALING PROCEDURES:	200 DOI: 0.00	
Seal/Filter Pack AMOUNT METHOD	- V. H. 1999 (1999)	
Material From To Sacks or Pounds	and the first of the second	
Sentonite 0 301' 126 Sack Overbore	5 15 N HE HE	
/9 Sand 301' 549' 2.2yds Poured	CT 12	
276 B. 197 B. 197 B. 197 B. 197		
		(R)
las drive shoe used? Y X N Shoe Depth(s)		R
as drive shoe seal tested? Y X N How?	RECEIVER	я - 1
	RECEIVED	ж 1 2 х
as drive shoe seal tested? Y X N How?		8
As drive shoe seal tested? Y X N How? CASING/LINER: ameter From To Guage Material 6'' +2' 9' .250 Steel X X	JUL 2 8 2006	
As drive shoe seal tested? Y X N How? CASING/LINER: ameter From To Guage Material 6'' +2' 9' .250 Steel X X 6'' 9' 449' SDR1PVC X X	JUL 2 8 2006	
as drive shoe seal tested? Y X N How? CASING/LINER: ameter From To Guage Material Casing Liner Welded Threaded 6'' +2' 9' .250 Steel X X	JUL 2 8 2006	
as drive shoe seal tested? Y X N How? CASING/LINER: ameter From To Guage Material Casing Liner Welded Threaded 6'' +2' 9' .250 Steel X X 6'' 9' 449' SDR1PVC X X 6'' 469' 529' SDR1PVC X X	JUL 2 8 2006	
As drive shoe seal tested? Y X N How? CASING/LINER: ameter From To Guage Material 6" +2' 9' .250 Steel X X 6" 9' 449' SDR1PVC X X 6" 469' 529' SDR1PVC X X ingth of Headpipe Length of Tailpipe	JUL 2 8 2006	
As drive shoe seal tested? Y X N How? CASING/LINER: ameter From To Guage Material Casing Liner Weided Threaded 6" +2' 9' .250 Steel X X 6" 9' 449' SDR1PVC X X 6" 469' 529' SDR1PVC X X ingth of Headpipe Length of Tailpipe PERFORATIONS/SCREENS:	JUL 2 8 2006	
As drive shoe seal tested? Y X N How? CASING/LINER: ameter From To Guage Material 6" +2' 9' .250 Steel X X 6" 9' 449' SDR1PVC X X 6" 469' 529' SDR1PVC X X ingth of Headpipe Length of Tailpipe PERFORATIONS/SCREENS: Perforations Method	JUL 2 8 2006	
As drive shoe seal tested? Y X N How? CASING/LINER: ameter From To Guage Material Casing Liner Weided Threaded 6" +2' 9' .250 Steel X X 6" 9' 449' SDR1PVC X X 6" 469' 529' SDR1PVC X X ingth of Headpipe Length of Tailpipe PERFORATIONS/SCREENS:	JUL 2 8 2006 WATER RESOURCES WESTERN REGION	
As drive shoe seal tested? Y X N How? CASING/LINER: ameter From To Guage Material 6" +2' 9' .250 Steel X X 6" 9' 449' SDR1PVC X X 6" 469' 529' SDR1PVC X X ingth of Headpipe Length of Tailpipe PERFORATIONS/SCREENS: Perforations Method X Screens Screen Type SDR-17 PVC	JUL 2 8 2006 WATER RESOURCES WESTERN REGION	surable
As drive shoe seal tested? Y X N How? CASING/LINER: ameter From To Guage Material 6" +2' 9' .250 Steel X X 6" 469' 529' SDR1PVC X X 6" 469' 529' SDR1PVC X X ingth of Headpipe Length of Tailpipe PERFORATIONS/SCREENS: Perforations Method X Screens Screen Type SDR-17 PVC From To Sloi Size Number Diameter Material Casing Liner	JUL 2 8 2006 WATER RESOURCES WESTERN REGION	surable;
As drive shoe seal tested? Y X N How? CASING/LINER: ameter From To Guage Material 6" +2' 9' .250 Steel X X X 6" 469' 529' SDR1PVC X X X ngth of Headpipe Length of Tailpipe PERFORATIONS/SCREENS: Perforations Method X Screens Screen Type SDR-17 PVC From To Slot Size Number Diameter Material Casing Liner	JUL 2 8 2006         WATER RESOURCES         WESTERN REGION         Completed Depth 549'         Date       Started 7/16/2006         Completed 7/16/2006         13. DRILLER'S CERTIFICATION:         I/We certify that all minimum well construction standards were complied with	
As drive shoe seal tested? Y X N How? CASING/LINER: ameter From To Guage Material 6'' +2' 9' .250 Steel X X 6'' 469' 529' SDR1PVC X X X angth of Headpipe Length of Tailpipe PERFORATIONS/SCREENS: Perforations Method X Screens Screen Type SDR-17 PVC From To Slot Size Number Diameter Material 449' 469' .020 6'' PVC X	JUL 2 8 2006         WATER RESOURCES         WESTERN REGION         Completed Depth 549'         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 the time the rig was removed	at
As drive shoe seal tested? Y X N How? CASING/LINER: ameter From To Guage Material Casing Liner Welded Threaded 6" 42' 9' 250 Steel X X 6" 469' 529' SDR1PVC X X X 6" 469' 529' SDR1PVC X X mgth of Headpipe Length of Tailpipe 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	JUL 2 8 2006         WATER RESOURCES         WESTERN REGION         Completed Depth 549'         Date       Started 7/16/2006         Completed 7/16/2006         13. DRILLER'S CERTIFICATION:         I/We certify that all minimum well construction standards were complied with	at

lepth flow encountered 450 ft. Describe access port or control devices Cap

cribe access port or control	and Driller or Operator	(Sign once I Firm Official & Operator)	Date 7/19/2006
FORWARD WHITE COP	Y TO WATER RESOURCES		ANN :



9

#### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

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0070398		,	1 2 4 5 2 F
1. WELL TAG NO. D 0070398 Onling Ferant No		12. STA	TIC WATER LEV
Material Annual No	and the stand of the start of t	Depth fire	st water encounters
weigt röter ei röfscarget Aen s	A CONTRACT OF A		up (°F) cold
2 OWNER			access port remo
2 OWNER. Name James &Kathleen Donaldson	an a	Well losi	4
· · · · · · · · · · · · · · · · · · ·		Draw kow	
City Bolse State ID	Zip 83709	328	n (Foul) Viold (ap 35
3 WELL LOCATION			
Twp 2 Noth (8) or Bouth (1) Rige 3	Enst Class West IX	Water qui	ally test or common
Sac 13 S/E 1/4 S/E 1/4	NAV 1/4	13. LITHO	LOGIC LOG and
		L113 1	iom To R
Govittel County Canyon	10-11-1	1 (11)	(n) (n)
Lat 43 + 30.635 Long 116 + 38.610 Address of Well Site 12567 Rockledge		he may be have	0 <u>1</u> tops
lang 116 -38.610	(Coulled Dedications start	Arra vagrance and	1 10 clay
Address of Weil Site 12567 Rockledge			
City Namp	8		30   45  san 45   120  san
			20 160 san
Lot Bik Bub. Name	m .us	1 100	60 230 mec
Bomestin [] Minicipal [] Monitor [] Impation		1	30   241  tan
Olac:	a faransanan fifadiseren	6 2	41 279 brov
5. TYPE OF WORK	e kujentaj de late		79 282 blue
Replacement well [] Modily exis	ling wolf	1	82 285 blue
6. DRILL METHOD:			85 307 blue 07 328 med
Air Notary [] Mud Rotary [] Cable [] Off	101		
7. SEALING PROCEDURES:			
Seat matarial From (1) To (ii) Quantity (ibs or it') coarse bentonit 0 60 1600			
	overbore		
and a second	inder ream		
B. CASING/LINER.			
Inorminal   Schedule   mercine	Casing Liner Throaded Welded		
6 +2 299 .250 steel			The second second
			a ta parte
	6034 N- N-		
	the water and the		
Was drive shoe used? 🖾 Y 🛄 N Shoe Depth(s) 🛂	99	Contraction and the second	all and a second second second
9. PERFORATIONS/SCREENS:			
Parforations [] Y 🖾 N Method	n Artillag sch sch Waassele is faat aantywy rhywy is ge tat schering a schering is to serie		de seconda de la constante de
Manufactured screen 🖾 Y 📋 N Type 15 Slot Joh	nnson V wire		
Methed of installation Wash into sand	n manafala (ha na mana ang ka di kala 200 kala na manafa ka kalimad na pel 20 man manafa ( 2 m di daharang di		·····
Converted To the Color of the Diamolas	men in anne eil anne ann anne anne anne a' anne Anne anne a' agus a' fighdar as naonairteacha n' ann a' anne a'		. La casa dana sa
(nemsnal) materi		Completed (	Depth (Measuratile)
313 328 15 5 stainle	ss .250		Dec 7, 2015
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	and and success program to provide the same them include some of the same	5 + 6 Will day	ER'S CERTIFICA
	5755356	I/We certify	that all minimum w
Length of Headpipe 15 Length of Tailpi	pe wash in valve 6"	the time the	rig was removed.
Packer X Y DN Type 3 lip rubber K pack		Company N	lame Nu Acre D
10.FILTER PACK:			
Filter Material From (ft) To (R) Quantity (los er	R ³ ) Placament owned	'Principal D	niller 1730
		'Driller	na'a 1764 - Martol Arthurol A , Martigolud an marut nyawanga
for all i should be a for any first and an and a for a second second second second second second and the second of a second	nanayang harron a salar (), a ga i salar salar na ga i salar salar jang kana a		
11 FLOWING ARTESIAN:	· · · · · · · · · · · · · · · · · · ·		Fr. Serie Pala St. Salar S. & Valdarden K. Beller in a serie reason of the series of t
Flowing Artesian? [] Y 🔀 N Artesian Prossure (PSI	G)		
Describe control device	<ul> <li>Stripture and the contract of second sec second second sec</li></ul>	* Signatura	of Principal Drille

Deoth	first wat	ler enen	LEVEL and WELL TESTS: Intered (ft) 160 Static water lev	1	160	
Water	tenus f	F, Colo			13252	
			Buttom hole temp. (°F) emovable well cap		Several Price Sy	
Well to		as pur				100/4
1	20 AR REA	01	charge or   Test duration			Strida,
328	-	35	the second state of the second s	es herr	AT.	S/1650
provide set			60 C		64	
Water	quality (	estor a	initiante.	-		
			and/or repairs or abandonment.			• ****** (****
Bore I	From	ľo	Romarks, Illihology or description of reps	term in a	7	Walar
(in)	(11)	(n)	abandonment, watar tamp	IFM OF	Y	TN
10	0	1	topsoil			X
10	1	10	clay		*	X
10	10	30	gravel		*	-
10	30	45	sandy clay		ut gr. web then a	××××
8	45	120	sandy clay or sand and clay lay	/ers	arran	X
6	120	160	sand and clay layers			X
6	160	230	med to fine brown sand		X	and door share
6	230	241	tan sticky clay			X
	241	279	brown sand		X	
6	279	282 285	blue clay		1	X
5/12	285	285	blue sand		X	
6	307	328	blue clay med blue sand			X
	007	920	med blue sand		X	
						+
					La.	-
					and a factor	+
	1					
+			RECEIVE	D	T	
+		1. 1. C. C.		-	ĺ	-
		1	JUL 2 8 2016		-	-
-			WATER RESOURCES		and and a second	
+	7		WESTERN REGION			
	-					
	passa					
- +		1				
1	1	-		_	-	-
-		+				No. of Concession, Name
- All		l,	208	-	L ==	
	the or the week day to see	(Measu	down with the second			
ite Sta	ded De	c 7, 20	Date Completed Dec 1	7,20	15	
Ve cer	lify that .	CERTI all minin vas remo	PICATION: ium well construction standards were re			at

Company Name NU Acre Drilling LLC	Co No. 701
Principal Driller	Date Dec 19, 2015
*Driller	Date
*Operator II	Date
Operator I	Dale

* Signature of Principal Driller and rig operator are required.



Form 238-7 6/07

43

#### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0069023						
Drilling Permit No. 9449383 - 875440	Depth first water encountered (ft) 123 Static water level (ft) 11			1128		
Water right or injection well #	Water temp (°F) 61degF Bottom hole temp. (°F) Describe access port Well cap					
2. OWNER:	Deco	internip (		well cap		
Name Cother Building Company	. Well		ess por			
Address PO Box 785		vdown (fei		Ischarge or Test duration		
City Meridian State ID Zip 83680		NGOWN (TB		rield (gpm) (minutes) Pump Bailer		Flowing
3.WELL LOCATION:	·	· · · · · ·	75g		X	
	Wata	euglik.				
Twp. 2         North I         or         South I         Rge 3         East I         or         West IX           Sec. 13         1/4         SW         1/4         NE         1/4         1/4         NE         1/4	13 1 17	-				
1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4	Bore	From		G and/or repairs or abandonment:		
Gov't Lot County Canyon	Dia. From To Remarks, lithology or description of repairs or {in} (ft) (ft) abandonment, water temp.				Vator	
Gov't Lot         County Canyon           Lat. 43         • 30.712         (Deg and Decimal minutes)           Long         116         • 38.365         (Deg and Decimal minutes)	10"	0	2	top soil	Y	N
Long 116 038.365	11	2	8	gravel and sand	+	X
Long 116 038.365 (Deg and Decmal minutes) Address of Well Site 12338 Ranchview Dr.	11	8	16	sandy clay	+	X
Nampa		16	32	tan clay		Îx
(Gra situatione cross - Degree to Restor Landnust) City Nampa		32	45		+	x
Lot. 8 Bik 1 Sub. Name Valleyview Ranch	6"	45	65	brown sandy clay	1	X
4. USE:		65		fine sand		X
Domestic Municipal Monitor Irrigation Thermal Injection     Other		72		brown clay		X
5. TYPE OF WORK:		117	117	dry cemented sand tan clay		X
New well     Replacement well     Modify existing well		123		cemented sand	ļ	X
Abandonment Other	0	129	135	sandy tan clay	X	1
6. DRILL METHOD:	1)	135	148	tan sand		X
Air Rotary 🔲 Mud Rotary 🗍 Cable 🛄 Other	н	148		tan clay	× ×	+
7. SEALING PROCEDURES:	n	161	165	tan sand	x	X
Seal material (From (ft)) To (ft) (Quantity (lbs or ft ⁻¹ )) Placement method/procedure	19	165		tan clay	<u> </u>	x
3/4 bentonite 0 45 1000lbs dry pour	н	176	192	tan sand	×	<u>+</u> ^
	"	192	195	sandy tan clay	<u> </u>	x
8. CASING/LINER:		195		tan sand	x	
Diameter From (t) To (f) Gauge/ (nominal) From (t) To (f) Schedule Material Casing Liner Throaded Welded		199		tan clay		X
6" +2 229 .250 steel 🗵 🗆 🖾		205 207	207	fine tan sand	X	
5" 225 230 .258 steel 🗵 🗆 🖾		215		tan clay		X
	н	217		tan sand tan clay	X	
		229	235	tan sand		X
					X	
Was drive shoe used? X Y IN Shoe Depth(s)			-	RECEIVED		
9. PERFORATIONS/SCREENS:						
Perforations 🔲 Y 🗵 N Method				JUN 08 2015		
Manufactured screen X Y IN Type Wire wrap (johnson)						
Method of installation Wash in230				WATER RESOURCES WESTERN REGION		
From (h) To (ft) Slot size Number/ft Diameter Material Gauge or Schedule	L					
	Complet	ed Depth	i (Measu	rable) 235ft		
230 235 .016 5" stainless	Date Sta		y 27. 2			
				Date Completed, Jun 2, 2015 IFICATION:		
	I/We cei	tify that	all minin	num well construction standards were complied		
Length of Headpipe 5ft Length of Tailpipe	the time	the rig v	vas rem	oved.	i with a	1
Packer X Y DN Type double wiper	Compar	iv Namo	Coon	se/Well Drilling / Co No 409		
10.FILTER PACK:			A			
Fitter Matenal From (tt) To (ft) Quantity (ibs or ft ² ) Placement method	*Principa	al Driller	Æ	the Color Date Jun 3,	2015	
	*Driller	1	10	Date Jun 3,	2015	
	-	C	5	) (/ Date		
	*Operato	n 11	$\sim$	Date		
11. FLOWING ARTESIAN:	Operator I			Date		
Flowing Artesian? Y X N Artesian Pressure (PSIG)	* Signat	ure of P	decise	Driller and rig operator are required		
Describe control device				ermor and hig operator are required		

Form 238-7		854077 12
11/97 JGE IDAHO DEPARTMENT OF WAT	RESOURCES	Office Use Only
WELL DRILLER'S	EPORT	nspected by
1. WELL TAG NO. D0029637		nspected byRgeSec
DBILLING DEDMITING		1/4 1/4 1/4
Other IDWR No.		.at: Long
2. OWNER:	Yield gal./min.   Drawdown	Air Flowing Artesian
Name MARVIN WEAVER	40 0	Pumping Level Time
Address 9731 RIM ROAD	0	110 2 HR
LV 03000		
3. LOCATION OF WELL by legal description:	Water Temp	Bottom hole temp.
Sketch map location must agree with written location.		lepth first Water Encounter
N .	12. LITHOLOGIC LOG: (Desc	nite regime a start de la counter
Twp. 2 North X or South	Bore Bore	Water
W ERge 3 East or West X	Dis. From To Remarks: Lith	ology, Water Quality & Temperature Y N
Sec. 13 1/4 SE 1/4 NE 1/4	10 0 2 TOP SOIL	HARD PAN
Sec.         13         1/4         SE         1/4         NE         1/4           Gov't Lot         10 acres         40 acres         160 acres         160 acres         160 acres         1/4	2 16 SAND/ GR	AVEL
s Lat Long	6 18 38 MOSTLY	AVEL MOSTLY SAND
Address of Well Site SAME	38 45 HARD CL	AY
(Give at least name of mad + Distance to Road or _andmark)	45 70 SANDY CI	AY
LtBikSub Name	70 75 YELLOW	CLAY
4. USE:	75 90 SAND/ SO 90 173 LAYERS S	
X Domestic Municipal Monitor	173 180 CLAY	
Thermal Injection Other	180 185 SAND/ JO	INT SHALE
5. TYPE OF WORK: check all that apply (Replacement etc.)		
X New Weil Modify Abandonment Other		
6. DRILL METHOD:		1
X Air Rotary Coble Mud Rotary Other		
7. SEALING PROCEDURES:		
Seal/Filter Pack AMOUNT METHOD		÷ 1
Material         From         To         Sacks or Pounds           BENTONITE         0         18         500##         Pounds		
BENTONITE 0 18 500# POUR		
Was drive shoe used? XY N Shoe Depth(s) 173		
Was drive shoe seal tested? XY N How? AIR		
8. CASING/LINER:		THE D
Diamator From To Color	RE	CEIVED
6 +2 173 250STEEL X X		
		1 6 2003
	WAT	ER RESOURCES
Length of Headpipe Length of Tailpipe	WE	STERN REGION
9. PERFORATIONS/SCREENS:		
Perforations Method		
	Completed Depth 185	
From To Slot Size Number Dlameter Material Casing Liner	ate: Started 6/25/2003	(Measurable) Completed 6/27/2003
	5. DRILLER'S CERTIFICATIO	IN;
	the cit has removed.	
10 STATIC WATER LEVEL OD ADTROUM	mpany Name DAVIS WELL & PUM	P Firm No. 101
AND THE ELVEL OR ARTESIAN PRESSURE:	m Official Church M	
LOS         rt. below ground         Artesian pressure         Ib.           Depth flow encountered         ft.         Describe access port or control         a	Children and	Date 7/8/2003
	lier or Operator Chus K	an Date 7/8/2003
	(Sign once if Firm Of	ficial & Operator)

12

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Form 238-7 6/07

#### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D. 0073192 Diding Paratition 1744(1) - 281, 11, 1 Wate right of operation were Advised Justin Winkler Advised s 9799 Rim Rd.	12. STATIC WATER LEVEL and WELL TESTS:         Depth first water encountered (ft)         110         Water temp         (*)         61         Bottom hole temp         (*)         61         Bottom hole temp         Describe access port         Sanitary Well Cap         Welr test:				
Orgy         Nama         Oracle 10         Zp. 83686           3. WELL LOCATION:         Image: South []         Pige: 3         Fast []         or West [X]           Image: South []         Pige: 3         Fast []         or West [X]	Overweideren (host)         Osscharge or Hist (gen)         Test deration (minutes)         Pump         Balter         Feature enforcem           175         60         60         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1				
fil mores fil prices	Water Quality test or comments: Good/No odor				
Gevillet Covery Canyon Lat 43 * 30.835 (Original member)	13. LITHOLOGIC LOG and/or repairs or abandonment:				
Lat         43 ° 30.835         IOes and Decimal moules)           Long         116 ° 38.035         IOes and Decimal moules)           Address of Weillard         9799 Rim Rd.         IOes and Decimal moules)	Bore Dual Friem To Remarks tithology or description of repoins or (in) (it) (it) abandonment watci temp (Y tr				
City Nampia	10 ⁻ 0         2 Top Soil         X           10         2         10 Clay         X           10         10         18 Gravel         X           10         18         42 Sand & Clay         X				
4. USE: Ocanizate: Manager I Manager I Imgalian I Theorem I Impection Out :	10         18         42         Sand & Clay         X           6"         42         110         Clay         X         X           6         110         120         Sand         X         X				
5. TYPE OF WORK of the latit that apply (Replacement etc.)  Abandwontent Charles of two of the latit that apply (Replacement etc.)  Abandwontent Charles of two of the latit that apply and the latit that apply and the latit that apply (Replacement etc.)	6         120         145 Clay/strips of sand         X           6         145         160 Sand         X           6         160         175 Clay         X           6         175 Clay         X         X				
6. DRILL METHOD:	6         175         176         Sandstone/cracks         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X         X				
7. SEALING PROCEDURES       Seal material     From (t)       To (t)     Outrity (bs or th')       Placement method/procedure       Chips     0       47     20 Bags       Potured					
Diameter     From     To     Gauge/       (nommail)     (ft)     (ft)     Schedule     Mekenal     Casing Lines     Threeded     Welded       6**     +2     171     .250     Steel     Image: Casing Lines     Image: Casing Li	RECEIVED				
	NOV 0 7 2016				
Was drive shoe used? X Y N Shoe Depth(s) 171' 9. PERFORATIONS/SCREENS: Perforations Y N Method	WATER RESOURCES WESTERN REGION				
Manufactured screen Y N Type					
From (ft) To (ft) Sbl size Number/ft Diameter (nominal) Material Gauge or Schedule					
Length of Headpipe Length of Talpipe	Image: Completed Depth (Measurable)     180'       Date Started     10/4/2016				
Packer [] Y X N Typs 10. FILTER PACK:	14. DRILLER'S CERTIFICATION We certify that all minimum well construction standards were complied with at				
Filer Material From (t) To (tt) Quantity (bs or tt?) Placement method	the time the rig was removed. Company Name Can-Ada Well Drilling and Pump Co No 304 Principal Onliar Earl Skinner 207 Company August 11/02/2015				
11. FLOWING ARTESIAN: Flowing Artesian? [] Y [X] N Artesian Pressure (PSIG)	'Driller Date				
Describe control device	"Operator II Brad Skattan				

Coerator I _____ Date * Signature of Principal Driller and ng operator are required 13

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Form	238-7
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63

## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

0000100			LER
1. WELL TAG NO. D 0083136			- 1
Drilling Permit No 39119	<u>/_</u> >		
Water right or injection well #			V
Name James & Jolynn Aqui	00		- D
Address 8212 W Sloan St			
		02744	_
3.WELL LOCATION:	State 10	Zip 83714	
	- 2		
Twp 2 North I or South [ Sec 13		East 🛄 or West 🔀	W
10 acres 1/4	NE 1/4 N	Decres 1/4	13. Bo
Gov't Lot County Cal	nyon		D) {(i)
Lat 43 0 30.901		Deg. and Decimal minutes) Deg. and Decimal minutes)	10
Long 116 0 38.225		Dec. and Decimal minutes)	1(
Long 116 0 38.225 Address of Well Site 12185 Swa	inson Ln	beg and beciniar minutes)	1(
A CONTRACTOR OF THE OWNER	City Nampa	(10.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	10
Lot 6 Blk 1 Sub Nam	Swainsons	Point Sub	10
4. USE:			6
Domestic Municipal Monit	or Irrigation [		6
			0
5. TYPE OF WORK:			6
New well Replacement well Abandonment Other	Modify existing	well	6' 6'
6. DRILL METHOD			6
Air Rotary Mud Rotary	Cable 🔲 Other		6"
7. SEALING PROCEDURES.			6"
Seal material         From (tt.)         To (tt.)         QL           3/4 Bent. Chips         0'         58'         58'	37 bacs 10"	centent method/procedure	6"
	or bags 10	Overbore	6"
8. CASING/LINER:			122
Diameter From (ft) To (ft) Gauge/	Material Laso		
6" 101 04 41 0 00	teel X	Uner Threaded Welded	
			- (+ a.) a.c.
Vas drive shoe used? X Y N Sho	be Depth(s) 214		
PERFORATIONS/SCREENS:			
enorations IY XN Method			
anufactured screen X Y IN Type	Johnson		
tethod of installation Washdown			
	neter Matenal	Galuna of Schort Ha	
216' 221' 016 5	In 10(1)	Gauge of Schedule	Comp
			Date 1
			14. D
ength of Headpipe _10'	ength of Tailpipe		I/We of the time
acker X Y IN Type K-Packer	guror ralipipe _		
FILTER PACK:			Comp
Filter Material From (ft) To (ft)	Quantity (Ibs or ft ³ )	0	*Princ
	- doming (rDs Dr R.)	Placement method	*Drille
. FLOWING ARTESIAN:			*Opera
	_		Opera
owing Artesian? 🗋 Y 🙁 N Artesian I scribe control device	ressure (PSIG)		* Sign
Scripe control device			Sign

		WATER Weste	Risto RN I	OUBUC REGIO
		R LEVEL and WELL TESTS		
		ountered (ft) 109' Static water level (ft)	105	,
mp (	°F)	Bottom bolo toma (95)		_
acce	ess port	Well Cap		_
t.		Test method:	-	
wn (fee		ischarge or lest duration	Air	Flowing
5'	60	GPM 30 minutes		artes an
		comments:		
LOC	SIC LO	G and/or repairs or abandonment:		
From (ft)	To (ft)	Remarks, ilthology or description of repairs or abandonment, water temp.	Y	Water
0'	2'	Topsoil	1-	X
2'	5	Brown Clay	-	X
5 [.] 11'	11	Hard Pan	1	X
55'	55' 63'	Sandy Clay		X
53'	75	Sand		X
5	93	Tan Clay Tan Clay		X
3'	109	Sandy Clay		X
29	122	Sand		X
22'	151'	Tan Clay	X	
51'	173	Sand w/Clay Strips		X
73'	187	Tan Clay	X	
87	199	Tan Clay w/Sand Strips	V	X
99,	207	Tan Clay	X	
)7'	209	Sand	x	X
)9,	215	Tan Clay		X -
15'	221	Sand	X	
-				
			~	
	E			
				-
			-	
- [_			2	
				1000
		abiej 221'	3 mar	1.00

RECEIVED

he time the rig was removed	vell construction	standards	were complied	with al

Name Adamson Pump & Drilling Co No 457 Duller (C Lik's (60 61 610 1 Date Oct 30, 2019 27 M laver 16 Date Oct 30, 2019 Date Johnathon Rutherford Date Oct 30, 2019

* Signature of Principal Driller and rig operator are required



# 63

## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1	5

1. WELL TAG NO. D 0080386																	
Drilling Permit No					12. STATIC WATER LEVEL and WELL TESTS:												
Water right or injection well #					Depth first water encountered (ft) 110 Static water level (ft) 110												
2. OV	NER:	oe Sci	naefer	c/o Kin	zler Builder	s		- Water temp (°F) 53 Bottom hole temp. (°F)									
Name					Describe access port												
			ger Ln					Weil test: Test method:									
City	Vampa	3		S	tate ID	7: 83686		Drav	down (fee	Υ <u>γ</u>	ield (gom) (minutes)			owing les an			
		ATION:		0		Zip				50	60		X				
					Dec. 3			Water	nuality	Leet or o	omments:						
Sec 1	3		0, 000	NE	Rge 3	East [] or	West 🗵				G and/or repairs or aband						
					acres 1/4 160	1/4		Bore	From	To			1				
Gov't L	ot		County C 30.974	anyon				Dia, (in)	(ft)	(ft)	Remarks, lithology or desc abandonment, wa	nption of repairs or iter temp.	Wa	ter N			
Lat 4	3	0	30.974			en and Decimal	minulant	10"	0	1	Top soil			X			
Long	116	0	38.234			eg and Decimal i			1	3	Tan clay			x			
Addres	s of We	Site 12	2156 Sv	vainsor	is Ln	og and Decimali	ninutes)		3		Tan clay w/gravel			X			
				Ci	_{ty} Nampa			0	30	40	Tan sandstone with t	an clay streaks	1	X			
								6	40		i			x			
		3lk	Sub	Name			_		60	100	Tan clay w/sand strea	aks		x			
4. USE								18	100	130	Tank clay w/small sar	nd streaks	X				
	nestic	Munic	ipat 🗋 I	Monitor	Irrigation [	] Thermai [	Injection		130	214	Tan sand w/clay strea	iks	X				
	EOFW								214	220	Sand		X				
New New	well				Adify existing v												
🗋 Aba	ndonmer	it 🗍 C	other		loaity existing v	Veli											
6. DRI	L MET	HOD:								1211)		ENTED					
2 0 5 4			Rotary		e 🗍 Other					L	REC	EIVED					
Sea	I material	ROCED	URES:	1 (huant tu	(lbs or ft") Pia					1				_			
3/8 b	entoni		) 40	1.1	50lbs dry	cement metrod/p	ocedure				FEB	1 1 2019					
									-t-ot-n								
8 CAS	ING/LIN	JED.			(* )# (+*			1000			WATER	RESOURCES					
Ciameter	Erom /h		Gauge/	1000	<u>.</u>						WEON						
(nominal) 6"		-	Schedule	Mate		Liner Threade	-	-		1227				-			
	+2	213	250		X		×		1244 <u>125</u>		21.000 (1.000 (0.000))						
5"	210	215	180	steel	X		X				(R. 4. In the second seco						
								1000									
			2012										2				
Was driv		used2 5		. Chan D	epth(s) 213ft					20000	-			_			
					$eptn(s) \leq 101t$						1997						
								10000						(			
			Method														
Manufac	tured so	reen 🗙	Y 🗖 N	Type Jol	hnson												
Method	of install	ation Wa	ash in			1.1		75									
From (ft)	To (ft)	Slot size	Number/ft	Dameter	Motorial		<u></u>	1410	<u> </u>								
215	220	.020		(nominal)	the second secon	Gauge or St	chedule	Complet	ed Depth	i (Measu	rable) 220 ft						
	220	.020	<u> </u>	5	stainless			Date Sta			the second s	eted: Feb 4, 2019					
				1	ļ				the second se	and the second se	IFICATION:	ered: 1/2017					
		5.4					(1) (1)	I/We ce	tify that	all minir	num well construction stand	ards were complied	l suith int				
Length o				Leng	th of Tailpipe	J/A		the time	the ng v	was rem	oved						
Packer (		] N Туре	double	wiper				Compar	iv Name	Coon	se Well Drilling & Pur	mp on No 409					
10.FILT	ER PAC	K:						*Princip						-			
Filter	Material	From	n (ft) To	<b>) (ft)</b> Qui	antity (lbs or ft ³ )	Placement m	ethod	Princip	al Driller	-fr	and Coord	Date Ped 7,	2019	-			
1	N/A							*Dritler	<u>11</u> .		Units	Date Feb 7,	2019				
11 ELO	AUNO -	DTEO						*Operate	or II			Date					
11. FLO								Operato	1.1	2.51	ant Calara	Date Feb 7,	2019				
			N Arte	esian Pres	ssure (PSIG)		2		/		121-323			n.)			
Describe	control o	fevice	-					Signat		meipa	Driller and rig operator ar	e required					

SCANNED

Form	238-7	1
6/07		

# IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

R	E	C	E	I.	V	E	υ

# JUL 0 2 2018 16

1. WELL TAG NO. D 0078523						WATER			
Drilling Permit No	12. STATIC WATER LEVEL and WELL TESTS: WESTERN REGION Depth first water encountered (ft) 91' Static water level (ft) 80'								
Water right or injection well #									
2. OWNER:	Water temp. (°F) 00 Bottom hole temp. (°F)								
Name Julia Hyslop	Desc	ibe acce	ess port	Well Caj	0	-			
Address 10139 Rim Rd.	Well	lest:	,			Test met	hod:		
	Drav	vdown (fei		scharge or ield (gpm)	Test duration (minutes)	Pump	Baller		Flowing
	1	20'			30 minutes			X	artes ar
3.WELL LOCATION:						ī		П	
Twp. 2 North 🖾 or South 🗌 Rge. 3 East 🗋 or West 🖾	Water	quality	test or c	omments:					
Sec 12 1/4 SE 1/4 SE 1/4 1/4 SE 1/4	13. LIT	HOLO	GIC LO	G and/or re	pairs or aban	donment.			
	Bore Dia.	From	То		s, lithology or desc	the second	airs or	v	Vater
Gov't Lot County Canyon	(in)	(ft)	(ft)		abandonment, w	ater temp,		Y	N
Lat 43 0 31.157 (Deg and Decimal minutes)	10"	0'	2	lopsoil					X
Long 110 0 30.047 (Dec. and Decimal minutes)	10"	2'	8	Gravel &	Sand			i	X
Address of Well Site 10139 Rim Rd	10"	8.	17'	Sand					X
City Nampa	10"	17'	43	Sandy C					X
	6"	43	46'	Sandy C	lay				X
Lot Blk Sub Name	6"	46' 50'	50'	Clay					X
	6"	50 66'	66' 72'	Sandy C	lay				X
Domestic Municipal Monitor Irrigation Thermal Injection	6"	72'	91'	Clay Sondu C					X
	6"	91	93	Sandy C Sand	ау			-	X
5. TYPE OF WORK:	6"	93'	101'	Clay				X	-
Abandonment Other	6"	101'	the second se						X
6. DRILL METHOD:	6"	105'		Clay				X	
Air Rotary 🗍 Mud Rotary 🗍 Cable 🗍 Other	6"	107	I have been as	Sand					X
7. SEALING PROCEDURES:	6"	110'	- i commenciations and a second	Clay				X	
Seal material From (II) To (II) Quantity (Ibs or ft1) Placement method/orocadure	6"	125'			Clay Strips			V	X
3/8 Bent. Chips 0' 43' 30 bags 10" Overbore	6"	135'	143'		oldy Ollips			X	X
	6"	143'	154'		Clay Strips	- damen is not close it and a monorphy to be	-	X	-
8. CASING/LINER:	6"	154'		Clay	outy outpo			- <u>-</u> ^	X
Diameter From (ft) To (ft) Gauge/	6"	158'	the second second second second	Sand		1	_	X	-^
	6"	160'	197'	Sandy C	lay				X
	6"	197'	203'	Clay w/S	and Strips			X	
	6"	203'	212'	Clay		C. Transfer			X
	6"	212'		Sand				X	
	6"	215'		Clay				1	X
Was drive shoe used? X V N Shoe Depth(s) 221	6"	221'	228'	Sand				X	
9. PERFORATIONS/SCREENS:									
Perforations Y X N Method									
Manufactured screen X Y N Type Alloy	-						and the second	1	
Method of installation Washdown	••••	101000							
From (ft) To (ft) Slot size Number/ft Diameter Malenal Gauge or Schedule									
inominal	Comple	ted Dept	h (Measi	urable): 22	8'				
223' 228' 016 5' 5'' SS	Date St	arted Ju	in 20, 2	018	Data Cama	leted: Jun 2	25.20	)18	
	· ·····			IFICATION		ieteo.			
	I/We ce	rtify that	t all mini	mum well co	nstruction stand	fards were	compli	iod with	at
Length of Headpipe 10' Length of Tailpipe	the time	the rig	was ren	loved.			compi	CO WITT	at
Packer 🖾 Y 🗋 N Type K-Packer	Compa	nv Nam	_a Adar	nson Pun	np & Drilling	Co I	45	57	
10.FILTER PACK:							NO		
Elloc Material	*Princip	al Drille	1ks	12.1	Gam	101(Date	Jun	28, 201	18
Pitter Waternal From (it) To (it) Quantity (ibs or ft ³ ) Placement method	*Driller			AVALLO					
	*Operat	or II			0.000	Date			
11. FLOWING ARTESIAN:	Operato	er I				Date			
Flowing Artesian? 🗋 Y 🗵 N Artesian Pressure (PSIG)									
Describe control device	Signa	ure of I	rrincipa	i Driller and	d rig operator a	re required	d.		

# IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D				
Drilling Permit No	۳. (	4-38	500	
Water right or injection v				
2. OWNER:	11-11-1			
Name Wolf Buildin	g Co.	(Prull)		
Address 843 W. Ho		and the second se		
_{City} Nampa		St	ate Idaho	Zip 83686
3.WELL LOCATION				
Twp. 2 North X Sec. 12	or Sout	th 🔲	Rge 3 E	East 🗋 or West 🕱
Sec. 12	10	1/4 SV	V1/4 SE	1/4
Condition	10 acros	20000	160 -	CT 55
Gov't Lot	31 057	N		** ***
Lat 43 c Long 116 c	31 057' 38 450'\	N		<ol> <li>and Decimal minutesi.</li> </ol>
Address of Well Site Vi Mallard Dr.	sta Del	Lagol	n directly y	y and Cechnal innutation vest of 10029
Mallard Dr.			Nampa	Vest 01 1002.5
	ane or pp	,	y	
Lot Bik	_ Sub N	lame		
4. USE: Domestic Munici	nal 🗂 1		Tituta atta	
Other		ionitor L	_ Imigation L	I Thermal LI Injection
5. TYPE OF WORK:				
X New well Repla	coment we	11 🗌 N	lodify existing w	eli
	ther	a. 11	n men it data anno an aige transforma ann go thar baire an	and a structure of the later second structure of the structure of
6. DRILL METHOD:	Rotary		Other	
7. SEALING PROCED				
Seal matenal From	(m) 1e m)	Quantity	Ilbs or ft") Plac	emant method/procedure
3/8" Bentonite C	74	1750	0 lbs. 10" (	Overbore
8. CASING/LINER:	Gauge/	-		
(nominal) From (R) To (R)	Schedule	Mate		Liner Threaded Welded
6" 2 238		Steel	X	
5" 229 240	.258	Steel		
5" 250 251	.258	Steel		
Was drive shoe used?		Shoe D	epth(s) 238	1
9. PERFORATIONS/SC				(iii) a sharbah terupakakan senya terubahan sete at a harman senya
Perforations 🔲 Y 🕱 N	Method			
Manufactured screen			nson	
Method of installation	ashdow	'n		· · · · · · · · · · · · · · · · · · ·
From (ft) To (ft) Slot size		Diameter		
230 240 .015		(nominal)	Material	Gauge or Schedule
230 240 .015	10'	5"	Stainless	304
		l		
Length of Line dation 10.8				70
Length of Headpipe 10.8 Packer X I N Type	Rubbe	Leng	th of Tailpipe	
		1 11 ⁻ F d		
10.FILTER PACK:				an algebra film and a strategic
	m (ft) To	(fl) Qu	antily (Ibs or ft ³ )	Placement method
N/A				2.12.0
	·			
11. FLOWING ARTESI				
Flowing Artesian?	N Arte	sian Pres	ssure (PSIG)	

Describe control device

Water	temp. ( ⁰	F) Col	d Static water level (ft) Bottom hole temp. (°F)	~	
Descri	be acce	ss port	3" Turtle Cap		
Well to	est:		Test method:		
Draw	down (fee	() Di	scharge or I est duration	Air	Flow
200'				X	artes
				า	
Water	quality t	est or c	omments:	-	
			and/or ropairs or abandonment:		
Bore Dia.	From	То	Remarks, lithology or description of repairs or	V	Vater
(in)	(ft)	(ft)	abandonment, water temp.	Y	Γ
10"	0	3	Top Soil		
	3	26	Gravel	-12	
_	26	34	Sandy Gravel		
-	34	72	Sandy Clay		1-
6"	72	95	Brown Clay	-	-   -
	95	128	Tan Clay w/ Sand Streaks		-
	128	148	Tan Clay		
	148	154	Fine Sand	X	-
	154	165	Sand w/ Clay Streaks	X	100
	165	177	Tan Clay	- 3	-
	177	187	Sand	X	
	187	213	Tan Clay w/ Sand Streaks	x	+-
	213	217	Medium Coarse Sand	x	-
	217	228	Tan Clay		
	228	234	Medium Coarse Sand	х	-
	234	239	Tan Clay	^	-
	239	251	Medium Coarse Sand	X	44.5
	251		Tan Clay	^	
			and the second		
			DE		
			RECEIVED		-
			and the second se		
			JAN 072018		22
	The self in a set of a	1 March 1 (1973)			-
	9 9 10 mm - 1 - 1		WATER RESOURCES		
			WESTERN REGION		-
	÷				
omplet			251		-

14. DRILLER'S CERTIFICATION:

INVe certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling In	Co. No 332
*Principal Driller	Date Dec 14, 2018
*Driller	Date
*Operator 11 Rangled Physes	Date Dec 14, 2018
Operator I M Hanges	Date Dec 14, 2018

* Signature of Principal Driller and rig operator are required.



REPORT OF WELL DRILLER State of Idaho

UU 061 7 1966

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

**FELL OWNER:** Size of drilled hole: 16 in Total depth of well: 57,27 Standing water level below ground: 7777 Temp. Fahr. 7800 Test delivery: 1800 **lame** lddress gpm or cfs Pump? Bail Size of pump and motor used to make test: nam Wner's Permit No. VATURE OF WORK (check): Replacement well Length of time of test: 12 New well X Deepened Abandoned /Hrs. Min. Drawdown: 50 ft. Artesian pressure: ft. waltan later is to be used for: , 2 above land surface Give flow _cfs TETHOD OF CONSTRUCTION: Rotary or gpm. Shutoff pressure: Controlled by: Valve Cap Plug No control Does well leak around casing? Cable X )ug 🔄 Other (explain) CASING SCHEDULE: Threaded Welded No [] Yes _ft. <u>//6</u> "Diam. from <u>O</u> ft. to <u>344</u> ft. <u>72</u> "Diam. from <u>337</u> ft. to <u>457</u> ft. DEPTH MATERIAL WATER FROM TO YES OR NC "Diam. from 435 ft. to 535 "Diam. from FEET FEET ft. ft. to ft. 2 Ó * hard Thickness of casing: 250 Mall Material: 26 Steel X concrete Wood 2 30 other [ 20 75 28 (explain) 9 105 PERFORATED? Yes 🔀 No 🗌 Type of 105 112 perforator used: Star 112 // 8 118 1.28 Size of perforations: by 132 us <u>Actus</u>perforations from 2/2 ft. to 22/ ft. 134 <u>A conv</u> perforations from <u>240</u> ft. to <u>259</u> ft. <u>A conv</u> perforations from <u>280</u> ft. to <u>390</u> ft. <u>A conv</u> perforations from <u>250</u> ft. to <u>335</u> ft. WAS SCREEN INSTALLED? Yes No <u>No</u> 134 15 400 170 102 170 17.3 40 Manufacturer's name <u>Jimly (12'a to 'Chaining</u> Type Model No. 173 180 180 -161 Diam. 12 Slot size 3415 Set from 34/ ft. to 453ft 207 218 Diam. <u>/C</u> Slot size 11 Set from 39 ft. to 53 ft CONSTRUCTION: Well gravel packed? Yes 218 221 221 340 No. X size of gravel placed from ft. to provided? Yes No 2.59 140 an. 1000 Gravel ft. to ft. Surface set ft. Surface seal 259 270 270 274 274 2.18 _ft. Material used in seal: 288 3/2 Lies 3/2 320 Did any strata contain unusable water? Yes No. Type of water: 320 340 ft. Method of sealing Depth of strata uls. 340 3116 strata off:____ 346 240 140 364 T 31.1 <u> 31 a</u> 361 Surface casing used? Yes No. LIRAL Cemented in place? Yes 364 419 No [ us 419 430 L Locate well in section Rl. 448 430 yer-448 452 Black 508 457 an les may Work started: Work finished: Oct 19.66 Well Driller's Statement: This well was - Sec. drilled under my supervision and this report is true to the best of my knowledge. Name: Anna Well Mulling Ad 13 2 a al luc Address: a Signed by: YUlalmet £U License No. 100 Date: CC 1966 LOCATION OF WELL: County_ 1 dont :-SE X S M/ X Sec. 1.2 T. N/ R. 3 WW Use other side for additional remarks USGSmore log on hack ANNE

18

508 ft 5 30xt Hard black & the clay 530 ft 5 48xt Hard blue clay 548xt 562xt Longe lana meter



# STATE OF IDAHO DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

JB

Contraction of WATCH RESOURCES	19
WELL DRILLER'S REPORT	
quires that this report be filed with the Director, Department of Water	Resources
within 30 days after the completion or abandonment of the well	

State law requires that this report be filed with the Director, Department of Water Reson	
and the requires that this report be med with the Director, Department of Water Reso	ur
within 30 days after the completion or abandonment of the well	

		an abar			the well.	/	
1. WELL OWNER	7	WAT	TER LE	VEL			
Name Melvin Farmer		Stati	ic wate	level	72 feet below	land sustance	
% Don Brandt Address 215 llth Ave. So., Nampa, ID 83651		Flow	ving?	DYe	s 00 No. GPM.	flow	
		Arte Cont	sian clo trolled l	ised-in	pressurep.	5.î.	
Owner's Permit No.		Tem	peratur	e	OF. Quality	D Plug	
2. NATURE OF WORK	8.	WEL	L TES	T DA1	ſA		
Ø New well □ Deepened □ Replacement		DA P	ump		Bailer 🗆 Air	Other	
□ Abandoned (describe method of abandoning)	-	Dischar	ge G.P.N		Pumping Level		Pumped
		123			159	5.	
3. PROPOSED USE	-						
□ Domestic D3 Irrigation □ Test □ Municipal □ Industrial □ Stock □ Waste Disposal or Injection	9.	LITH	IOLOG	IC LO	G		
Other (specify type)			pth To		Manarial	8313	9 Water
4. METHOD DBILLED	28	0	9	SIL	t		Yes No
		9	20	San	d, Gravel & Cind	ers	
□ Rotary □ Air □ Hydraulic   IA Reverse rotary □ Cable   □ Dug □ Other		25	41	San	. Sand d, Gravel, River	Rock	
		41 47	47	Brn	. Clay		
5. WELL CONSTRUCTION		65	98	Brn	Sand-Fine Clay		
Casing schedule: X Steel Concrete Other		98	128	Brn	. Sand w/Clay St	reaks	
Thickness Diameter From To .250 inches 16 inches + 2 feet 228 feet		108	1/8	Brn	. Clay w/Sand Si	reaks	-+
inches 10 inches 268 feet 300 feet		178	203	Brn	- Clav		
<u>.250</u> inches <u>16</u> inches <u>320</u> feet <u>350</u> feet <u>.250</u> inches <u>16</u> inches <u>410</u> feet <u>420</u> feet		203	22/	Blue	e Clay e Sand-Med		++++
Was casing drive shoe used? Yes XI No		254	268	Blue	e Clay w/Sand St	reaks	•┼╉-┼
Was a packer or seal used? 🖸 Yes 😰 No		200	2/8	Blue	e Sand w/ClayoSt e Clay	reaks	
How perforated?  Factory Knife Taseh		296	321	Blue	e Sand	· · · · · · · · · · · · · · · · · · ·	╶┼┨╴┝──
Size of perforation inches by inches		321 358	358	Blue	e Clay e Sand		
Number         From         To          perforations        feet        feet		366	385	Blue	Clav		┥╉┦─
periodelons leel teat		385	411	Blue	Sand-Med	10	
Well screen installed? I Yes □ No	3120	477	430		Clay		+
Manufacturer's name Roscoe Mose					C.C.S.S.		+
Type Model No.					A COL	c.\	
Diameter 16_Slot size 80_Set from _300_feet to _320_feet					Li li azar	ROSOUTCOS	
Placed from 44 from 438			7678	0	the line	Pilling Control 19	18 TA
Surface seal depth Material used in seal: Cement arout				4	agn 5 Re	10010	ᡛᡶᢩᡌ
D Puddling clay 🔲 Well cuttings		9014 <u>5</u>	24	. 3	Depatyestern	0 100	
Sealing procedure used: Slurry pit Temp. surface casing To Verbore to seal depth			-1-11			AY 8 198	╬━╍ <u></u> ┼╍╌┤
wethod of joining casing: C Threaded & Welded C Solvent	1. J.			Crister Crister	Departme	int of Water R	sources
Weld Cemented between strata			iegicnal	UHC8			1
Describe access port 2" pipe welded on side of casing	<b>;</b> 10.				8.8.58		
		Wor	k starte	d	2-19-81 finished	3-7-81	
LOCATION OF WELL	11. 1	DRILL	ERS C	ERTI		0	
N_		l/We c	ertify t	hat al	I minimum well constr	uction standa	rds were
Subdivision Nam DEC 15 1982	C	omplie	d with	at the	time the rig was remov	/ed.	
Department	F	irm Na			Cope Drilling Co	Inc. 2	13
W E Department of Water Resources	۵	ddress	P. Me	0. E ridi	30x 561 an, ID 83642 D		
Lot No Block No						ate <u>J-12-6</u>	51
S	S	igned b	oy (Firr	n Offi	cial)	6 070	e_
Dunty Canyon			10	and	. Are ill		
SE 1/2 SE 1/2 Sec. 24 , T. 2N N/S, R. 3W E/W.			(0)	perato	" Annap	als	[
USE ADDITIONAL SHEETS IF NECESSARY - FOR		1 146	WHIT	E COP		<u> </u>	1 8

Form 238-7 6/07

## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

Page 10f2 860686 20

1. WELL TAG NO. D 0057937									
Drilling Permit No 912038 -860686				LEVEL and WELL TESTS:	378				
Water right or injection well # 63-2754	Depth first water encountered (ft) <u>378</u> Static water level (ft) <u>378</u> Water temp. (°F) <u>68 see pg 2</u> Bottom hole temp. (°F) <u>71 see pg 2</u>								
2. OWNER: Harvest Farm Co / Bing Frost Ranch Co.	Water	temp. (°I	F) 00 3	2" pipe on side	; pg 2	<u> </u>			
( )			s port _						
Name Address13735 Missouri Ave	Well t		0.0	Test method:	_	1			
CityNampaState_IDZip_83686		down (feet)	yie yie	eld (gpm) (minutes) Pump Baller ,		lowing			
		72	1	170 180 🗵 🖸 [					
3.WELL LOCATION:									
Twp 2 North 🖾 or South 🔲 Rge. 3 East 🔲 or West 🖾				omments:					
Twp.         2         North ⊠         or         South □         Rge.         3         East □         or         West ⊠           Sec.         22	13. LIT Bore	1		and/or repairs or abandonment:	r				
	Dia.	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	W W	ater			
Gov't Lot County Canyon Lat N 43 ∘ 29.763(Deg and Decimal minutes)	(in) 24	0		Top soil	+ <u> </u>	X			
Lat. IN 43 0 29,763 (Deg and Decimal minutes)	24	4		Cleachy	┣──	x			
Long W 116 • 40.697 (Deg and Decimal minutes)	24	11		Brown clay, red&black cinder seams		1 x			
Address of Well Site North of Missouri	24	141		Fine-Med brown sand	+	Îx			
(Gve at least name of road + Distance to Road of Lanonark) City Nampa	24	159		Brown clay		X			
	24	175		Fine-coarse brown sand		x			
Lot Blk Sub. Name	24	233		Brown clay w/fine-med sand seams	+	X			
	24	297		Fine-med brown sand	+	X			
Domestic I Municipal I Monitor I Irrigation I Thermal I Injection     Other	24	316	393	Clay w/ sm fine-med sand seams	X	X			
5. TYPE OF WORK:	24	393		Fine blue sand w/ sm clay seams	X	X			
New well I Replacement well I Modify existing well	24	436	438	Brown clay, blue clay w/ gravel	X	X			
Abandonment Other	24	438	468	Fine-coarse blue sand	X	1			
6. DRILL METHOD:	24	468	487	Blue clay		X			
Air Rotary D Mud Rotary Cable X Other Reverse	24	487		Fine blue sand	X	1			
7. SEALING PROCEDURES:	24	500		Blue clay		X			
Seal material From (ft) To (ft) Quantity (ibs or ft ² ) Placement method/procedure	24	533		Fine-medium blue sand	X				
Bentonite chips 0 516 67,500 Dry pour	24	554		Grey sandstone		X			
	_24	556		Fine-coarse blue sand	X				
8. CASING/LINER:	24	566		Grey clay		X			
Diameter From (ft) To (ft) Gauge/ Material Casing Liner Threaded Welded	24	574	1	Fine-med blue sand	X				
(nominal)     Holi (h)     Schedule     Waterial     Casing Line     Hirdaded       16     +2     536     .375     Steel     Image: Casing Line     Image: Casing Line	24	596		Grey clay	ļ	X			
	24	610		Fine blue sand	X				
16 566 575 .375 Steel	24	626		Grey clay		X			
16 595 608 .375 Steel 🛛 🗆 🖾	24	640		Fine blue sand w/sm grey clay seam	X				
16 628 640 .375 Steel 🛛 🗆 🗆 🖾	24	713	720	Grey sandstone Fine-med blue sand	<u> </u>	×			
Was drive shoe used?	24	727		Blue clay	X	<u> </u>			
9. PERFORATIONS/SCREENS:	24	732		Fine blue sand w/sm grey clay seam		<u> </u>			
	24	754		Grey clay	<u>+</u> ^-	×			
Perforations Y X N Method	24	757	771	Grey sandstone w/sm sand seam	x	$+\hat{-}$			
Manufactured screen 🗵 Y 🔲 N Type Johnson Wire Wrap					+^-	+			
Method of installation Lower in		+		· · · · · · · · · · · · · · · · · · ·	+	+			
From (ft) To (ft) Slot size Number/ft Diameter Material Gauge or Schedule		L	<u>i</u>	757	1	1			
(nominal)		eted Depi	<u> </u>						
	Date S	tarted: Fe	eb 7, 2	011 Date Completed: Apr 7, 201	1				
575 595 .025 16 S.S.				TIFICATION:					
608 628 .025 16 S.S.	I/We o	ertify that	t all min	imum well construction standards were compli-	ed with	at			
Length of Headpipe Length of Tailpipe 5'w/bottom plate		ne the rig							
Packer 🔲 Y 🗵 N Type	Comp	anv Nam	e Rive	erside lac Co. No. 33	3				
10.FILTER PACK:		-		it have it	ligt	Ī.			
	*Princ	ipal Dille		Date _	'/8//	<u>′/</u>			
	*Drille	r L	the	CHANGE Date 4	-18-	11			
#10x20 Sand 516 757 48,000 Dry pour		- 7	5						
Drill Cuttings 757 771	*Oper	ator II		Date					
11. FLOWING ARTESIAN:	Opera	tor I	13	Date 4	118	<u>/11</u>			
Flowing Artesian? 🔲 Y 🗵 N Artesian Pressure (PSIG)	* Cia-	ature of	Prinai-	al Driller and rig operator are required CE	511	E S			
• · · · · · · · · · · · · · · · · · · ·	aigi	ature of	ennorp	an primer and the operator are required to E	• I V	$\square D$			

Describe control device _

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CANRED

## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0057937
Drilling Permit No. 912038-860686
Water right or injection well # 63-2754
2. OWNER: Harvest Farm Co
Name
Address 13735 Missouri Ave. City Nampa State ID zip 83686
3.WELL LOCATION:
Twp: $2$ North $\boxtimes$ or South $\square$ Rge: $3$ East $\square$ or West $\boxtimes$ Sec: $22$ $1/4$ $\frac{SW}{40 \text{ serres}}$ $1/4$ $\frac{NE}{160 \text{ serres}}$
Sec 1/4 1/4 1/4 1/4
Gov't Lot County Canyon
County         Canyon           Lat.         N 43 o         29.763         (Deg and Decimal minutes)           Long.         W116 o         40.697         (Deg and Decimal minutes)
Long W116 • 40.697 (Deg and Decimal minutes)
Long. W116 0 40.697 (Deg and Decimal minutes) Address of Well Site North of Missouri
(G-re al least name of road + Distance to Road or Landmark) City Nampa
Lot Blk Sub Name
4. USE:
Domestic Municipal Monitor Irrigation Thermal Injection
5. TYPE OF WORK:
New well I Replacement well Modify existing well
Abandonment Other
6. DRILL METHOD:
7. SEALING PROCEDURES:
Seal material From (fi) 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
16 710 717 .375 Steel 🗵 🗆 🖾
16 727 732 .375 Steel 🛛 🗆 🖾
Was drive shoe used? Y X N Shoe Depth(s)
9. PERFORATIONS/SCREENS:
Perforations Y N Method
Manufactured screen X Y I N Type Johnson Wire Wrap
Method of installation Lower in
From (ft) To (ft) Slot size Number/ft Diameter Material Gauge or Schedule
640 710 .025 16 S.S.
717 727 .025 16 S.S.
732 752 .025 16 S.S.
Length of Headpipe Length of Tailpipe
Length of Headpipe Length of Tailpipe Packer D Y D N Type 10.FILTER PACK:
Length of Headpipe     Length of Tailpipe       Packer     Y     N
Length of Headpipe            Packer         Y         N           Type
Length of Headpipe            Packer         Y         N           Type
Length of Headpipe            Packer         Y         N           Type

Describe control device _

#### 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft)	Static water level (ft)
Water temp (°E)	Pottom hole terms ( ⁰ E)

	Bottom note temp.	(°F)	)
--	-------------------	------	---

Page 2 of 2

### Describe access port ____

Well test:			Test m	ethod:		
Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian

#### Water quality test or comments:

Bore Dia.	From	To	Remarks, lithology or description of repairs or	Wa	ter
(in)	(ft)	(ft)	abandonment, water temp.	Y	N
			NOTE:		
					L
			Bottom hole temp taken with a Hobo		
			temp logger.		
			Bottom temp 71 @ 770'		
		-	Water temp 68 taken during well		
			pump test		
_					
				_	
_					
					-
-					
					-
					-
					-
omple	ted Dept	h (Meas	urable): 757		i
ate St	arted: Fe	b 7, 20	D11 Date Completed: Apr 7, 2011		

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
*Driller	Date
*Operator II	Date
Operator I	Date

* Signature of Principal Driller and rig operator are required.



#### PRELIMINARY GEOTECHNICAL EVALUATION FOR "GOLDBERG COUNTRY SUBDIVISION" – AN 80<u>+</u> 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.

# **TABLE OF CONTENTS**

SCOPE OF SERVICES	I
SITE DESCRIPTION	2
PROPOSED DEVELOPMENT	2
FIELD STUDIES	2
REGIONAL GEOLOGY	2
SITE SOILS Artificial Fill Native Alluvial Soils	. 3
SURFACE & GROUND WATER	. 4
TECTONIC FAULTING AND REGIONAL SEISMICITY Secondary Seismic Constraints Summary:	. 4
RESULTS OF LABORATORY TESTING	. 5
CONCLUSIONS	. 5
RECOMMENDATIONS - EARTHWORK CONSTRUCTION General Demolition Removals/Processing - General Transitional Pads Excavation Difficulty Fill Placement Structural Fill and Import Soils Observation and Testing Ground Water Earthwork Settlements Slope Stability	. 5 . 6 . 7 . 7 . 7 . 8 . 8 . 8
RECOMMENDATIONS – FOUNDATIONS General Conventional Foundation Recommendations Seepage Bed Foundation Setback Foundation Settlement	.9 .9 .9
PAVEMENT SECTIONS	

OTHER RECOMMENDATIONS	11
Site Improvements Landscape Maintenance and Planting	11
Soil Corrosion	
Trench Excavation	12
Onsite Utility Trench Backfill	12
Drainage	13
PLAN REVIEW	14
LIMITATIONS	14

# **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.

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 (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<u>+</u> 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:

- I. 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  $80\pm$  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  $2,650\pm$  to  $2,695\pm$  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

GeoTek, Inc.



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.

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#### **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**

#### <u>General</u>

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.

GOANNED

- 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, which ever 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.

SCANNED

#### **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**

#### <u>General</u>

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.

SCANIGED

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 width and 250 pounds per square foot for each additional foot of width and 250 pounds per square foot for each 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.

ASSUMED TRAFFIC	SUBGRADE	MINIMUM ASPHALT		GGREGATE IESS (in.)
RIGHT-OF-AWAY	R-VALUE	CONCRETE THICKNESS (in.)	Aggregate Base* (3/4" minus)	Subbase* (Uncrushed Aggregate)
Parking and Drives No Truck Access TI = 6.0	10	2.5	4.0	12.0
Truck Access TI = 8.0	10	3.0	6.0	16.0

#### Hot-Mix Asphalt Pavement Sections

*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.

#### <u>Drainage</u>

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.

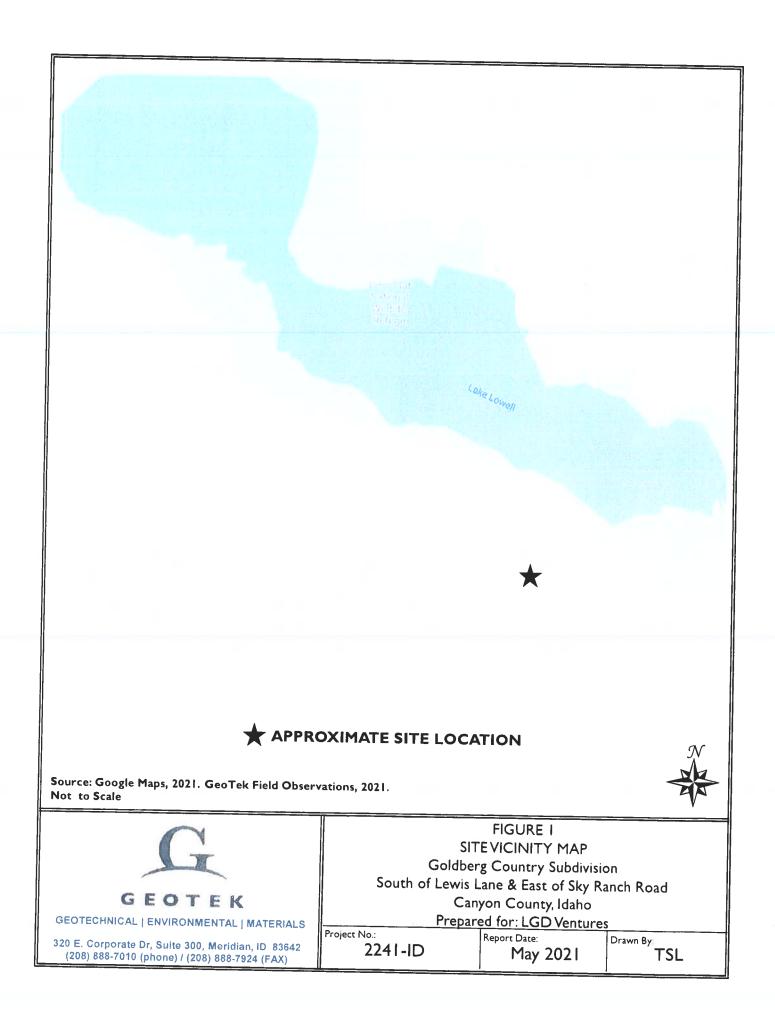
The opportunity to be of service is greatly appreciated. If you have any questions concerning this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

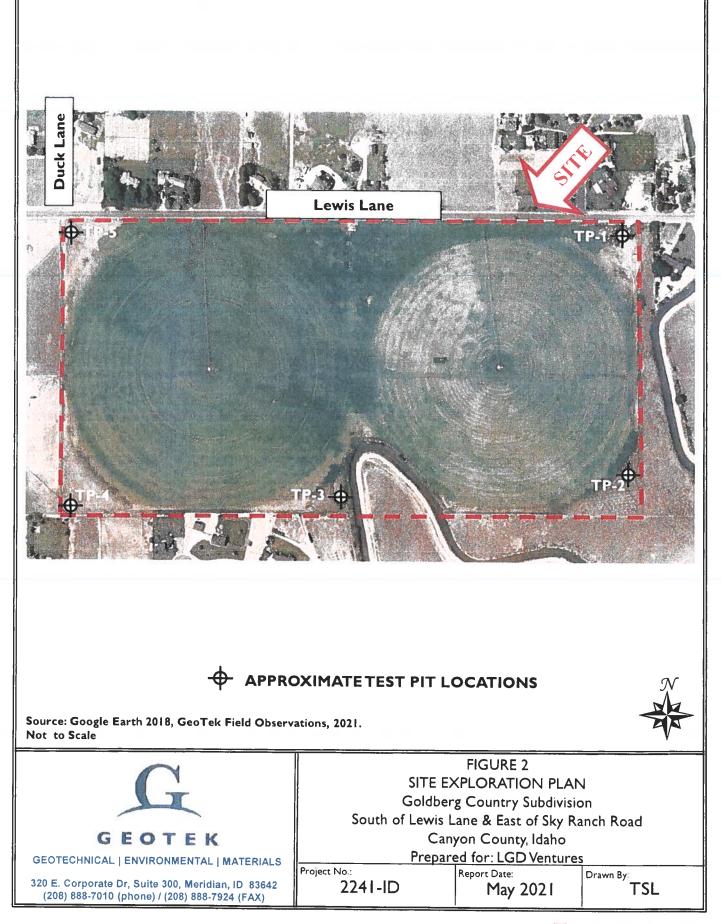
Respectfully submitted, **GeoTek, Inc.** 

Tyler Lydeen, El Staff Professional

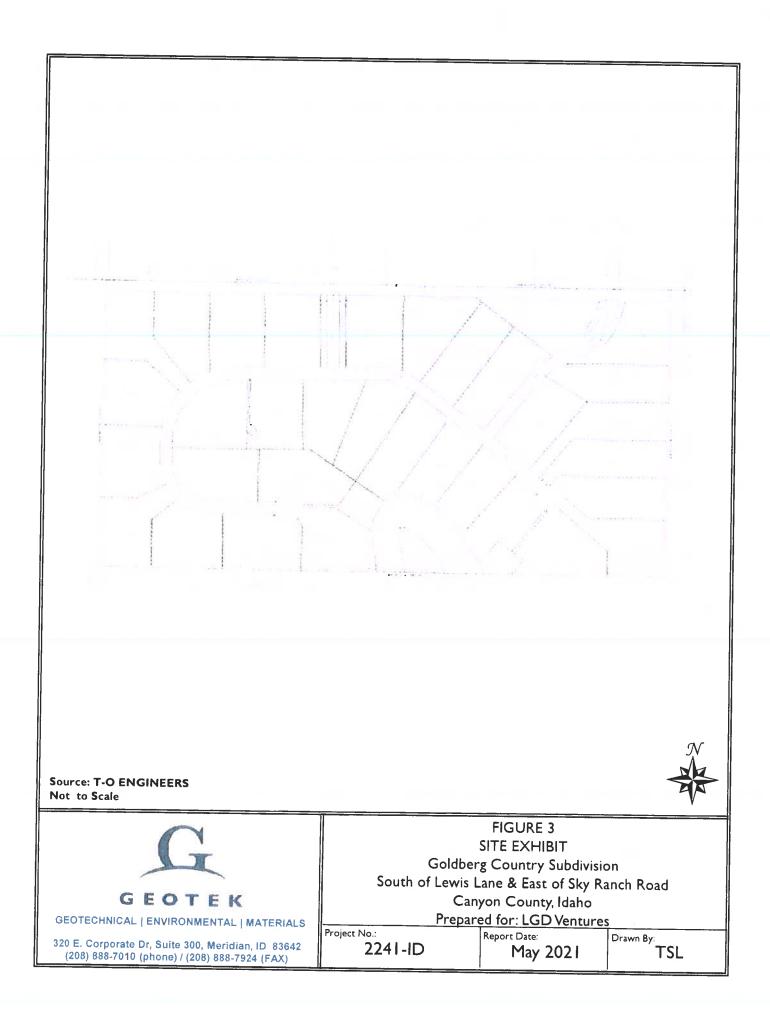


Luke J. Landriani, PE Senior Engineer









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# **APPENDIX B**



GeoTek, Inc.

## LOG GENERAL NOTES

CONSISTE	NCY OF FINE-GRAIN	ED SOILS
Unconfined Compressive Strength, Qu, 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				
tandard 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						

<b>RELATIVE HARDNESS</b>	OF CEMENTED	SOILS (CALICHE)
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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
Moderately Hard	hand.
	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							
an official to sign	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							
	МН	Elastic SILT							
	CL-ML	Silty CLAY							
	CL	Lean CLAY							
	СН	Fat CLAY							
	PCEM	PARTIALLY CEMENTED							
	CEM	CEMENTED							
	BDR	BEDROCK							

	SAMPLING
	SPT
	Ring Sample
NR	No Recovery
$\geq \leq$	Bulk Sample
$\leq$	Water Table

	CONSISTENCY											
C	Cohesionless Soils Cohesive Soils Cementation											
VL	Very Loose	So	Soft	MH	Moderately Hard							
L	Loose	F	Firm	н	Hard							
MD	Medium Dense	S	Stiff	VH	Very Hard							
D	Dense	VS	Very Stiff		•							
VD	Very Dense											



				Y	<b>TEST PIT LOG</b>		
G	E			ГЕ	PROJECT #:       2241-ID         PROJECT:       Goldberg Country Subdivision         CLIENT:       LGD Ventures	M EXCA	GED BY:     TSL       IETHOD:     Backhoe       IVATOR:     Just Dig It       DATE:     4/20/21
Depth (ft)	Sample Type	Blows / 6 in.	Soil Pattern	USCS Symbol	TEST PIT NUMBER: TP-I MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS
.				FILL ML	Lt. Brown to Brown, Artificial Fill Sandy Silt with Gravel, Moist Lt. Brown to Brown, Sandy SILT with Gravel, Moist	So	Roots/Organics to 0.5'
1 1	imes				I with Gravel, Moist	F	
2 -				ML	Lt. Brown, Sandy SILT with weak Cementation, Slightly Moist	S	
4 -	_			PCEM GP	Tan to Lt. Brown, PARTIALLY CEMENTED Silty Sand, Slightly Moist	MH	
6					Tan to Lt. Brown, Poorly graded GRAVEL with Sand, Slightly Moist	D	Percolation Test Conducted at 7.0' Piezometer Installed at 9.7'
					END OF TEST PIT @ 10.0'		The confector mistalled at 7.7
					NO GROUNDWATER ENCOUNTERED		

G	TEST PIT LOG         PROJECT #:       2241-ID         PROJECT #:       2241-ID         PROJECT ::       Goldberg Country Subdivision         CLIENT:       LGD Ventures         LOCATION:       Southeast of the Lewis Lane & Duck Lane Intersection									
Depth (ft)	Sample Type	Blows / 6 in.	Soil Pattern	USCS Symbol	TEST PIT NUMBER: TP-2 MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS			
				FILL	Brown, Artificial Fill Lean Clay, Slightly Moist to Moist	So	Roots/Organics to 1.0'			
1 -	Х			CL	Brown, Lean CLAY, Slightly Moist to Moist	F				
3 — 4 — 5 —				PCEM	Tan to Lt. Brown, PARTIALLY CEMENTED Sandy Silt, Slightly Moist	МН				
6 — 7 —				PCEM	Tan to Lt. Brown, PARTIALLY CEMENTED Gravel with Sand, Slightly Moist	н				
8 — 9 — 10 — 11 — 12 — 13 —					END OF TEST PIT @ 8.0' (PRACTICAL REFUSAL) NO GROUNDWATER ENCOUNTERED		Piezometer Installed at 7.7'			
14 — 15 —										
16 — 17 <b>—</b> 18 <b>—</b>										
19 <b>—</b> 20 <b>—</b>										

				Y	TEST PIT LOG		
				Ĭ	PROJECT #:     2241-ID       PROJECT:     Goldberg Country Subdivision	M	GED BY: TSL ETHOD: Backhoe VATOR: Just Dig It
G			<u>)                                    </u>	ГЕ		ELEV	DATE: 4/20/21
Depth (ft)	Sample Type	Blows / 6 in.	Soil Pattern	USCS Symbol	TEST PIT NUMBER: TP-3 MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS
1 <b>-</b> 2 -				FILL ML	Brown, Artificial Fill Lean Clay. Slightly Moist Brown, Lean Clay, Slightly Moist	So F	Roots/Organics to 0.5'
3 -	Х			CL-ML PCEM	Brown, Sandy Silty CLAY, Slightly Moist Tan to Lt. Brown, PARTIALLY CEMENTED Silty Sand, Slightly Moist	F	
5 <b>-</b> 6 <b>-</b> 7 <b>-</b> 8 <b>-</b>						MH	
<b>,</b>				SP	Tan, Poorly graded SAND, Slightly Moist	D	Percolation Test Conducted at 8.0' Piezometer Installed at 9.2'
<b>1</b> − 2 − 3 −					END OF TEST PIT @ 10.0' NO GROUNDWATER ENCOUNTERED		
)							

						<b>TEST PIT LOG</b>	LOGG	ED BY:TSL
						PROJECT #: 2241-ID	ME	THOD: Backhoe
						PROJECT: Goldberg Country Subdivision	EXCAV	ATOR: Just Dig It
1						CLIENT: LGD Ventures		DATE: 4/20/21
G				ΓΕ	К	LOCATION: Southeast of the Lewis Lane & Duck Lane Intersection	ELEV	
Depth (ft)	Sample Type	Blows / 6 in.	Soil Pattern	USCS Symbol		TEST PIT NUMBER: TP-4 MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS
				FILL	Brown, /	Artificial Fill Lean Clay, Moist	So	Roots/Organics to 1.0'
' -				PCEM	Tan to L	t. Brown, PARTIALLY CEMENTED Silty Sand with Gravel,		
2 -			CLARMAN		Slightly N	Moist		
				GP	I an to L	t. Brown, Poorly graded GRAVEL with Sand, Slightly Moist	VD	
3 -								
4 -								
			11 OF					
5 -			用印刷				3	
6 -			相用					
							D	
7 -								
8 -								
9			THE	0 9				Piezometer Installed at 9.2'
ľΊ					2	END OF TEST PIT @ 9.0'		indenticer instance at 7.2
10 -	ł					NO GROUNDWATER ENCOUNTERED		
12 -								
13 🗕								
14								
15 -								
16 -								
17 =								
18 -								
19 -								
20 —								

			_				
					<b>TEST PIT LOG</b>		
					PROJECT #: 2241-ID		SED BY: TSL
		1			PROJECT: Goldberg Country Subdivision		THOD: Backhoe
					CLIENT: LGD Ventures	EXCA	VATOR: Just Dig It DATE: 4/20/21
						ELEV	ATION:
G				ΓΕ	K		
Depth (ft)	Sample Type	Blows / 6 in.	Soil Pattern	USCS Symbol	TEST PIT NUMBER: TP-5 MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS
				FILL	Lt. Brown to Brown, Artificial Fill Poorly graded Gravel with Sand & Silt, Slightly Moist		Peete/Ormeting of 0.51
1 - 2 -				GP	Lt. Brown to Brown, Poorly graded GRAVEL with Sand & Silt, Slightly Moist	D	Roots/Organics to 0.5'
3 -				GP	Tan to Lt. Brown, Poorly graded GRAVEL with Sand, Slightly Moist	D	
4 -							
5 🗕							
6 -							
7 =							
8 <b>-</b> 9 <b>-</b>			0.201		END OF TEST PIT @ 8.0' NO GROUNDWATER ENCOUNTERED	_	
10 -							
11 <b>-</b>							
13 -							
14 -							
15 -							
16 -							
17 -							
18 -							
19 🗕							
20 —							

# APPENDIX C



GeoTek, Inc.

# FIELD TESTS AND OBSERVATIONS (2241-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.

LOCATION	USCS Soil Classification Symbol	INFILTRATION RATE (Inches/Hour)
TP-I @ 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.

LOCATION	GROUND WATER ELEVATION
TP-I @ 9.7'	9.7'+
TP-2 @ 7.7'	7.7'+
TP-3 @ 9.2'	9.2'+
TP-4 @ 9.2'	9.2'+

# **APPENDIX D**

SCANNED

GeoTek, Inc.

# 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.

320 Corporate Drive, Ste #300 7950 Meadowlark Way, Ste E Meridian, ID 83642 Coeur d'Alene, ID 83815 (208) 888-7924 (208) 904-2981 Phone: (208) 888-7010 (208) 904-2980 Fax: Report No: MAT:21-00356-S01 **Material Test Report** CC: Client: LGD Ventures PO Box 9325 Boise ID 83707 Project: 2241-ID Goldberg Country Subdivision THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL Sample Details Sample Description: Sample ID 21-00356-S01 ML, Sandy SILT with gravel **Date Sampled** 4/20/2021 Specification General Sieve Set Sampled By Tyler Lydeen Location TP-1, 0.5'-1.5' **Atterberg Limit:** Liquid Limit: N/A Plastic Limit: NP Plasticity Index: NP Grading: ASTM C 136, ASTM C 117 **Particle Size Distribution** Date Tested: Tested By: Passing Sieve Size % Passing Limits 87 1in 100 324 ³∕₄in 97 73 1∕₂in 87 3/8in 84 50 No.4 78 52. No.8 75 No.16 73 -01 No.30 70 324 No.50 66 No.100 61 22 No.200 53 10+ Ξ Ę . . No 16 01. 01 100 50 7 97 Note â ŝ Seve COBBLES GRAVEL SAND FINES (53.3%) D85: 10.4100 D60: 0.1376 D50: N/A Medium Coarse Fine Coarse Fine Silt D30: N/A D15: N/A D10: N/A Clay (0.0%) (2.7%) (19.1%) (3.7%) (6.7%) (14.5%)

GeoTek - Idaho

Page 1 of 2

 GeoTek - Idaho
 7950 Meadowlark Way, Ste E

 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



		(200) 00 + 200 -	
Mate	rial Test	Report	Report No: MAT:21-00356-S0
	LGD Ventures PO Box 9325 Boise ID 83707	CC:	
Project:	2241-ID Goldberg Country	Subdivision	
Sample D	letails		THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL
Sample II Date Sam Specifica	) pled	21-00356-S02 4/20/2021 General Sieve Set	Sample Description: CL, Lean CLAY
Sampled Location	Ву	Tyler Lydeen TP-2, 1.0'-2.0'	Atterberg Limit:
			Liquid Limit: 28 Plastic Limit: 20 Plasticity Index: 8
Particle S	ize Distribution		Grading: ASTM C 136, ASTM C 117
Pass r	9		Date Tested: Tested By:
	1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 -		Sieve Size % Passing Limits No.4 100 No.8 99
#0 50		er e -e onnañ ou a las estas di Trailitzt-menoù nenne- es las ar	No.16         98           No.30         96           No.50         93           No.100         90
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	NIN NIN NIN NIN	R P P P P P P P P P P P P P P P P P P P	
COBBLES	GRAVEL	SAND	FINES (85.5%)
(0.0%)	Coarse Fine (0.0%) (0.5%)	Coarse Medium Fine (0.4%) (4.3%) (9.3%)	Silt         Clay         D85: 0.0750         D60: N/A         D50: N/A

# NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605 www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



ZIP Code: 83687

Fax:

### 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: R30	11700000
City: Nampa	State: ID	
Notices Mailed Date: 03/04/2021		ZIP Code: 83686
Description of the Request: subdivision pre plat, rez	cone to R-R	5 Current Zoning: AG

# APPLICANT / REPRESENTATIVE INFORMATION

State: ID

Cell:

Contact Name: Alec Egurrola
Company Name: T-O Engineers
Current address: 332 N Broadmore Way
City: Nampa
Phone: (208) 442-6300
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:
2. TRCIENCEK	Martin Ivisi Malking for.
3. Linnt icivis	Successed 10041 Kingtom Lin
4. 5. 10 willans 15	1. 10 Contract 1 12202 Reactiview , 10
5. The Courtering	Includent aves 10044 Mallander
8. internet avies	Kirway Blyring """9 Jon Hard DE
9. Aur preinfield	und 12243
3. Bucknell	Ruchaul 19122 - EXHIBIT
	SCANNED 6

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12. 10020 Deck 13. (	All book 17900 FRAINERSTONE	
15. 16.		
17.		
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.

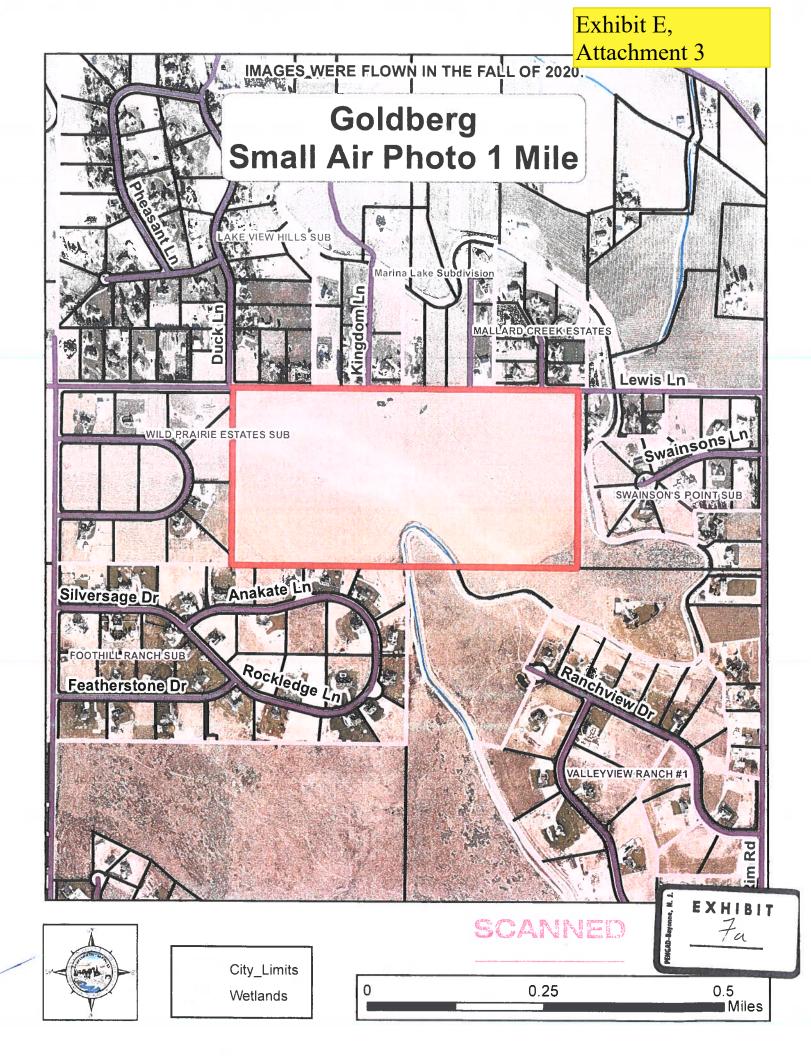
APPLICANT/REPRESENTATIVE (Please print):

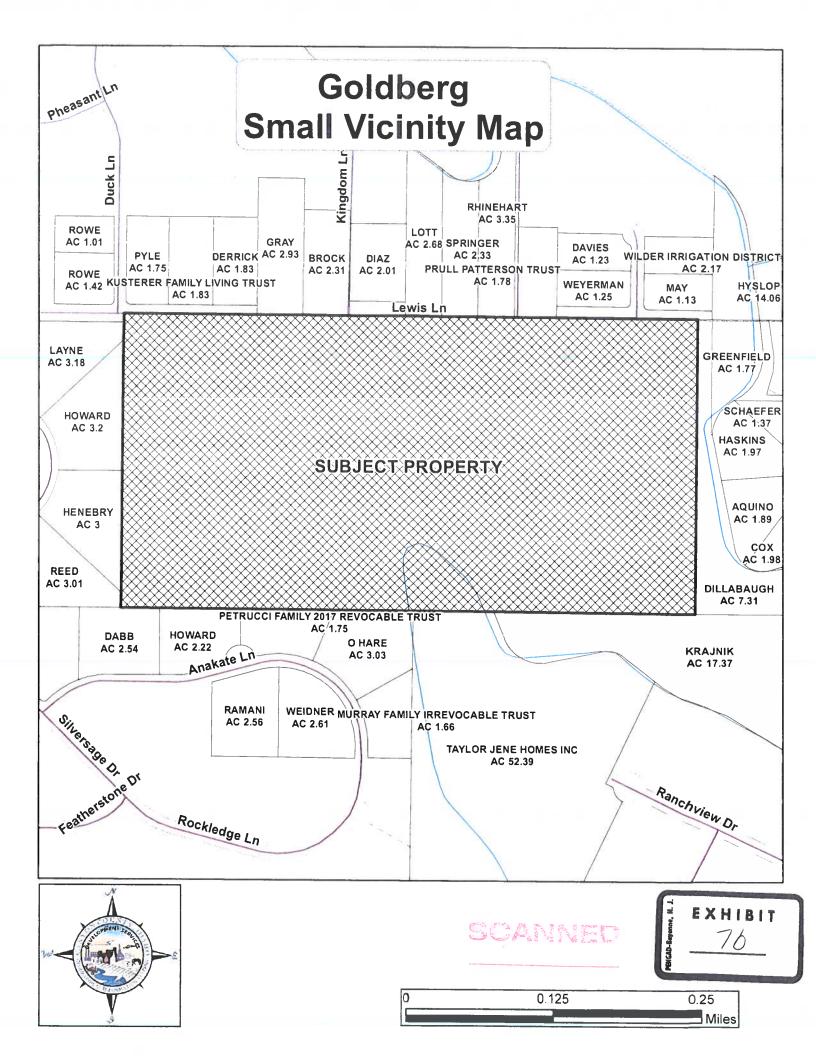
Alec Egurrola

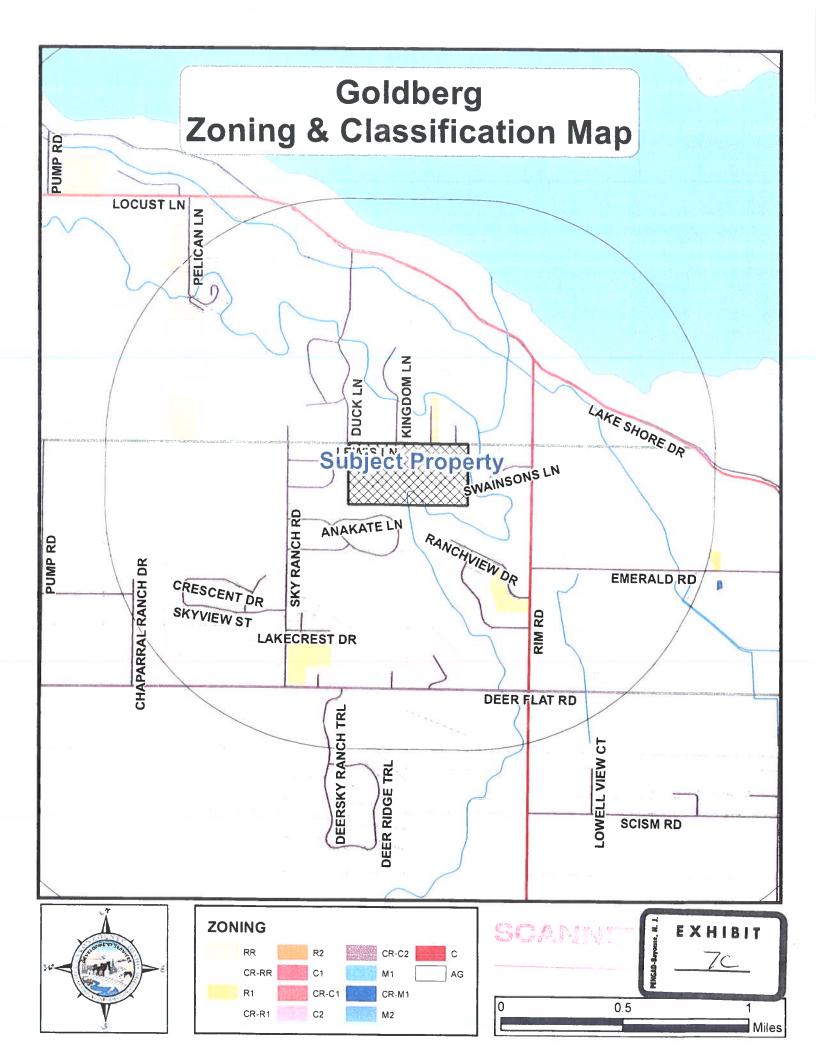
APPLICANT/REPRESENTATIVE (Signature): <u>Alec Equivala</u>

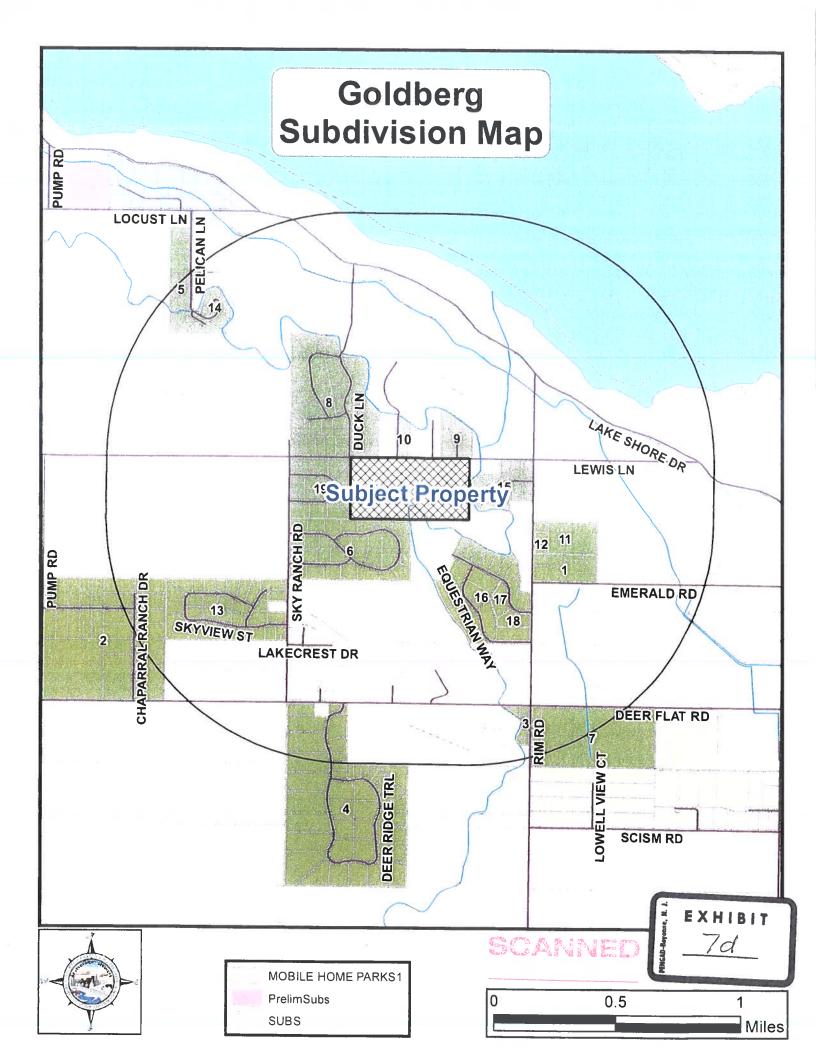
SCANE

DATE: 3 / 10 / 21





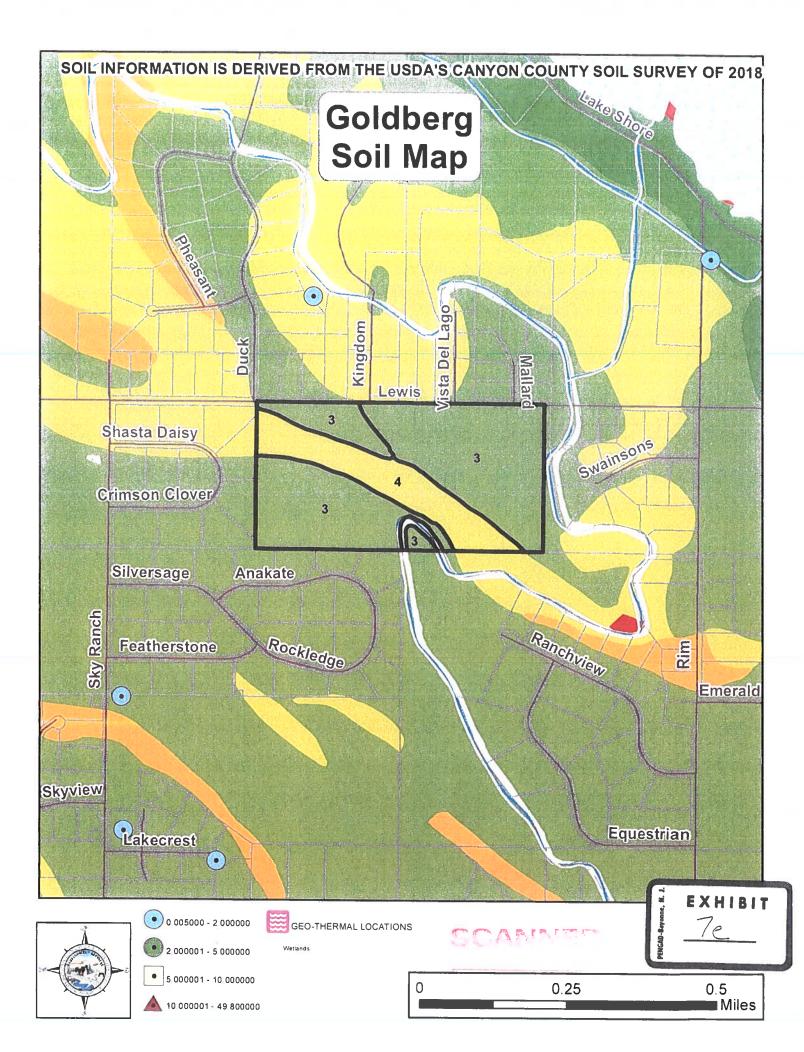


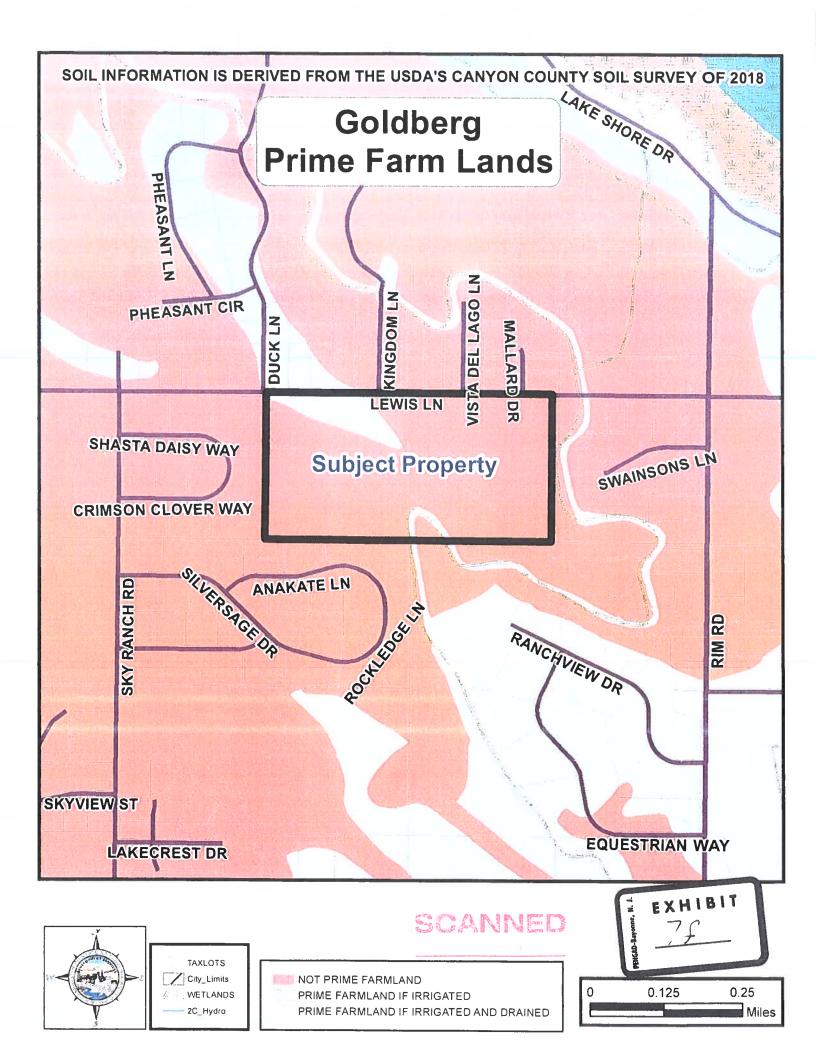


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NUMBER OF SUBS	ACRES IN SUE		AVERAGE LOT SIZE				New Street St
19	973.69		3.58				
NUMBER OF SUBS IN PLATTING	ACRES IN SUI	E NUMBER OF LOTS	AVEXAGE LOT SIZE				
69	4.62	2.16	0.54	78.53			
NUMBER OF MOBILE HOME PARKS	ACRES IN MHF	F NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM			
							Π
		PLATTED	SUBDIV	ISIONS			
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	E CITY OF	Year
SKY RANCH ESTATES	-	2N3W13	78.43	38	2.06	Canvon)	1996
SUNSET WEST SUB	2	ZN3W11	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	2	1.26	COUNTY (Canyon)	1995
DEERSKY RANCH	5	2N3W24	199.23	41	4.86	COUNTY (Canyon)	2001
FOOTHILL RANCH SUB	9	2N3W13	80.32	31	2.59	COUNTY (Canyon)	2004
GOUSE CROSS ESTATES	~ •	ZN2W19	82.29	9	13.72	COUNTY (Canyon)	1994
MALLARD CREEK ESTATES	0 0	2N3W12	14.04	44	1 75	COUNTY (Canyon)	19/4
NORTH RIM VIEW SUB	10	2N2W18	22.57	4	5.64	COUNTY (Canyon)	2005
VALLEYVIEW RANCH #1	1	2N3W13	78.09	18	4.34	COUNTY (Canyon)	2006
SWAINSON'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	ANYON 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

	INIAGAO	SIONS IN	SNILLAT		がある
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE		
			W.P.ARKS	「「「「「「「「「」」」	
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO OF SPACES	LINITS DEP ACPE	

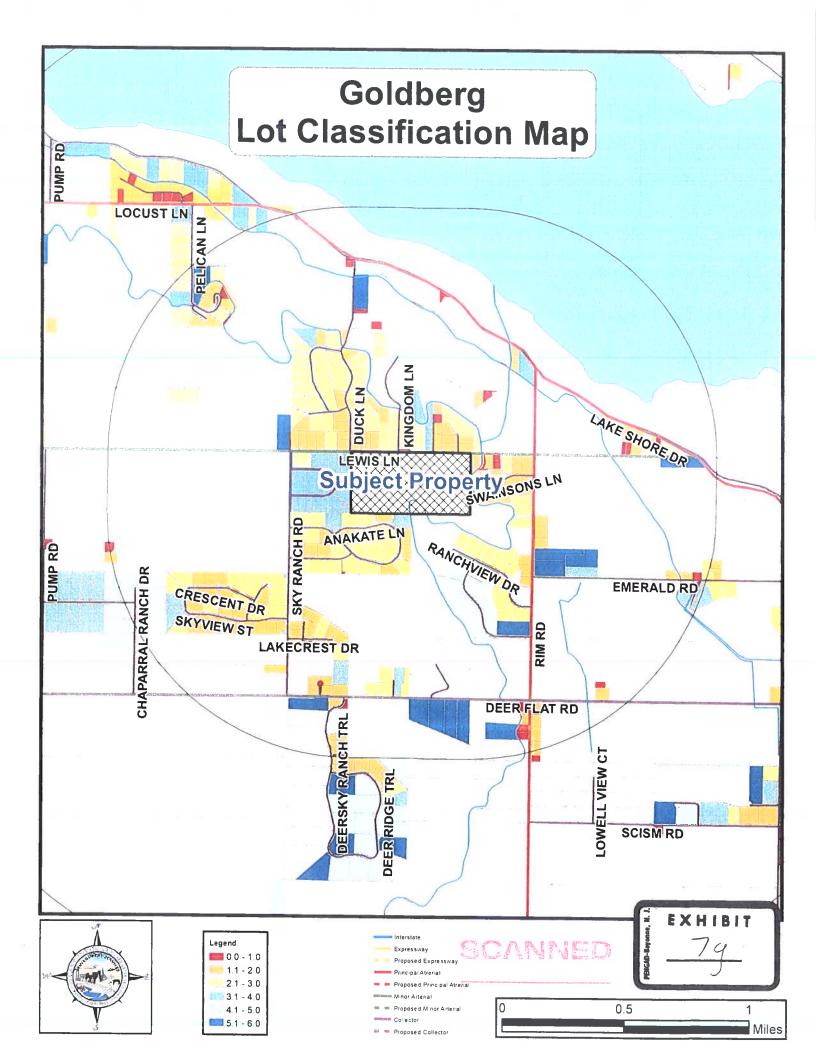
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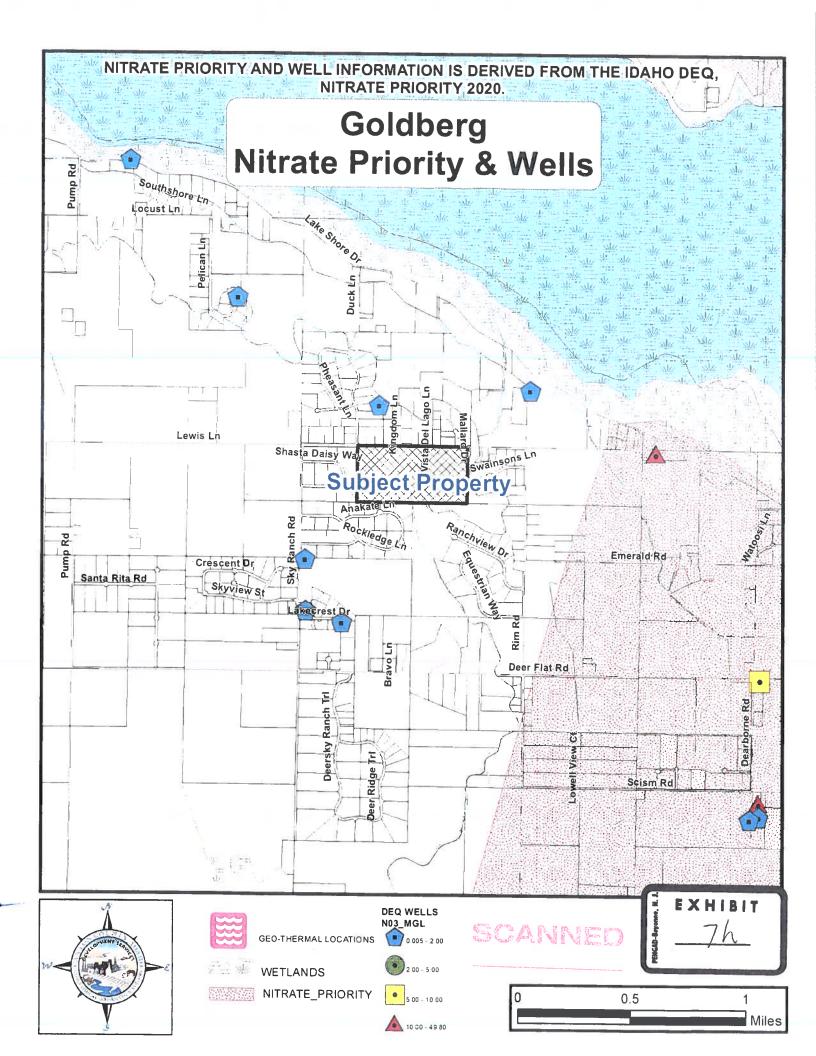


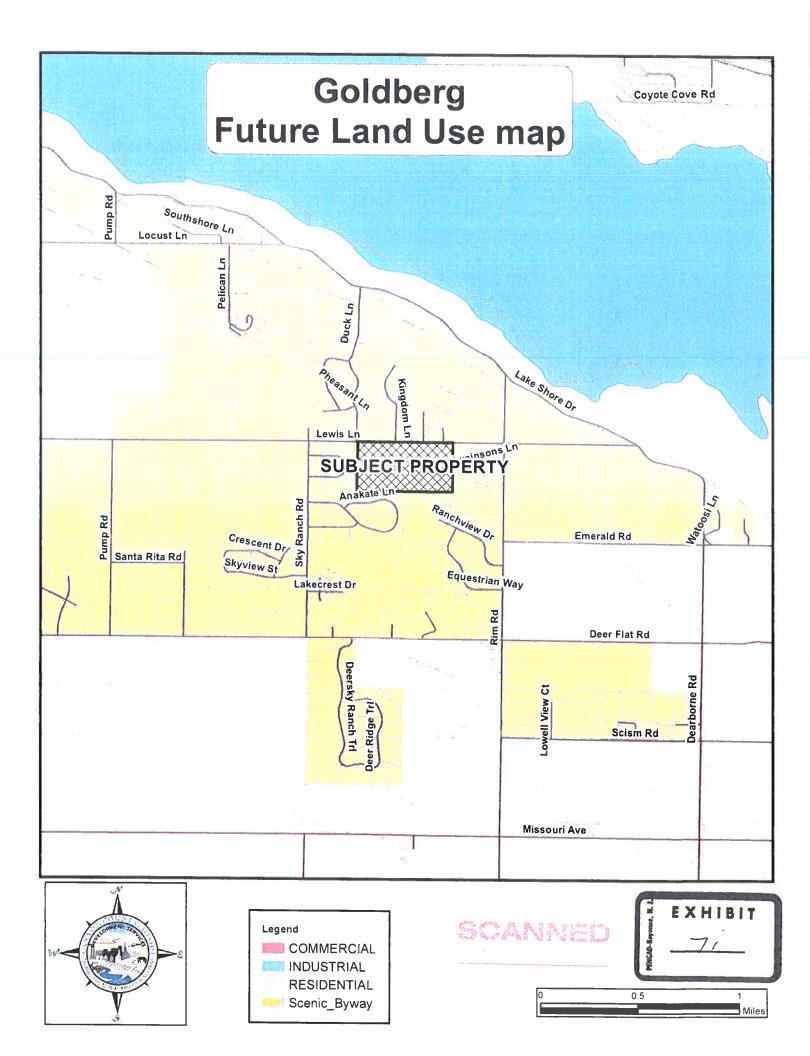


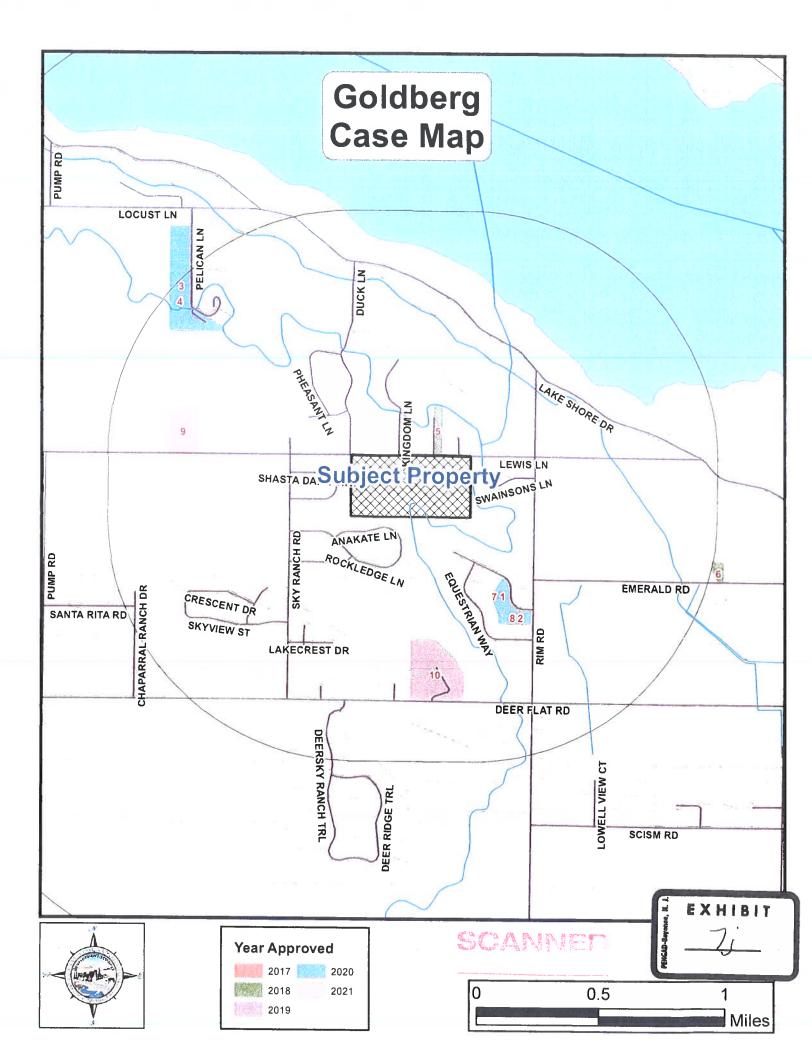
	MnC	MnC	MnC	MgC	MgD	SOIL NAME			<i>C</i>	ω	ω	ω	4	SOIL CAPABILITY CLASS	
	Not prime farmland	Not prime farmland	Not prime farmland	Prime farmland if irrigated	Not prime farmland	FARMLAND TYPE	FARMLAND REPORT		MODERATELY SUITED SOIL	SOIL CAPABILITY	SOIL REPORT				
3379602.60	41120.64	1331672.76	938195.28	280134.36	788479.56	SQUARE FOOTAGE	REPORT	3379602.60	41120.64	1331672.76	938195.28	280134.36	788479.56	SQUARE FOOTAGE	PORT
77.59	0.94	30.57	21.54	6.43	18.10	ACREAGE		77.59	0.94	30.57	21.54	6.43	18.10	ACREAGE	
100%	1.22%	39.40%	27.76%	8.29%	23.33%	PERCENTAGE		100%	1.22%	39.40%	27.76%	8.29%	23.33%	PERCENTAGE	

GCANNER



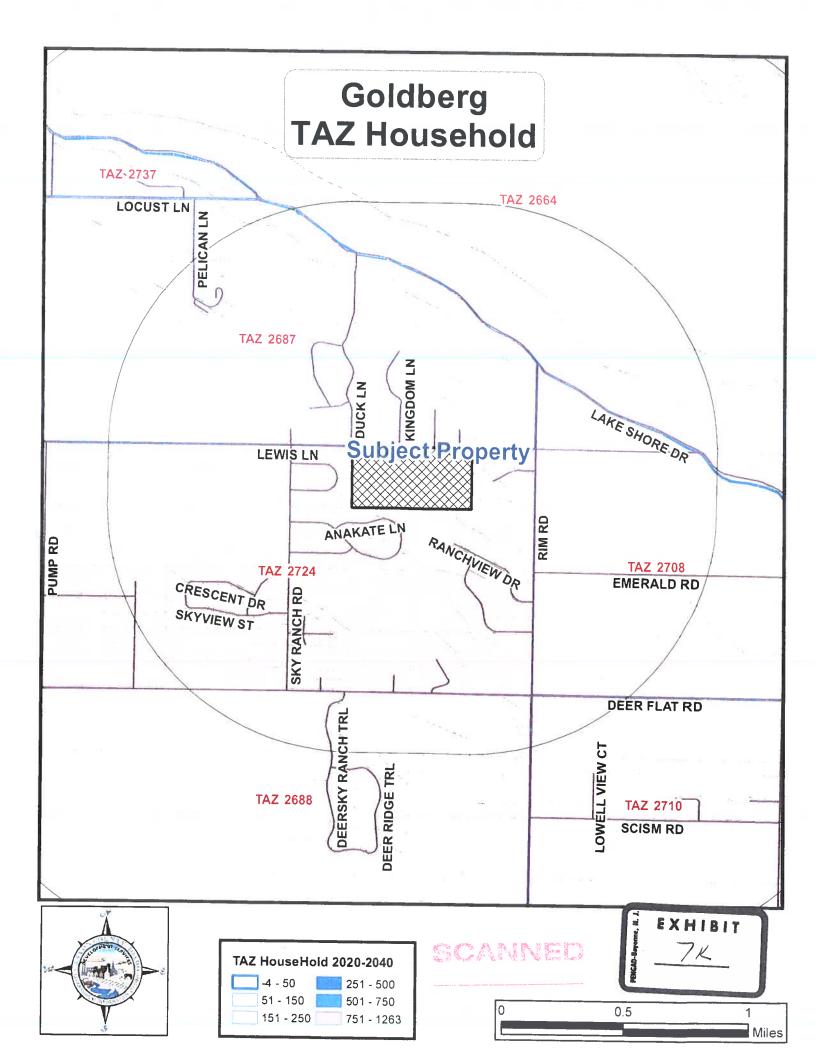


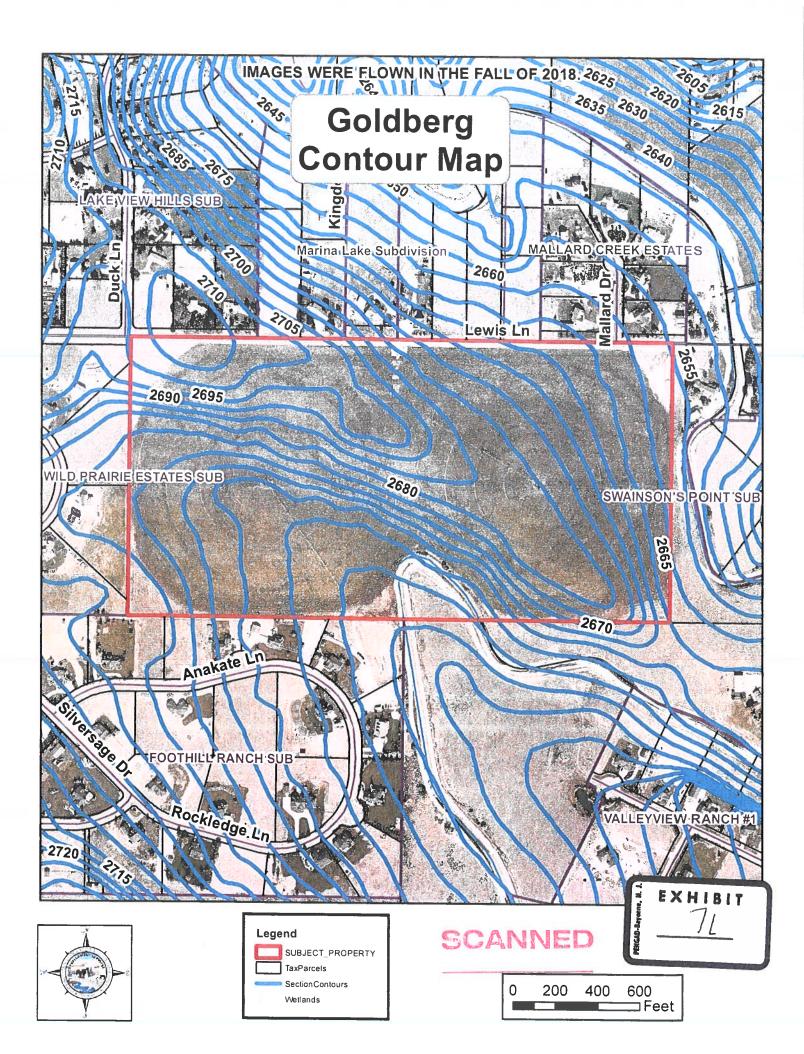


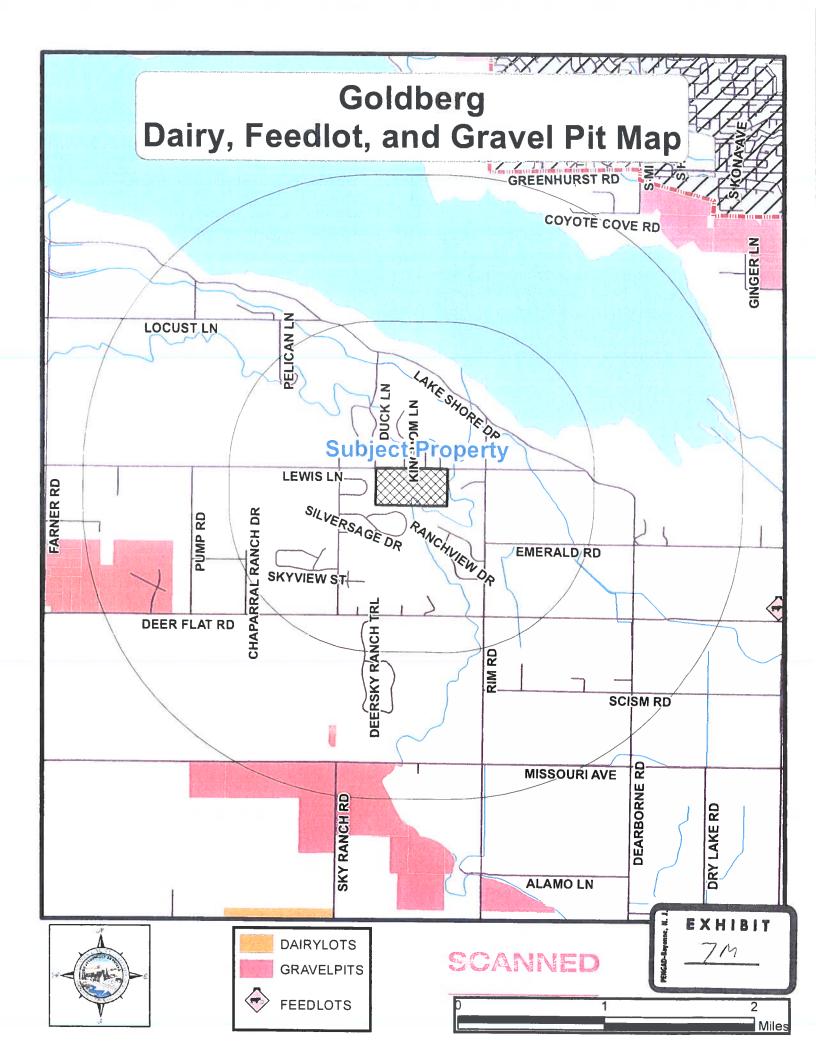


CASENUM       REQUEST         RZ2019-0029       Rezone AG to RR         RZ2019-0009       Rezone AG to RR         RZ2019-0003       Rezone AG to RR         SD2019-0014       Pelican Sub         RZ2018-0003       Rezone AG to RR         SD2019-0014       Pelican Sub         RZ2018-0003       Rezone AG to R1         PH2018-22       Rezone AG to R1         SD2020-0008       Ihort Plat Valley View Ranch Sub No.         SD2020-0015       Iat- Valleyview Ranch Subdivison No         RZ2019-0006       AG to CR		10	9	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	7	6	5	4	ω	2		5	
RECUEST         RECORE AG to RR         Rezone AG to RR       Pelican Sub         AG to R1       Rezone AG to R1         Bhort Plat Valley View Ranch Sub No.       Iat- Valleyview Ranch Subdivison No         Iat- Valleyview Ranch Subdivison No       AG to RR         AG to CR       AG to CR		RZ2019-0006	RZ2020-0010	SD2020-0015	SD2020-0008	PH2018-22	RZ2018-0003	SD2019-0014	RZ2019-0003	RZ2020-0009	RZ2019-0029	CASENUM	
	CASENAME Jett Elizabeth Newell Pelican Lne LLC Pelican Sub Schwab Schwab Shaul Parker Valley View Ranch Sub No.2 Valleyview Ranch Subdivison No.3 Walker Investment Trust Wood Brothers Holding, LLC	AG to CR	Rezone AG to RR	Iat- Valleyview Ranch Subdivison No.	Short Plat Valley View Ranch Sub No.	Rezone AG to R1	AG to R1	Pelican Sub	Rezone AG to RR	Rezone AG to RR	Rezone AG to RR	REQUEST	CASE SUN

SCANEF









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,

Matelie

Peter Jurhs Executive Director of Operations



EXHIBIT

Inspiring Excellence — Every Child, Every Day

619 S. Canyon St. Nampa, ID 83686 www.nsd131.org

#### Jennifer Almeida

From:	
Sent:	Eddy Thiel <eddy@nampahighway1.com></eddy@nampahighway1.com>
	Thursday, December 2, 2021 3:06 PM
То:	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<u>@nampahighway1.com</u> 4507 12th 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' <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>; 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

Thank	you,
-------	------





# **APPLICATION TO VARY STANDARDS**

NHD-005 Rev Sep 2015 Page 1 of 2

### 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 Questioneer*), and that the statements and representations made herein are true and correct.

NAME OF APPLICANT			riles Egarrola SIGNATURE OF APPLICANT		
332 N Broadmore Way					
DDRESS			04/20/2021		
Nampa			DATE		
An excitation of the second second between the second se	ID	83687	(208) 442-6300		
CITY	STATE	ZIP	The second		
		<b>Z</b> <i>i r</i>	PHONE (CELL NUMBER PREFERRED)		

### SECTION II - INFORMATION TO APPLICANT

The District Standards are published in the <u>Highway</u> <u>Standards & Development Procedures for the</u> <u>Association of Canyon County Highway Districts</u>. 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 tha 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 ton 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.

SECTION III - APPLICANT QUESTIONEER (TO BE COMPLETED BY APPLICANT)

Attach additional pages as necessary for answers.

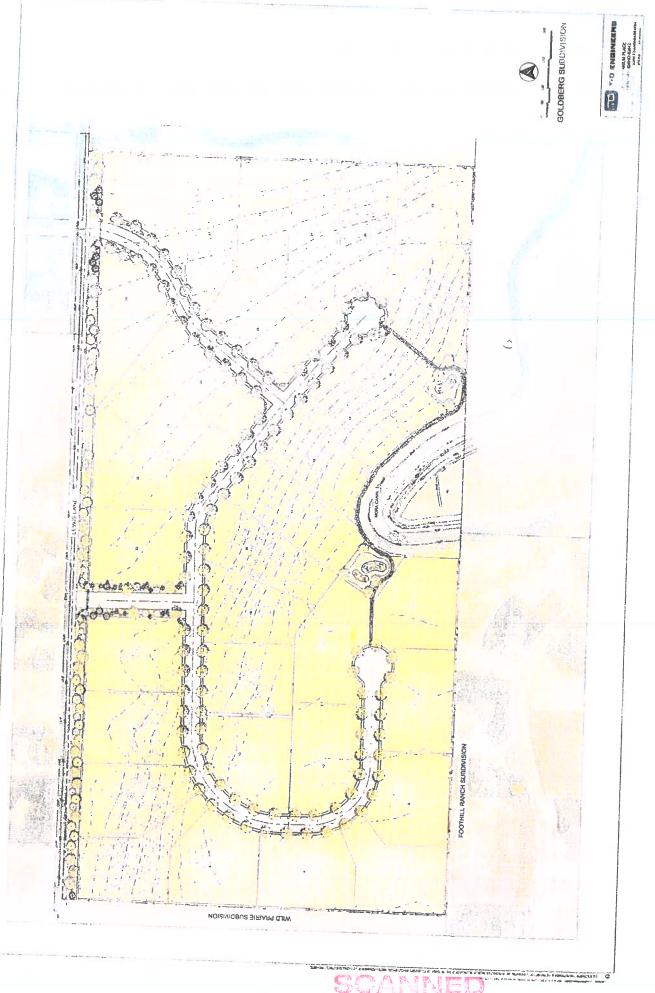
SCANNED

1. What is the Section title and number of the Standards from which you wish to vary? 3061.010 "Roadway Spacing Policy"

 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.

### APPLICATION TO VARY STANDARDS

		Rev Sep 2015 Page 2 of 2
3.	and you wish to vary from the Standards?	-
	To provide access for a proposed residential development as Lewis Lo is the only bi	abwo
	district maintained road accessible to the property. This proposed 33 home develop	yoway nent will
	ideally have 2 points of access on Lewis for site & emergency access efficiency.	HEIL WIII
4.	Explain why this variance would not be detrimental to public books, as full	
	a portion of the vacanty.	
	Both proposed points of access are aligned with existing intersections of Mallard Driv	/e and
	rangeom Lane. See allached report; a T-O performed sight distance analysis conclusion	
_	current sight distance exceed minimum AASHTO requirements for design speed of 5	i0 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 coul	d lead to
	consideration of alternatives with less efficient & safe access and less than feasible la	ayout.
		A. HIGH CONTRACTOR
6	Provide the following information regarding the property/site:	the second second second
	Street Addross	
ł	Between: Rim Rd & Duck La	
65.00	(NAMES OF CLOSEST CROSS STRE	ETS)
	TION IV – REVIEW (TO BE COMPLETED BY HIGHWAY DISTRICT STAFF)	
STAF	FF REPORT COMPLETED AND ATTACHED: 🖾 Yes 🔲 No	
	LICATION FEE PAID: 🖾 Yes 🗆 No PLAN SUBMITTED: 🖾 Yes 🗇 Not needed	
	Not needed	1 13
The second s	SIGNATURE - HIGHWAY DISTRICT STAFF	DATE
<u>SECT</u>	ION V - DECISION (TO BE COMPLETED BY HIGHWAY DISTRICT BOARD OF COMMISSIONERS)	arman ara 2 a may ang mangang ang mang
DECIS		
	Approved subject to conditions	
BASIS	S OF DECISION (WITH ANY APPLICABLE CONDITIONS): Communications	/
Va	stance for 2 new Subdivision accesses Subject	&
Fi	nal Plat being recorded. For the Ett	2 the
	1 P. s. c M. M.	dilizion.
	Ewis Heights	
SIGNE	ED: Make my the	From the other states of the states and the states of the
	CHAIRMAN OF THE BOARD	



12. 7 2 -----T April 12, 2021

Nampa Highway District #1 4507 12th 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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212 M. Broadniche, Way ( Mampial, 10.87667 | Pt.203.04), 55 M. ( to englass sitter

### TO 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





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### TO ENGINEERS



Image 1 - Looking east at proposed subdivision approach



Image 2 – Looking west at proposed subdivision approach



33211 Broadmore Way ( Mampa 10 83667 | P. 208-442 6300 ; to angineers com

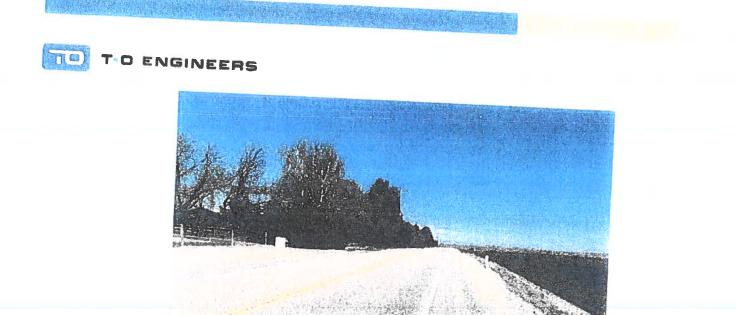


Image 3 – Looking east at approximately 945' west of proposed subdivision approach

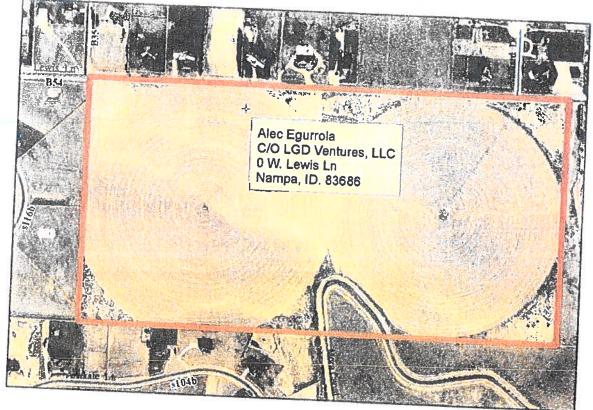


357.6 Breadingre Way : Nampa 10,83-27 (P. 208,442-830) (D. Engineers com

4

AVIATION | TRANSPORTATION | LAND DEVELOPMENT | INDUSTRIAL WASTEWATER | MUNICIPAL | WATER RESOURCES | ENVIRONMENTAL | LANDSCAPE ARCHITECTURE | SURVEYING | GEOSPATIAL

# Alec Egurrola C/O LGD Ventures, LLC 0 W. Lewis Ln. Nampa, Idaho 83686



ROAD NAME	EUAIOTIONIC		
	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.

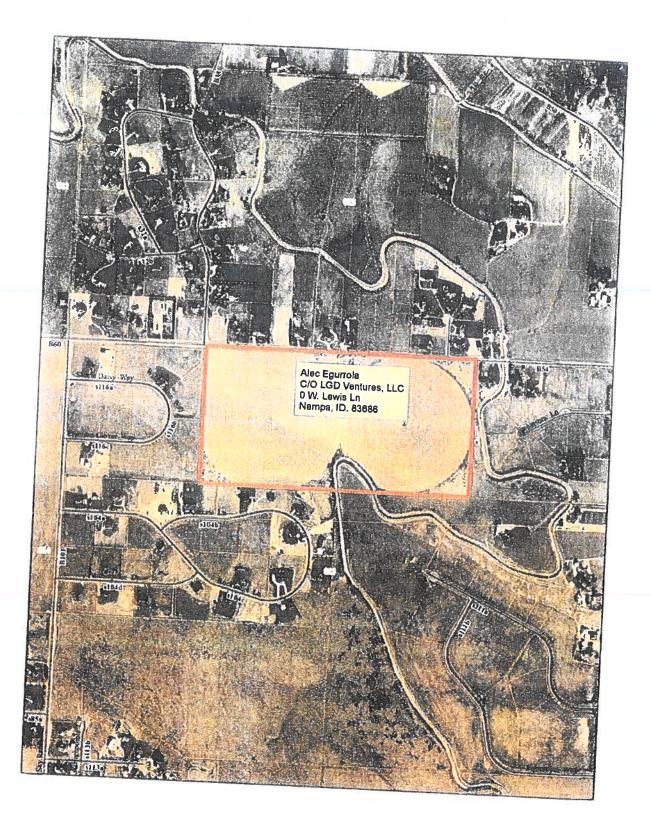


# Findings For Consideration:

- 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 State an







-	
From:	Doug Critchfield <critchfieldd@cityofnampa.us></critchfieldd@cityofnampa.us>
Sent:	Thursday Data kinetia de cityofnampa.us>
To:	Thursday, December 2, 2021 4:48 PM
	Jennifer Almeida
Cc: Subject:	Rodney Ashby
	[External] RE: [External]Agency Notification RZ20210030 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

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 Crawforth <Brian.Crawforth@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 <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>; '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@ <irr.water.3@gmail.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; EXH

1

From:	D3 Development Services <d3development.services@itd.idaho.gov></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>; 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 Good afternoon:

Please see the attached agency notice. Please direct your comments or questions to Planner Jennifer Almeida at

Thank you,

2 ANNE



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.; <u>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.</u>

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

-	
rom:	Alec Equirola CAEquirola@ta
Bent:	Alec Egurrola < AEgurrola@to-engineers.com>
o:	Thursday, March 3, 2022 11:52 AM
	Jennifer Almeida
C:	TRitthaler@boiseproject.org
}ubject:	[External] FW: Lewis Heights
ollow Up Flag:	Follow up
lag Status:	
ay status.	Flagged

Jennifer,

See below comment from Boise Project Board of Control.

Thanks,

ALEC EGURROLA | Land Use Planner

#### T-O ENGINEERS (0,0)

332 N. Broadmore Way | Nampa, Idaho 83687 0 208-442-6300

www.to-engineers.com



# The Choice By Design

Idaho | Wyoming | Utah | Washington

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

Thanks, Tom

> Thomas B Ritthaler Assistant Project Manager Boise Project Board of Control 2465 Overland Rd. Boise, Idaho 83705

# SCAULE



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. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-5957
Fax: 208-454-6633
Email: Jennifer.Almeida@canyoncounty.id.gov
Website: www.canyonco.org/dsd
NOTE: Our office has moved! We are now located on the 3rd 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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EXHIBIT Se

Trom:	Alec Egurrola <aegurrola@to-engineers.com></aegurrola@to-engineers.com>
Sent:	Wednesday, April 6, 2022 11:33 AM
O:	Jennifer Almeida
Subject:	[External] Lewis Heights - Stormwater Runoff
ollow Up Flag:	Follow up
lag Status:	Flagged

From: Alec Egurrola <<u>AEgurrola@to-engineers.com</u>> Sent: Wednesday, April 6, 2022 11:12 AM To: Jennifer Almeida <<u>Jennifer.Almeida@canyoncounty.id.gov</u>> Cc: Zane Cradic <<u>zcradic@to-engineers.com</u>> 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



332 N. Broadmore Way | Nampa, Idaho 83687 O 208-442-6300

www.to-engineers.com



# The Choice By Design

Idaho | Wyoming | Utah | Washington

From: <u>TRitthaler@boiseproject.org</u> <<u>TRitthaler@boiseproject.org</u>> Sent: Wednesday, April 6, 2022 5:42 AM To: Jennifer Almeida <<u>Jennifer.Almeida@canyoncounty.id.gov</u>>

Subject: [External] RE: X-IMail-SPAM-Connection Lewis Heights Subdivision

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Tom



From: Jennifer Almeida <<u>Jennifer.Almeida@canyoncounty.id.gov</u>> Sent: Tuesday, April 5, 2022 4:04 PM To: 'tritthaler@boiseproject.org' <<u>tritthaler@boiseproject.org</u>> 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. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-5957
Fax: 208-454-6633
Email: Jennifer.Almeida@canyoncounty.id.gov
Website: www.canyonco.org/dsd
NOTE: Our office has moved! We are now located on the 3rd 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.



Fire District 9500 Missouri Avenue, Nampa 1D 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 twofamily 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  $\frac{1}{2}$ 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

**EXHIBIT** NGAD 800-631



Claudia L. Haynes State Constant Ford States (Section 1202) Press (Section 21202) Press (Section 21202)

EXHIBIT

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 <u>State Law 67-6537, and Land Use Planning act. 67-6502</u> 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 <u>Comprehensive Plan, Page 16-(11)</u>, "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 prepadurioties by

SCANNE-

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.
- <u>Nampa Highway Department</u> 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 stated 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 contact 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 <u>Claudialee3@aoi.com</u>

SCANNED

From: Claudia Haynes claudialee3@aoi.com

Subject: Ashley Beverage letter to the P&Z on Manual Transformer Letters

Date: February 9, 2022 at 10:26 AM

To: Claudia Haynes claudialee3@aol.com

 From: Ashley Baverage <crashlyashley8@</td>
 Image: Sent: Condension Sent: Condensin Sent: Condension Sent: Condension Sent: Condension

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 vears 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 dav (33x2 drivers x 2 trips a dav). 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 bits 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.



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 ensureveryone 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.

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

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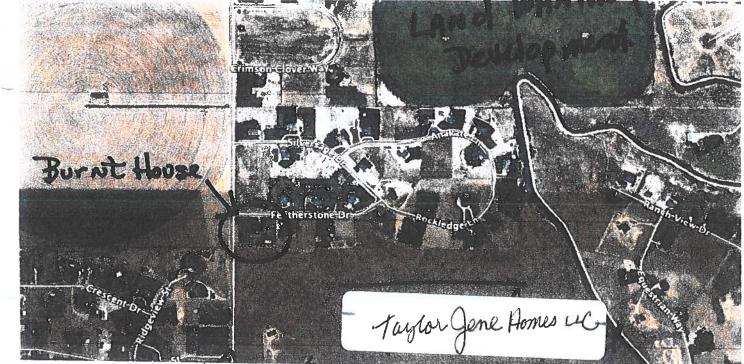
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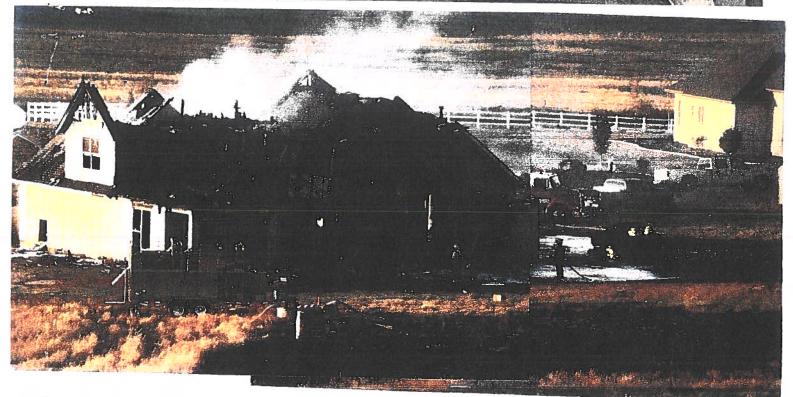
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firsthouse on Sky Ranch in Subdivision Called Fasthill Ranch Sub. Fertherstone ROAD. This Lot Touches His New develope ment & your po Hearing

High DECEIVED CANYON COUNTY DEVELOPMENT SERVICES 3/25/2014

PASCO FARMING, INC. DL. 13735 MISSOURI AVENUE NAMPA, ID 83686

Canyon County Development Services Planning and Zoning Department 1115 Albany Street Caldwell Idaho 8360

RE PH2013 5

Members of the Board

I have reviewed the letter submitted by Letand Tiegs on behalf of Pasco Falming 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 Lagree with the points in the letter, I would strongly oppose the rezone

Pasco Farming now hat 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 there 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 ismell and noise had been called in from the nearby subdivision leven 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 Inf



#### Page 1 of

# SCANED



#### PASCO FARMING, INC. DL 13735 MISSOURI AVENUE NAMPA, ID 83686

Canyon County Development Services Planning and Zoning Department 1115 Albany Street Caldwell Idaho 83605

#### Members of the Board

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Lam writing in regards to an application by the Schelhorns to rezone a 40 alire 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 crop 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 rezone of this property may severely restrict or prohibit the aerial applications that we use on these fields

¹ 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 plane 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 rezone 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 rezone 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.



STANKED

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 Manage Pasco Farming Inc







### SCANNED



CO. PROPERTY OF ANTIDAL 2010 PRIORITY CORPORE SUMMARY

#### State Highway 45 Greenhorst Road to Rovincut Road

Penalty 24

#### Background

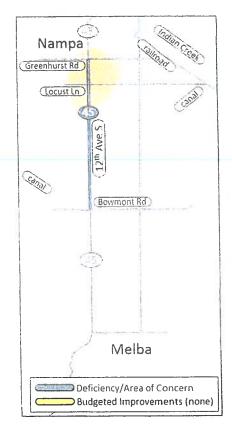
State Highway 45 is an important route for traffic through the region, as well as for local traffic in Nampa. The highway is nearly 18 miles long, connecting downtown Nampa to important activity centers in south Nampa and to communities farther south in Canyon and Owyhee Counties.

It serves a variety of travel and freight needs, including farm-tomarket 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 12th 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 12th 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
  - o Prime, irrigated farmland
  - Multiple irrigation canal crossings in suburban and rural areas, including New York Canal, which feeds into Lake Lowell
  - o Community of Bowmont







CONMUNITIES IN MOTION 2046 | PRIORITY CORRIDOR SUMMARY

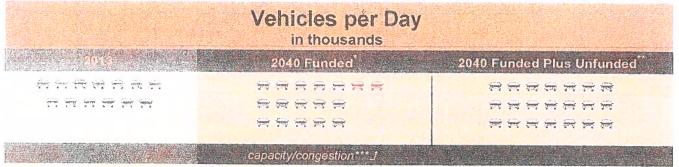
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#### Problem

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 10th Avenue in Caldwell. If funds are available to widen

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State Highway 45 and improve the other corridors as proposed, it could accommodate approximately 33,000 vehicles a day.



* 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.

¹ Population, housing, and employment in the corridor are based on neighborhoods and other developments near the road.



COMMUNITIES IN MORPHINES, PRIORIET CORRIGON SUMMARY

State Highway 45 Groonburst Road to Bowment Road

#### 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.²

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) plan³ 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

³ Final Report: Treasure Valley Transportation System: Operations, Management, and ITS, is online at www.compassidaho.org/prodserv/cms-intro.htm



² See federal environmental justice definitions at <u>www.epa.gov/region07/ej/definitions.htm</u>.

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Oct , 2021	Exhibit Another troat Application
Canyon County Hearing Examiner 111 North 11th Ave. #104 Caldwell, Idaho 83605	7 D' Periota
Case Name:	

#### Exhibit 5 Attention

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



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Wornistion From Dennis Owstan DWR.

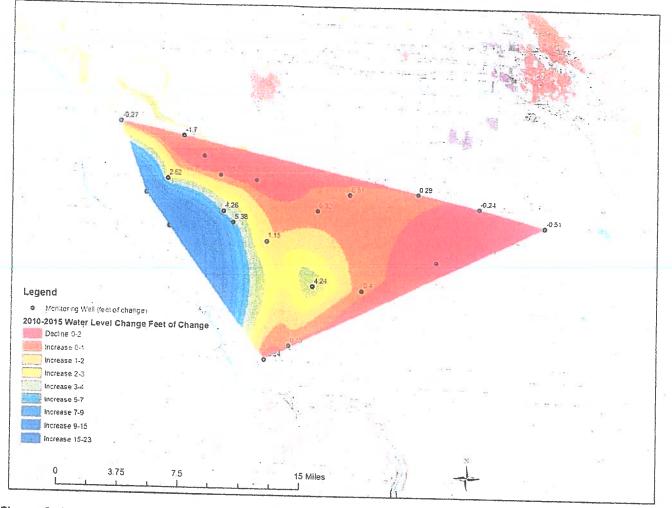


Figure 6. Water level change map 2010-2015.

#### **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.

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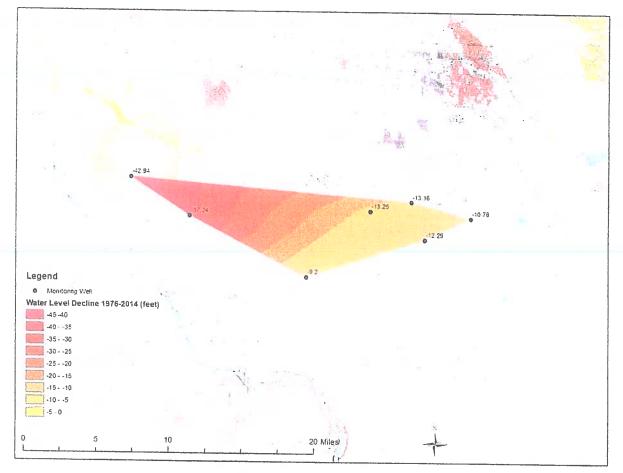


Figure 4. Water level change map from 1976-2014.

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.

tectiving water Levels -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).

Well Number	Primary Water Use	Total Depth (feet)	Monitoring	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 chang	ge value is based on 20	19 data, 2020	data was no	ot available.

Table 1. Summary table of water level data

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.

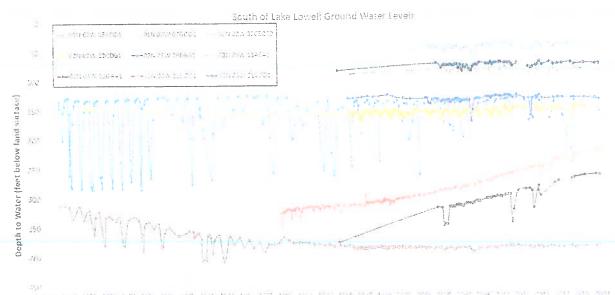


Figure 2. Hydrographs of the wells monitored in the area.

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.

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The isolated instance of the ground water declines in the 1970's and 1980's in and near well <u>02N 03W</u> 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.

#### **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 0 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.

SCANNED #100

Email Frans James Oustry do Not yield water of a Rate trans even a state p up with eith a source of well used Frequently

HRSEN

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

3

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Public hearing TRINITY Estates

6/8/202



Fish & Wildlife Habitat Policy No. 1:

Encourage the protection of natural resources such as, but not limited to, the Snake River, Bolse River, Lake Lowell, Deer Flat National Wildlife Refuge, and Fort Boise Wildlife Management Area.

Whether the proposed use will be injurious to other property in the immediate vicinity 4.4 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 residencies 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.



HEARING EX MR. Mapp

Whether, if applicable, adequate water, sewer, irrigation and drainage and storm water drainage facilities and utility systems will be provided to accommodate said uso as described below?

Mr. Mapp cited the following from the staff report:

a)	Sewer:	Individual septic systems
b)	Water:	Individual domestic wells
c)	Orainage:	No changes proposed
d)	Utilitles:	Currently available to the subject property.
-1	ounnea.	Currenny available to the subject property.

Southwest District Health (SWDH) stated their requirements and recommendations (Exhibit C.5).

Whether legal access to the subject property for the development exists or will exist at 4.6 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:

GSP&L, LLC, Case # CU2006-152, February 8, 2007 Page 4 of 7

From: Claudia Haynes claudialee3@aol.com & Subject: Date: August 30, 2021 at 8:36 AM

To:

Septic System 15500

Next to This Lewis

Healt the vis



June 10, 2020

MS, Elizabeth Jea 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 = lunder 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 fact the fact that the 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 a phd3.idaho.gov

Respectfully,

Chris Ellis, REHS RS Land Development Senior

 Joe Canning PE PLS, B&A Engineers, Inc., 5505 West Franklin Rd., Boise ID 83105 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



1× 1350€

From: Claudia Haynes claudialee3@aol.com & Subject: Water in Idaho Press Trib. Date: November 21, 2021 at 3:21 PM To: Claudia Haynes claudialee3@aol.com

> https://vvvvidahopress.com/townnev/s/meteorology/v/hat-v/ill-it-take-to-meet-irrigation-demand-this-year/article_318910c3-46f4-5e45be14-2ea91d5dccce.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 <u>previously reported</u>. The snowpack should have been adequate but an extremely dry spring and extreme heat caused a problem. In a world warming due to 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 <u>previously reported</u>. 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 ab average precipitation thanks to storms coming through in late December and early January. The faucet has turned off since, however, and

#### By ERIN BANKS RUSBY

Verusby@idahopress.com

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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 torward from this point," he said.

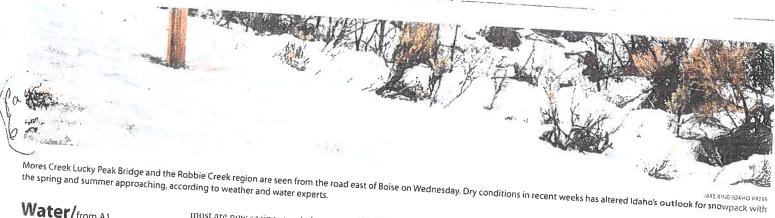
As recently as Jan. 10, the entire state had seen above average precipitation thanks to storms coming through in late December and early January, Hoekema said. But then the big faucet in the sky turned off.

Pretty much statewide since that point, we flatlined on precipitation," Hoekema said. "And that's a big concern from a drought perspective.

More WATER | A6

Mores Creek and the Robie Creek region is seen from the road above the canyon east of Boise ( Wednesday. As of Feb. 1, 15% of Idaho was not in a drought according to David Hoekema, a hydro ogist with the Idaho Department of Water Resources.





## 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 con-ditions 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 have been pushing storms north and the been pushing storms north and the figure of Idaho, said Troy Lindquist, a settion 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





FRIDAY, FEBRUARY 11, 2022 | IDAHOPRESS.COM

# 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.

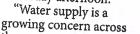
### By ERIN BANKS RUSBY

erusby@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

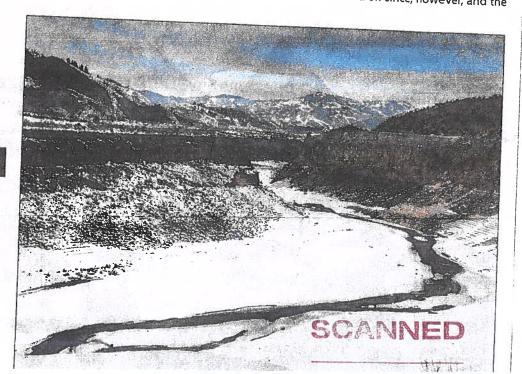
LOCAL

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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 wit

# Water/from A1

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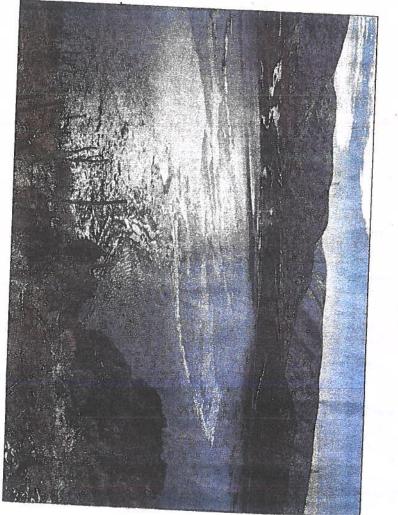
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JAKE KING/IDAHO PRESS Wednesday. Heading into summer, the state is predicted to have below-normal precipitation and higher than normal temperatures according to Troy Lindquist, a senior service hydrologist at the National Weather Cervice



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

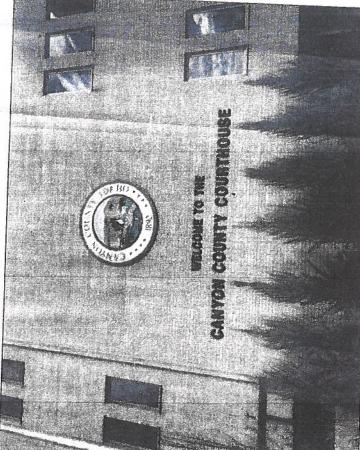
More than 100,000 new county urban planners are yon County by 2040, and people could live in Canworking on where to put them.

Development Services Department has been putting residents, business owners, is still in development and growth and development prehensive plan to guide ing neighbor for the next called Growing Together, and other interest groups. County has hosted several is open to feedback from It is expected to be voted workshops on the proposin Ada County's boom-County's Planning and Since 2019, Canyon feedback on the website: decade. The draft plan, on in the spring of 2022. together its next comcanyonco.org. Canyon You can give your

al and will host another on Feb. 23 from 11 a.m. to 2 p.m. at the Canyon County Administrative As Canyon County Building in Caldwell.

grows, planners say the

and in the second



MARGARET CARMEL/BOISEDEV

WHAT COULD CHANGE?

County didn't differentiate between different types of

In the past, Canyon

operations. The proposed and stabilize" the county's More intensive agriculturgeneral agriculture zone allowing farming-centric businesses while limiting agricultural economy by residential development. al uses. like feedlots will is designed to "protect

> where in the large county, allowing agriculture any-

Instead of generally

farms very much.

with Canyon County," told Elizabeth Allen, a planner

BoiseDev. "We're see-

seeing a lot of growth," Treasure Valley, we're

ing the cities expand and (with agricultural uses).. we're running into more incompatibilities among uses where we can't keep

this new draft compre-

hensive plan categorizes

Apricultural nese man

and other specific uses for Caldwell to allow special event centers, businesses, agri-tourism.

to keep development near velopment Services Steve Fultz said another goal is impact areas for the cities This allows agriculture to erfy taxes costs, controlled. with residential neighborcost of services, and prop Canyon County Deurban areas within the seep operating without hoods, and it keeps the causing confrontations

"COMPASS is saying by 2040 we might be looking utilities in place, or they are easily extendable?" He said. development within those people in Canyon County urban type of growth and very smart in that growth." sense where you have the corridors where it makes "We want to be able to be at an additional 100,000 so how do we keep that

# **REAL ESTATE GROUPS**, **CONCERNS FROM**

This plan needs some some big players in Canchanges, according to HOME BUILDERS yon County.

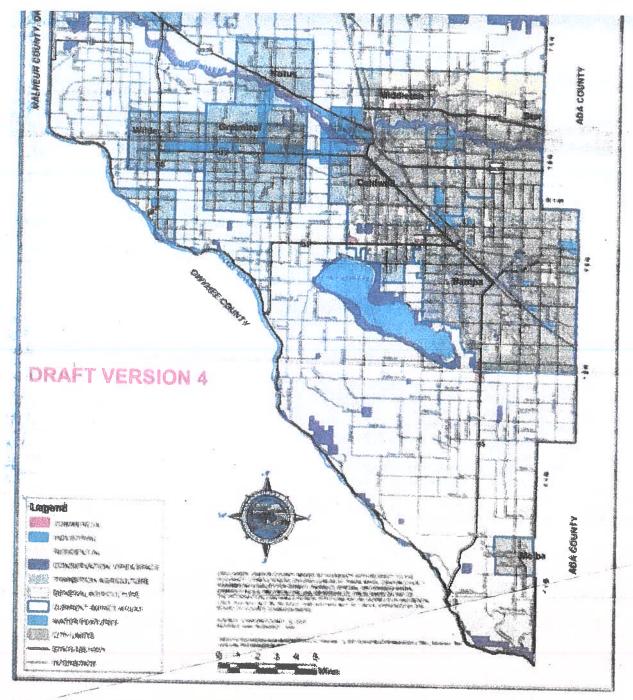
also understand the value

inencouraging preserva-

tion of prime farmland

for continued agricultural

plan. The letter praised the service and vowed to offer vidual property rights and and there's no need to pass and." He said the county's the draft comprehensive commissioners for their protection of viable farmdoesn't leave enough time refer to the goal of workplan is still working well, It didn't offer specific people's lives," Lakey wrote critiques, but Lakey did for stakeholders, like his group, to give their input their land and promoting correct balance of indiit on the county's schedule for spring because it input on the new plan. current comprehensive support the conservative principles of protecting the lightest touch of the property owners to use by BoiseDev in a public "My clients strongly the rights of individual hand of government in ing to "maintain the records request. "They in the letter obtained and make changes.



### Growth/from C1

Lakey, 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 COURTESY OF CANYON COUNTY

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 hand downtown



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, s.ightly less than 25% of Idaho was experiencing drought.

### More DROUGHT | A4

A4 | SUNDAY, MARCH 6, 2022

### 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 drierthan-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 co 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 ilie 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."

E.I

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 secondplace 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).

SCANNEL



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 <u>idwrinto@idwr.idaho.gov</u> Claudia Haynes personally called office on March 24, 2022 Talked to <u>Chad</u> 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 / 13,0000gals @ 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 rater 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 is 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)

Claudia Haynes, Canyon County Alliance for Responsible Growth 8830 DeerSky Ranch Trail Nampa, Idaho 83686.

EXHIBIT PENGAD 800-631-69

April 2, 2022

SENT VIA EMAIL Jennifer.almeida@canyoncounty.id.gov

Jennifer Almeida, Planner III Canyon County Development Services (DSD) 111 No 11th Ave, Room 310 Caldwell ID 83605



**EXHIBI1** 

ar

PENGAD 800-631-698

RE: Developer: LGD Ventures LLC – Goldberg RZ2021-0030 & SD2021-0018 Parcel No: Planning & Zoning Hearing: April 7, 2022 – 6:30p

Proposed Subdivision: Lewis Heights R30117 Acreage: 78.5

SCANNEI

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.

- 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

dwellings. 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 news 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.
- 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

Kim Varjecko

13038 Skyview Street • Nampa ID 83686

### Jennifer Almeida

From:	Cindy Petrucci <skylineexcavation@yahoo.com></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.

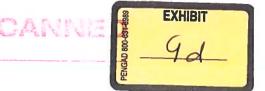
One of the main draws to move into this area is the farm fields. The continued destruction of the farming is absolutely disheartening. We do not need any more housing in this area and frankly the Treasure Valley as a whole.

Please confirm receipt of this email.

Tim & Cindy Petrucci

12612 Anakate Lane

Nampa, ID 83686



### Jennifer Almeida

From:	Susan Huter <slhuter@hotmail.com></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 <u>only</u> 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!



SCANNEL

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. 11th Ave, Room 310 Caldwell, ID 83605

April 4, 2022 CANYON COUNT DEVELOPMENT SERVICES

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

when there are magdalene Chenere



Case: Goldberg/LGD Ventures, LLC RZ2021-0030 & SD2021-0018

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.





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.

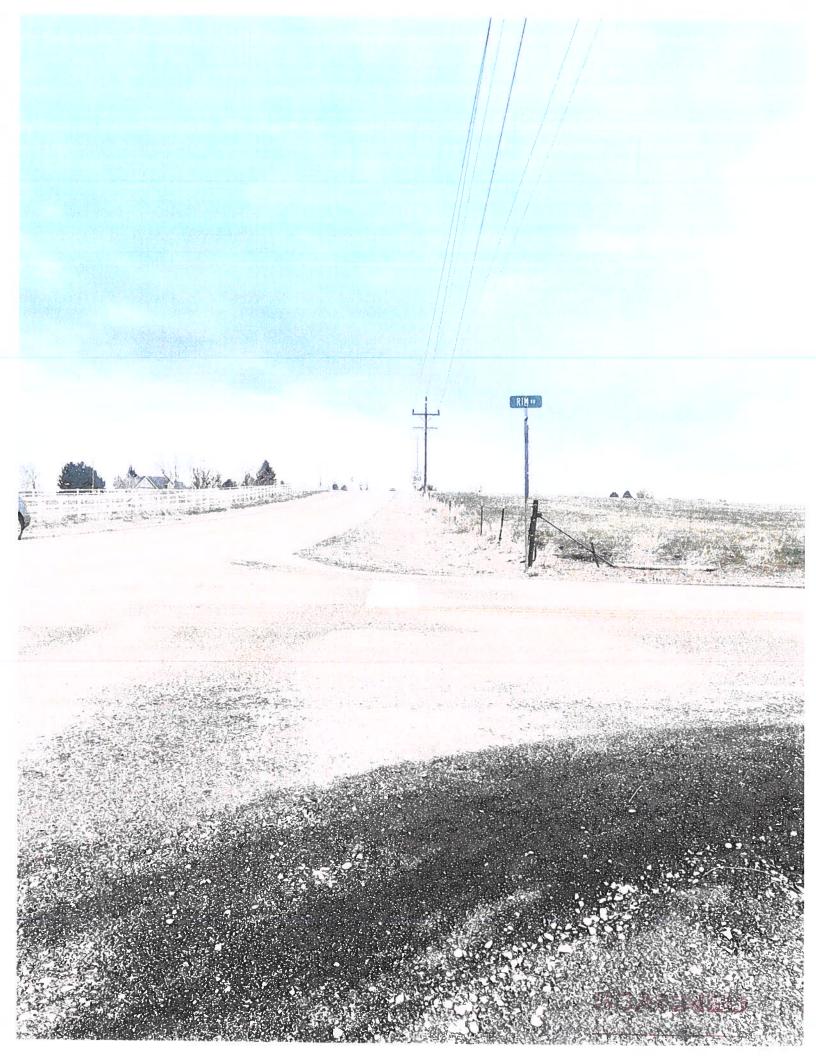
Drainage for individual septic systems could be potentially problematic due to the nature of this acreage. Possible leaks and contamination seem inevitable.

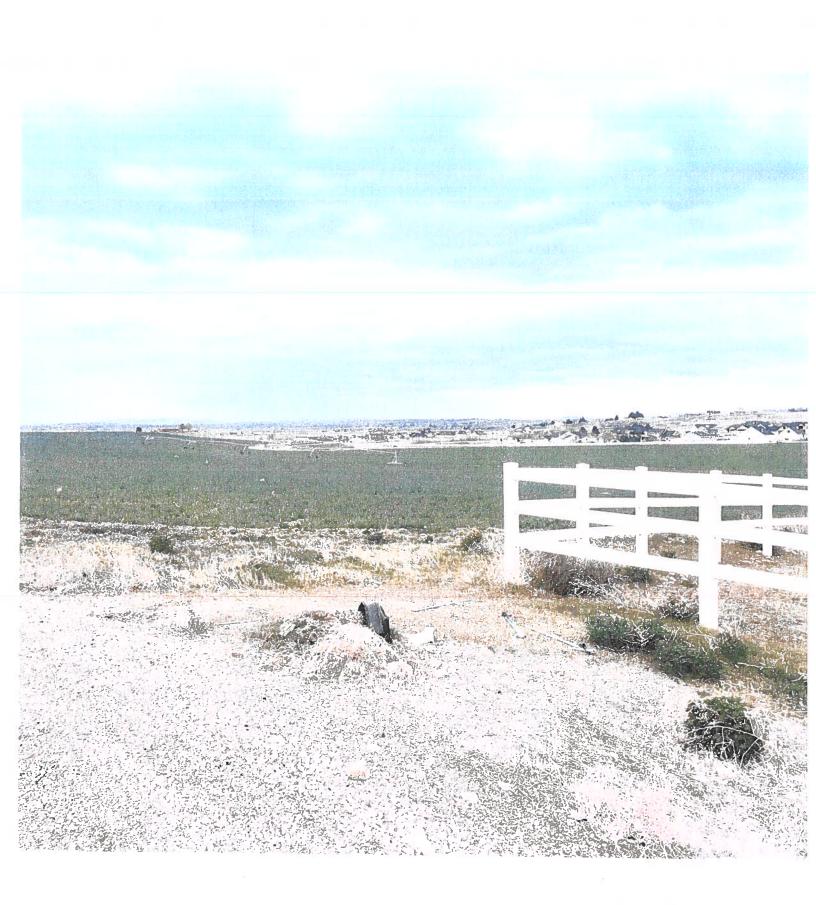
### Firefighting:

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

















June 28, 2021

Board of County Commissioners Jennifer Almeida Planner III OR2021-0018 & amp; 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. <u>Incompatible:</u> 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. <u>Waste Water Run-Off:</u> 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. <u>Water:</u> 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. <u>Soil Report:</u> 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. <u>Wildlife:</u> 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.

FXHIBIT

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 Cayon 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

From: Sent: To: Subject:	ANGELA BRATCHER <atabrat@msn.com> Tuesday, April 5, 2022 2:17 PM Jennifer Almeida [External] RE: Developer LGD Ventures LLC- Goldberg RZ2021-0030 &amp; SD2021-2018, Planning and Zoning hearing 4/7/22-6:30P and Proposed Subdivision: Lewis Heights R30117 Acreage: 78.5</atabrat@msn.com>
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 influction 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



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DATE; APRIL 2, 2022

TO: Canyon County Commissioners

CANYON COUM DEVELOPMENT SEF

EXHIBIT

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.

SCAND

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 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



SCANCED



### Adamson Pump & Dritting Inc.

And a Same Statement of the

CALCERTORY AND DEVELOPMENT OF A REAL

Date 3/28/22

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Please Note: Well depth and material quantities are estimated. Billing will reflect actual quantities installed.



April 07, 2022

SENT VIA EMAIL jennifer.almeida@cayoncounty.id.gov

Jennifer Almeida, Planner III Canyon County Development Services (DSD) 111 No. 11th Ave, room 310 Caldwell ID 83605

Re: Developer: LGD Ventures LLC – Goldburg Pro RZ2021-0030 & SD2021-0018 Par Planning & Zoning Hearing: April 7, 2022 @ 6:30pm

Proposed Subdivision: Lewis Heights Parcel No: R30117 Acreage: 78.5

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



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### Jennifer Almeida

From:	Bluehouse <corey@eroplay.com></corey@eroplay.com>
Sent:	Wednesday, April 6, 2022 4:06 PM
То:	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 <u>our opposition</u> 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. <u>From everything we are seeing, the support is not there.</u> Thank you so much!

Corey Nicholl, Erika Shaver-Nelson, Alexi Malenky 10424 Duck Lane, Nampa 83686



### Jennifer Almeida

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

-	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.

SCANNED

Thank you for your time,

Richard & Keri Bucknell 12133 Lewis Lane Nampa, ID



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## Jennifer Almeida

From:	Dee Bower <deneilbower@gmail.com></deneilbower@gmail.com>
Sent:	Thursday, April 7, 2022 10:14 AM
То:	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

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SCANE



Canyon County Planning and Zoning Jennifer Almeida,

April 5, 2022

EXHIBIT

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 1st 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. An obvious conclusion is that wells are being placed too close together and the "cone of depression," (well-towell 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 <u>5 acre minimum lot size</u> 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 <u>water will be shut off</u> in the canals on August 1st, fully <u>two and a half months earlier</u> 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.

<u>Aerial application is being forced out</u> 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 <u>incidents with drones</u> 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/

I would propose that any development agreement would <u>include specific education about interference with</u> <u>agricultural operations</u>, and would <u>prohibit the use of drones</u>, spotlights, and lasers during a nearby <u>aerial</u> <u>application</u>, or near an <u>airstrip</u>.

*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 <u>lights will interfere with the pilot's night vision</u> 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.



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.

<u>5G is a whole discussion in itself</u>. 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 <u>eminent domain</u>, 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 PROPPERTY RIGHTS of the existing wells.
- 6. IDWR not suppling 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. <u>Erin Whorton</u> a hydrologist with National Resources Conservation Service, states this is the fifth-lowest water year out of 31 years."
- 10. Troy Lindquist senor 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 <u>deny this application</u> 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.** 

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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 2nd, 2022, \$38,180.00 and May 19th, 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 <u>Claudialee3@aol.com</u>

#### 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 2nd bill \$19,317.50 Claudia Haynes 2nd 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. 1st, 2022 Idaho again tops per capita farm revenue ranking in West. Idaho Farm Bureau Federation.



2021 S-2 (current)

DIRECTOR ADMINISTRATIVE DECISION:

07-05-09: MEDIATION OF QUASI-JUDICIAL LAND USE/LAND DIVISION MATTERS:

ARTICLE 6 REZONE, AMENDMENT OF COMPREHENSIVE PLAN, AMENDMENT OF ZONING ORDINANCE

> 07-06-01: INITIATION OF PROCEEDINGS:

07-06-03: COMPREHENSIVE PLAN AMENDMENT CRITERIA:

07-06-05: ZONING AMENDMENT CRITERIA:

07-06-07: CONDITIONAL REZONE:

- ARTICLE 7 CONDITIONAL USE
   PERMITS
- ARTICLE 8 VARIANCE

ARTICLE 9 PLANNED UNIT DEVELOPMENTS

- ARTICLE 10 ZONES
- ARTICLE 10A FLOOD HAZARD
   OVERLAY ZONE

Search

🕜 Resources 👻

#### adopted; and

E. Will the proposed comprehensive plan amendment impact public services and facilities. What measures will be implemented to mitigate impacts? (Ord. 11-003, 3-16-2011)

#### 07-06-05: ZONING AMENDMENT CRITERIA:



(1) The commission shall review the particular facts and circumstances of each proposed zoning amendment and make a recommendation regarding the same to the board. The presiding party shall make its review in terms of the following standards and shall find adequate evidence regarding the following criteria when evaluating the proposed zoning district boundary amendment:

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

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

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

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

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

F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development;

G. Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts; and

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## Last week's weather improved local snowpack, but not drought conditions

#### By ERIN BANKS RUSBY

erusby@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

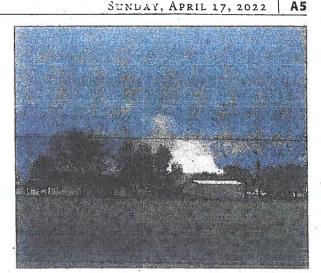


updates to the state's drought conditions during a meeting Friday morning. Though storms last week did bring a much-needed infusion of precipitation that bolstered snowpack in much of the state, most areas still face drought. However, it is possible that water supply in certain areas, including in the 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

Vol. 44, No. 551, 44 pages 86 K.



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

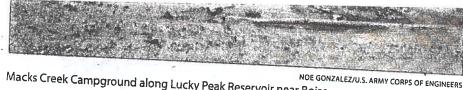
Boise experienced its third-driest Januarythrough-March period on record, prompting farmers and municipal water users and providers to plan for the second summer in a row with a below-normal water supply.

Prior to last week's weather, snowpack in the Boise Basin was at 63% of normal, said <u>Erin Whor-</u> ton, hydrologist with the <u>National Resources Con-</u> servation 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.



Macks Creek Campground along Lucky Peak Reservoir near Boise.

## 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.

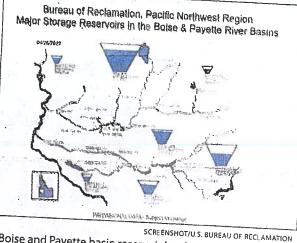
Boat ramps at Robie Creek Park, Macks Creek Park, and half of Barclay Bay will be closed. Beach and paddlecraft areas at Robie Creek Park and Barclay Bay will be far from water.

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



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.

Tolaho Press

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.

## SATURDAY, APRIL 30, 2022 | A3

## 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.

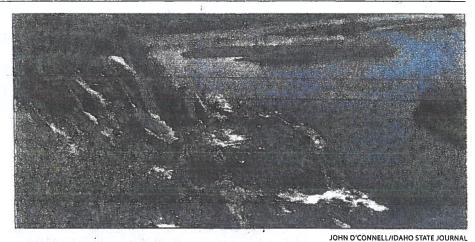
Ada County and most of Canyon County are in a moderate drought, but the western part of Canyon County is in a severe drought, according to the U.S. Drought Monitor Map. Most reservoirs in the southern half of Idaho were between 20% and 65% of capacity, the release said.

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?

SATURDAY, MAY 7, 2022 | A3



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., Southwest 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.



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

erusby@ldahopress.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% consetted



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

In a normal water year, releasing water for infigation purposes, also referred to as draw down, would typically occur at hucky Peak in mid-Angust Meyers and Thousa 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 "Menoral to Encode to marke fill the said "We were worried we were coming into a back-to-back dry year" given how little water was leitover in both Cascade and Deadwood back dry is a back of the said of the said Deadwood back dry is a said of the said of the said Deadwood back dry is a said of the 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 allot to seepage in the ground because the ground will dry out faster," he said: Average

temperatures would be preferred, he said. Hast 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 setting stuck

One piece of advice L 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





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 or, April 8.



## Invoice

	Da	ate Invoice #	
		2022 W4138	
Bill To	Ship To		
Brodie Graham 12823 Deer Flat Rd. Nampa, ID 83686	Brodie Graham 12823 Deer Flat Rd. Nampa, ID 83686		

	Job ID	Service	Ship	Via	Customer Phone	Project
	D0095926	СМ	5/2/2022		253-303-2737	
Quantity	ltem Code		Descripti	ion	Price Each	Amount
435 1 1 1	6-Drill Casing Bentonite Seal Well Permit 6-Drive Shoe 6-Turtle Cap	6" Drilling & 0 10"x 180' Ben Well Permit 6" Drive Shoe 6" Turtle Cap			78.00 4,000.00 75.00 100.00 75.00	33,930.00 4,000.00 75.00 100.00 75.00
convenien	project is due up irge. Any upaid k y. Payment shou ce fee, bank EFT Refund feedback! Please us	on completion balance after 30 Id be mailed to transactions ar able deposits a	and any upaid b days will receiv address on you e offered free of nd receipts may ://hibu.us/eps5	alance over 15 e additional 3% r invoice. Credi charge. A \$20 v take up to 10 b	er treatment options days from the due date will be finance charge and will be s t card transactions will be as fee is also assessed on all re usines days to process. Payments/Credits	e subject to a 3% ubject to lien on sessed a 3%



## Invoice

Date	Invoice #
5/19/2022	P4209
	A CONTRACTOR OF A CONTRACTOR

Bill	То	

Brodie Graham 12823 Deer Flat Rd. Nampa, ID 83686

Ship To Brodie Graham 12823 Deer Flat Rd. Nampa, ID 83686

	Job ID	Service	Ship	Via	Customer Phone	Project
	Pump System	MRP	5 19 2022		253-303-2737	
Quantity	Item Code		Descripti	on	Price Each	Amount
1 210 200 415 3 1 1 50 65 1 1	2" Pitless Adapter 2" Galv. Drop Pipe 2" SCH120 Drop 8/3 Wire 2" Check Valve Bury Hydrant Sprinkler Manifold 1 1/4" Poly Pipe 8/3 UF Wire Misc Electrical	25GPM PE, P 360') 32 Gal. Wel-X 2" SS Pitless A 2" Galv. Drop 2" PVC SHD 8/3 Pump Cab 2" SS Check V 4' Bury Yard J 1 1/4" Sprinkl	Pipe 120 Drop Pipe Je Valve Hydrant er Manifold 200 Poly Pipe			9,375.00 650.00 390.00 2,520.00 1,300.00 1,867.50 600.00 160.00 250.00 112.50 292.50 250.00 550.00 1,000.00
property	project is due upo arge. Any upaid ba /. Payment should	n completion lance after 30 be mailed to	and any upaid b days will receiv address on you	alance over 15 e additional 3% r invoice. Cred	ter treatment options days from the due date will b finance charge and will be s it card transactions will be as	e subject to a 3% ubject to lien on sessed a 3%
convenien	ce fee, bank EFT tr Refundal	ansactions a ple deposits a	re offered free of and receipts may	charge. A \$20 take up to 10 b	fee is also assessed on all re busines days to process.	eturned checks.
We want your f	feedback! Please use website and	this link: https l leave us a rev		or visit our <b>F</b>	Payments/Credits	-\$19,317.50
Web Site		www.dpwo			Balance Due	\$0.00

# PWD

## 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
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	ment of management of the state
Bill To	Ship To
Claudia Haynes 8830 Deersky Ranch Trail Nampa, ID 83686	Claudia Haynes 8830 Deersky Ranch Trail Nampa, ID 83686

	Job ID	Service	Ship	Via	Customer Phone	Project
	Control Box	MBP	4/7/2022		208-901-4241	
Quantity	Item Code		Descrip	lion	Price Each	Amount
1 420 7	PID50 6/3 Pump Cable Labor	Pentair PID50 6/3 Coated Pu Labor	0 Variable Drive Bo ump Cable	DX	4,885.00 6.00 125.00	4,885.00 2,520.00 875.00
		· ·		Por de 83		
	Protect yo	ur water	Ask us ab	out our wa	ater treatment options	5.
conveniend	ce fee, bank EFT tr Refundat	ansactions a ple deposits	re offered free of and receipts may	f charge. A 2 y take up to 10	5 days from the due date will % finance charge and will be edit card transactions will be a 20 fee is also assessed on all r ) busines days to process.	
We want your f	eedback Please use website and	this link: http: d leave us a re		or visit our	Payments/Credits	\$0.00
Web Site		www.dpwo			Balance Due	\$8,280.00



## Octo 1, 202 1 Aptile

## 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 agair. top Western state when it co 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

ille 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 secondplace 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).

			2013	Mike Sparrell	9405 Sky Kanch Rd.	
1	community wells put in tank.	problem with lower well now.	2015	Plus Added underground tank	common well	oky Kanch Sub
	2 community well failures	not tested yet	2007-2021	irragation well for sub.	common well	Sky Ranch Sub
8	Pump lowered	ſ	2021	Dana & Autumn Stringam	2045 Kidgebointe Lu	
1	Pump replaced and lowered	L/R	2021	Brodie Graham	12823 Deer Hat Rd	3011201600
×.	Added pipe pump sitting on bottom of well now.	Not Tested yet	2021	Ryan & Heather Davy	8/82 Deersky Ranch Trl	3010400000
	Pump lowered 21ft		2008	Mike Cowan	9079 Bravo Ln	3010800000
	Sucking sand, still evaluating issue	Not tested vet	2021	Manuel Cavazos	10140 Vista Del Lago Ln	3008701100
\$11.000 Quote	Water presser low, Iron Rust prob. Fishy odor	High Lev. Arsenic	2021	Lisa Ryden	12676 Rockledge Ln	3011512900
;	Lowered pump 31ft July 2021		2021	Larry Huter	12734 Deer Ridge Trl	3019412500
working on it	Lost water 8-6-21 still evaluatiing	Not tested vet	2021	McCully Family Trust	12678 Deer Ridge Trl	3019412300
	Lost water 7-14-21	pulling pump now	2021	David Vigstol	8810 Deersky Ranch Tri	3019412900
working on it	Lost water 7-20-21	Arsnic	2021	James Haynes	8830 Deersky Ranch Tri	3019413000
	Sucking air, still evaluating issue	in process of testing now	2021	Frankie Amen	9125 Sky Ranch Rd	3012101300
	Pumplowered		2011	Frankie Amen	9125 Sky Ranch Rd	3012101300
_	No problem this year	not tested yet	No problem this yea	Brad Pintler	12744 Deer Flat Rd	3010501000
_		14. 14. 10.		Michael Chenore	12750 Deer Flat Rd	3011100000
	Replaced pump 3 times and drilled new well	L/R/NW	3 times	Susan and Don Sayler	12754 Deer Flat Rd	3011000000
	ce de la companya de		1	Josh Lenty now Scott Rhinehart	12810 Lakecrest Dr	30110010A0
	Pump lowered	·	2007	Ross Lougheed	12840 Lakecrest Dr	30113010B1
	Pump replaced and lowered	L/R	2013	Martin Finch	12868 Lakecrest Dr	3011300000
_	Pump lowered	`	2010	Michael Nitzel	12839 Lakecrest Dr	30112011A0
	Pump replaced and lowered	L/R	2012	Mark Woodworth	12895 Lakecrest Dr	30112012A0
_	Pump replaced and lowered	R	2021	Walter Kane	12963 Lakecrest Dr	30109012A0
	Pump replaced and lowered	L/R	2009	Walter Kane	12963 Lakecrest Dr	30109012A0
	Pump lowered	-	2013	Dean Littlefield	12952 Lakecrest Dr	30113010A5
_	Ran out of water	No Arsenic	2013	Thomas Bratcher	9293 Highpointe Cir	30113010A4
	Notes	L/R/NW/Arsenic	Year of Issue	nomeowner's Mame	Anniess	- 9000

Wika .

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 hundered 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**

From:	melodyweyer@aol.com
Sent:	Thursday, July 7, 2022 12:33 PM
То:	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

ronne, N. J.	EXHIBIT
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ENGAD-De	

## **Dan Lister**

From:	Karen Retheford <rethefkl@outlook.com></rethefkl@outlook.com>
Sent:	Thursday, July 7, 2022 9:36 AM
То:	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.

Thank you for your careful consideration of these issues.

Lisle George 10092 Duck Lane Nampa, Idaho 83686

### **Dan Lister**

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**

From:	sheila mc cully <mccullygrace@yahoo.com></mccullygrace@yahoo.com>
Sent:	Sunday, November 6, 2022 2:57 PM
То:	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

Harnes CANYON COUNT DEVELOPMENT SERVICES

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 offseason (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,

Clauchea Haynes

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 <u>development agreement</u> on this property, even if it is non revocable you will still be putting present wells in jeopardy. <u>There are no tools in the ordinances to enforce Development</u> <u>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.</u>
- 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 <u>but they are using information from Winter monitoring</u> 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. <u>Development Agreements are not enforceable</u>: 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 <u>Aviation business that is very very close to the property</u>. 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 Golds: 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 gage 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:

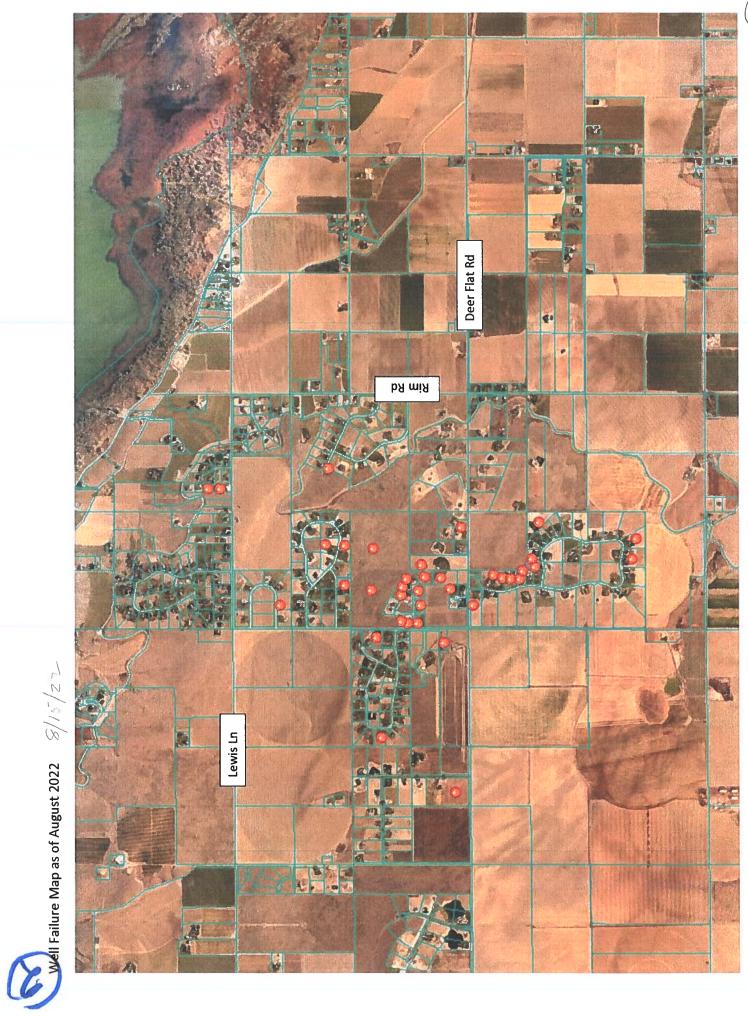
- 1. Newest list of wells that have gone bad and people have spent \$ on lowering or drilling new wells copies of bills have been sent to you on earlier exhibits for Taylor Jene Homes LLC file and new ones are now being attached to this exhibit.
- 2. Map with red dots showing the names, dates, and amounts spent by local people in this area for the work that has been done so far.
- 2.a New Reading on Wells shows it in 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 were 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 king 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: Ary Corps of Engineers, Natural Resources Conservation Service, Northwest Rive Forecast Center, and Bureau of Reclamations.

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Listan 11-22

3900		\$571	23	\$7,705	\$4,500	\$2,552	\$10,816	\$1,300		\$27,000			not sure of cost yet	\$3,717	20,333+8,280	22000+\$9,000		\$1,314	\$11,000				\$56,497		\$80,581	\$69,750	\$4,026	\$81,116	\$6,846	2	~	<b>~</b> :	did not repair.	~	6	~	~	Over \$425 945.00
Notes	Ran out of water	Pump lowered ran out of water	Pump replaced and lowered	Pump replaced and lowered	Pump replaced and lowered	Pump lowered	Pump replaced and lowered	Pump lowered		Replaced pump 3 times and drilled new well		No problems this year	will have to put in new pump now 7-30-22	Sucking air, still evaluating issue	Lost water 7-20-21	Lost water 7-14-21	Electrical, still evaluating issue	Lowered pump 31ft July 2021	Water pressure low. Iron Rust and fishy odor	Sucking sand, still evaluating issue	Pump lowered 21ft	Added pipe. Pump sitting on bottom of well	Pump replaced and lowered	Pump lowered	2 community well failures	put in underground water tank		will add new common well	fixed upper well with new motor 8-22-22	McKnie well driller: Will have to go 1,000 ft to get water.	well sucking sand and air have to replace	do not have the cost yet.	out of water for irragation & Fire	failed well for fire suppression and irragation	no water could not move forward.	failed well for irrigation & fire	well could not supply enough water for subdiv.	Total cost to date
L/K/NW/Alsenic	Lowered	Lowered	L/R	ж	L/R	Lowered	L/R	Lowered		L/R/NW				Lowered	Arsenic	Pullingpump		Lowered	Arsenic		Lowered		L/R	Lowered				Have to add new well to water common ground	repair done 8-22-22	No water rights on property	out of water	out of water	Irrigation well	failed well	No water	no water	Commisioners removed fire supression from the dev agreement	
rear of issue	2013	2013	2009	2021	2012	2010	2013	2007		3 times			2011	2021	2021	2021	2021	2021	2021	2021	2008	2021	2021	2021	2007-2021	2015	2013	7/30/22	7/30/22	7/30/22	6/30/22	6/30/22	2021	Oct. 2021	Oct-21	Oct. 2021	21-Oct	
ž	Thomas Bratcher	Dean Littlefield	Walter Kane	Walter Kane	Mark Woodworth	Michael Nitzel	Martin Finch	Ross Lougheed	Josh Lenty now Scott Rhinehart	Susan and Don Sayler	Michael Chenore	Brad Pintler	Frankie Amen	Frankie Amen	James Haynes	David Vigstol	McCully Family Trust	Larry Huter	Lisa Ryden	Manuel Cavazos	Mike Cowan	Ryan & Heather Davy	Brodie Graham	Dana & Autumn Stringam			Mike Sparrell	HOA	HOA	New app. Ftera View	Out of water	Arthur & Diane Talsma	HOA	HOA	had to pull applilcaiton	НОА	НОА	
	9293 Highpointe Cir	12952 Lakecrest Dr	12963 Lakecrest Dr	12963 Lakecrest Dr	12895 Lakecrest Dr	12839 Lakecrest Dr	12868 Lakecrest Dr	12840 Lakecrest Dr	12810 Lakecrest Dr	12754 Deer Flat Rd	12750 Deer Flat Rd	12744 Deer Flat Rd	9125 Sky Ranch Rd	9125 Sky Ranch Rd	8830 Deersky Ranch Trl	8810 Deersky Ranch Trl	12678 Deer Ridge Trl	12734 Deer Ridge Trl	12676 Rockledge Ln	10140 Vista Del Lago Ln	9079 Bravo Ln	8782 Deersky Ranch Trl	12823 Deer Flat Rd	9042 Ridgepointe Ln	Common Well	Common Well	9405 Sky Ranch Rd	Common well for irrigaiton	Well for fire suppression	Taylor Jene Homes	12602 Deer Ridge Tr	10400 Duck Lane, Na.	Deer Flat Rd.		no water	no water	no water	
	30113010A4	30113010A5	30109012A0	30109012A0	30112012A0	30112011A0	3011300000	30113010B1	30110010A0	3011000000	3011100000	3010501000	3012101300	3012101300	3019413000	3019412900	3019412300	3019412500	3011512900	3008701100	3010800000	3019412800	3019400000	3011201600	Sky Ranch Sub	Sky Ranch Sub	3012101000	Deer Sky Ranch Sub	Deer Sky Ranch Sub	301130100 & 30101011C0	3019411700	2365900000	Chaparral Subdivision	Wild Prairie Estes	Rolling Meadows	Foot Hill Ranch	Valley View Subdivision	





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# 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

Bill To	Ship To
Dave Vigstol	Dave Vigstol
8810 Deer Sky Ranch Trail	8810 Deer Sky Ranch Trail
Nampa, ID 83686	Nampa, ID 83686

	Job ID	Service	Ship	Via	Customer Phone	Project
	Service Call	мвр	9/1/2022		651-706-2148	
Quantity	Item Code		Descript	ion	Price Each	Amount
-	PID50 6/3 Pump Cable Labor	6/3 Coated Pur Pump set: 440 Warrantied mo Recommended	- stor. Replaced pum	p cable and control bo 0amp breaker with tw		5,422.00 2,700.00 875.00

2Nd Bill 9/1/22



(208) 465-4444 Email:dpwdinc7@gmail.com

# Invoice

						Date	Invoice #
						5/2/2022	W4138
Bill To				Chin	۲		
Brodie Graham	1			Ship 7			
12823 Deer Fla Nampa, ID 836	at Rd. 586			Brodie G 12823 De Nampa, I	er Flat Rd.		
	Job ID	Service	Ship	Via	Curta		
	D0095926	СМ	5/2/2022	, id		03-2737	Project
Quantity	Item Code				233-3	03-2737	
	6-Drill Casing	6" D-:	Descrip	tion		Price Each	Amount
1 1 1	Bentonite Seal Well Permit 6-Drive Shoe 6-Turtle Cap	6" Drilling & 10"x 180' Ben Well Permit 6" Drive Shoe 6" Turtle Cap	tonite Seal			78.00 4,000.00 75.00 100.00 75.00	33,930.00 4,000.00 75.00 100.00 75.00
	Protect voi	Ir water!	Askussha			-	
	TOUGO UOD L	ance after 30 ( be mailed to a nsactions are e deposits an his link: https://	days will receive ddress on your offered free of d receipts may //hibu us/ens5 o	alance over 15 o additional 3% invoice. Credit charge. A \$20 f take up to 10 bu	days from the of finance charge card transacti ee is also asse usines days to	due date will be su e and will be subje ons will be assess ssed on all return process.	ubject to a 3% ect to lien on sed a 3% led checks.
Veb Site	website and	leave us a revie	2W	Pa	ayments/Cr	redits	-\$38,180.00
veb site		www.dpwdia	d.com	B	alance D	)ue	\$0.00

# DENNIS PHIAPS UP CE DRILLING INC. 12464 Karche Road • Nampa, 1D 83651

(208) 465-4444 Email:dpwdinc7@gmail.com

# Invoice

Date	Invoice #
5/19/2022	P4209

Bill To	Ship To
Brodie Graham 12823 Deer Flat Rd. Nampa, ID 83686	Brodie Graham 12823 Deer Flat Rd. Nampa, ID 83686

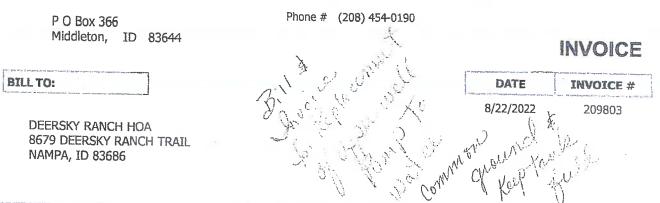
	Job ID Service Ship		Via	Cu	stomer Phone	Project		
	Pump System	MRP	5/19/2022		2	53-303-2737		
Jantity	Item Code		Descrip	tion		Price Each	Amount	
1	5HP Variable Pump	5HP Grundfos 3PH 3W Mtr., 5HP Grundfos 25s50-26 25GPM PE, PID50 Controller (26GPM @ 60PSI from 360')				9,375.00	9,375.0	
e 1	32Gal. Pressure T		Xtrol Pressure Tank	C		650.00	650.0	
1	2" Pitless Adapter	2" SS Pitless				390.00	390.0	
210	2" Galv. Drop Pipe	2" Galv. Dro			Sec. 1	12.00	2,520.0	
200	2" SCH120 Drop	2" PVC SHE	120 Drop Pipe			6.50	1,300.0	
	8/3 Wire	8/3 Pump Ca	ble			4.50	1,867.5	
3			2" SS Check Valve			200.00	600.0	
1	Bury Hydrant	4' Bury Yard				160.00	160.0	
1	Sprinkler Manifold	1 1/4" Sprink			10 C	250.00	250.0	
	1 1/4" Poly Pipe		#200 Poly Pipe			2.25	112.5	
65	8/3 UF Wire	8/3 UF Wire				4.50	292.5	
1	Misc Electrical	Electrical fitt				250.00	250.0	
1	Misc Plumbing	Misc Plumbi	ng			550.00	550.0	
8	Labor	Labor emailed 5/31				125.00	1,000.0	
		2ª 5			· · ·			
12								
	_							

### Protect your water! Ask us about our water treatment options.

Payment for project is due upon completion and any upaid balance over 15 days from the due date will be subject to a 3% finance charge. Any upaid 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 busines days to process. 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 Balance Due \$0.0
-------------------------------------------

# COONSE WELL DRILLING & PUMP CO.,



	PROJE		TERMS	DUE DATE
10101 No. 101000	NEW PU	MP	Due on receipt	8/22/2022
QTY	The survey of the second s	RIPTION	UNIT PRICE	AMOUNT
65 1 2 1	7.5 HP GRUNDFOS SUB PUMP, MO 2-IN GALV DROP PIPE #10/3 WG SUB PUMP CABLE 100 PSI LIQUID PRESSURE GAUGE SPLICE KIT #10 6" TO 4" ADAPTER LABOR- INSTALL PUMP/WATER SY THIS PUMP IS ON A 10 HP 6" MOT	STEM	4,230.00 13.65 3.10 16.00 12.00 315.00 1,200.00 0.00%	4,230.00 859.95 201.50 16.00 24.00 315.00 1,200.00 0.00
		Sebor ( 2 )	D' NN	۶. ۱ ۱ ۱
	ANK YOU FOR YO		Total	\$6,846.45
	PLEASE PAY BY 1		Payments Applie	ed \$0.00
All past di maximum	hecks payable to: Coonse Well Drill le accounts are subject to service ch permitted by law. ERE IS A 3.5% PROCESSING FEE O	harge of 1 1/2% per month or	Balance Due	\$6,846.45
		E-mail	an a	

office@coonsedrillingpump.com

# COONSE WELL DRILLING & PUMP CO., INC.

P O Box 366 Middleton, ID 83644

Phone # (208) 454-0190 Fax #

# **ESTIMATE**

DATE	ESTIMATE NO.
8/11/2022	1617-4285

	RSKY RANCH HOA	DATE	ESTIMATE NO
NAM	DEERSKY RANCH TRAIL PA, ID 83686	8/11/2022	1617-4285
		PROJECT	
QTY		EERSKY RANCH COMMON	AREA
	DESCRIPTION	UNIT PRICE	TOTAL
500	8" WELL INSTALLATION	100.00	50,000.0
1	12-IN OVERBORE DRILLING & SEAL 8-IN DRIVE SHOE	3,500.00	3,500.0
1	GIN Y 10-ET STATAL ECC CODEEN AND THE	500.00	500.0
1	6-IN X 10-FT STAINLESS SCREEN INSTALLATION	3,800.00	3,800.0
		650.00	650.0
-	IRRIGATION DRILLING PERMIT	200.00	200.0
1	5 HP 20 GPM PENTAIR BERKELEY INTELLIKIT, PUMP, 5HP MOTOR &		
1	FIDSU CUNTRULLER, 5 YR MANUFACTURER WARRANTY ON DUMP o	9,654.00	9,654.0
1	MUTUR, 3 TR MANUFACTURER WARRANTY ON CONTROLLED		
7201	1 1/2-IN GALV DROP PIPE	10.00	4 200 0
427	#4 3-WIRE W/ GROUND SUB PUMP CABLE	8.15	4,200.0
100	1 1/4" POLY PIPE 200# (IF NEEDED)	2.25	3,480.0
300	#4 THHN WIRE		225.0
100	#10 THHN WIRE	2.60	780.0
100	1 1/4 SCH 40 PVC CONDUIT	0.85	85.0
5	1 1/4" SCH 80 PVC CONDUIT	3.85	385.0
1	1 1/2 BII PITLESS ADAPTER SS	5.15	25.7
3	1 1/2 FLOMATIC CHECK VALVE 100EVFD	275.00	275.0
1	1 1/2-IN SPRINKLER SETUP	95.50	286.5
1	5 HP PUMP START RELAY	525.00	525.0
1	SPLICE KIT #4	145.00	145.0
	SPLICE KIT #10	17.00	17.0
	STATE OF IDAHO PLUMBING PERMIT	11.50	11.5
īl	STATE OF IDAHO ELECTRICAL PERMIT	68.00	68.0
1	MISC PLUMBING	68.00	68.00
1	MISC ELECTRICAL	450.00	450.00
		285.00	285.00
±	LABOR- INSTALL PUMP/WATER SYSTEM **TRENCHING TO BE DONE BY OTHERS**	1,500.00	1,500.00
		0.00%	0.00
	······································	0.00%	

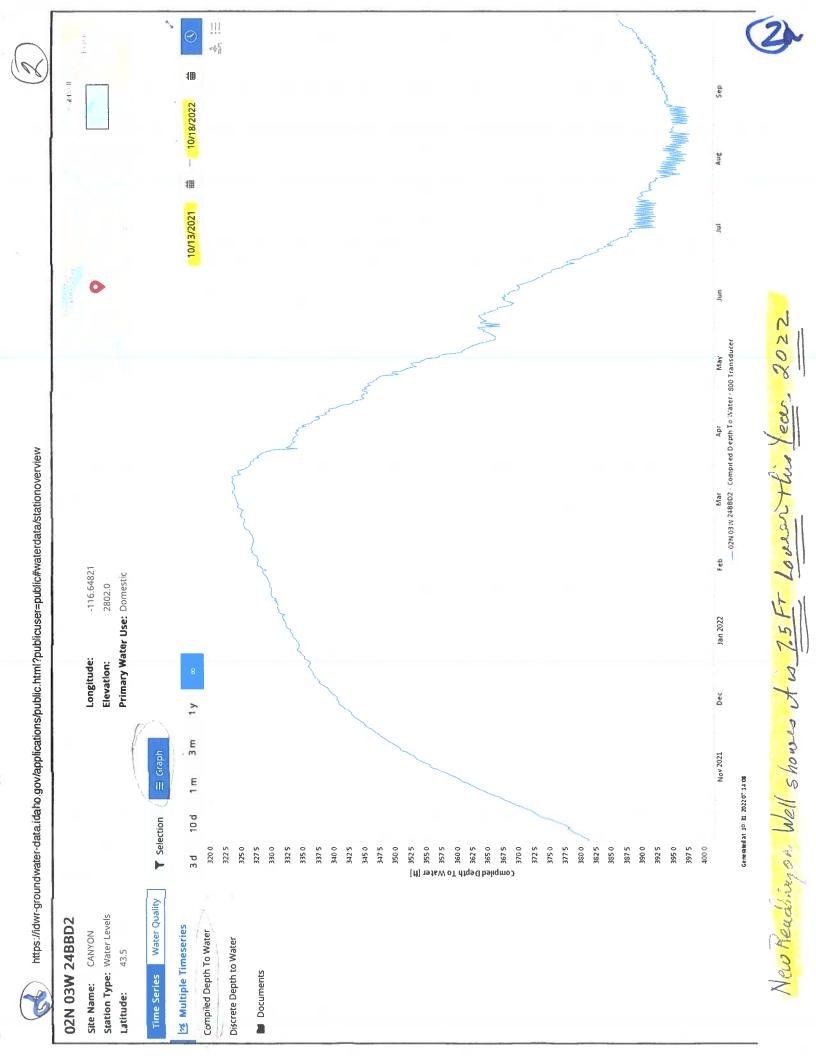
SUBJECT TO CHANGE PRIOR TO ACTUAL WORK.

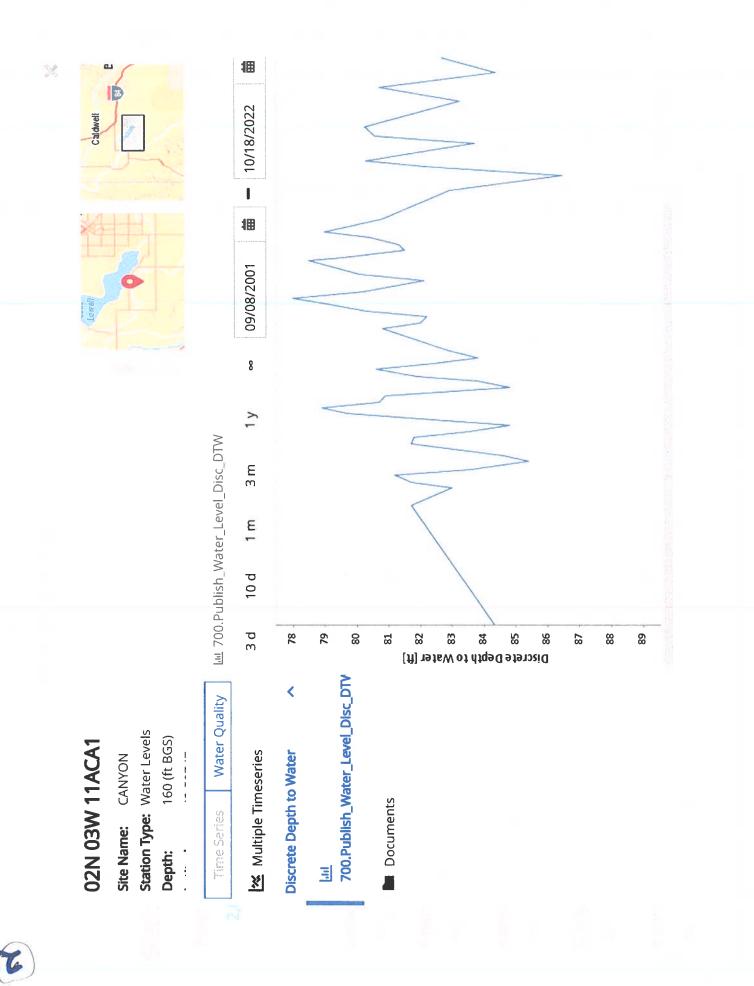
Form 238-7 6/07

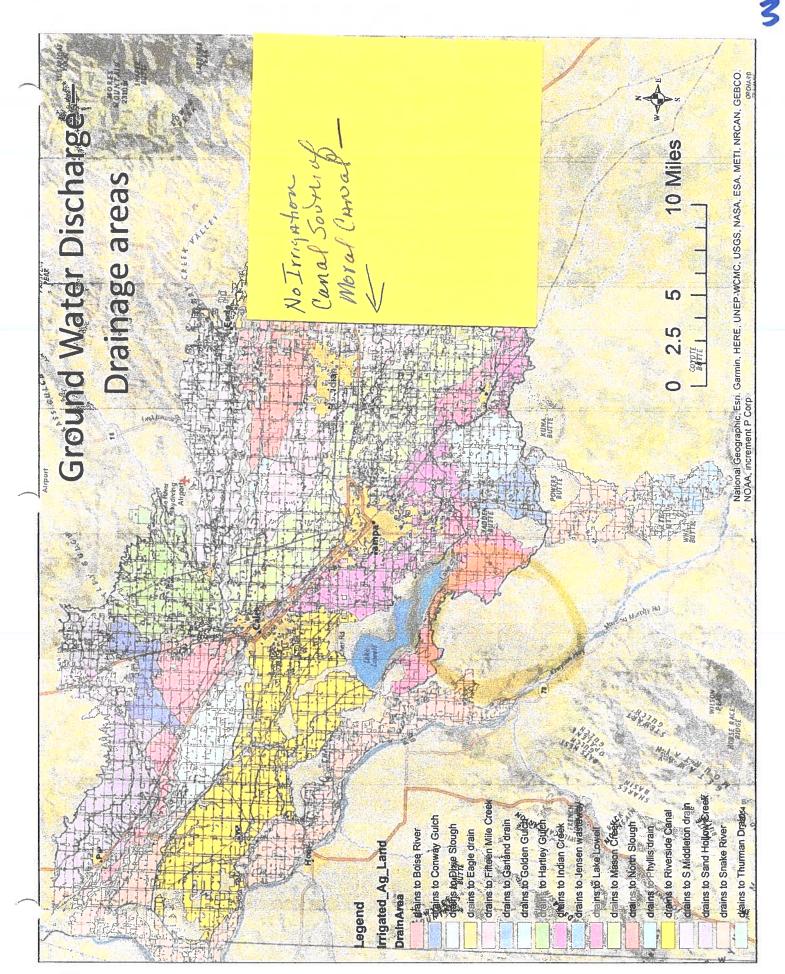
## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

WELL TAG NO. D D0093577	12. ST	ATIC W/	ATER L	EVEL and WELL TESTS:		
Drilling Permit No. 90:2900	Depth	irst water	encour	tered (ft) Static wat	er level (ft) <u>3</u>	90
Vater right or injection well #	Water	emp. ( ⁰ F)	Cold	Bottom hole temp.	(°F)	
OWNER:	Descrit	e access	s port <u>6</u>	" Turtle Cap		
lame Claudia Haynes	Well te	st:	1 01-1	Test duration	method:	Flowing
ddress 8830 Deersky Ranch Trail	Draw	lown (feet)	yiel	d (gpm) (minutes)		artesiar
ity Nampa State Idaho zip 83686	400'		25 G	PM 1 HR.		
NELL LOCATION:	10/			mments:		
vp. 2North □ or South □ Rge. 3East □ or West ⊠		• •		and/or repairs or abandonm	ent:	
2C. 24 1/4 NW 1/4 NW 1/4 1/4 1/4	Bore	From	To	Remarks, lithology or description		Water
	Dia. (in)	(ft)	(ft)	abandonment, water ten	ıp.	Y N
ov't Lot County Canyon	6"	410	433	Blue Sand w/ Shale		_X
t. 43 0 30.030'N (Deg. and Decimal minutes) no. 116 0 38.936'W (Deg. and Decimal minutes)						
						-
Idress of Well Site Same						-
City Nampa			AL	landia	and the second state and the second state of t	
t. 32 Bik. 1 Sub. Name Deersky Ranch			Cl	und -	*	
USE: Domestic I Municipal Monitor I Irrigation Thermal Injection Other			دجي ا	2NdD	Rill	-
TYPE OF WORK:					.175	2 .
New well Replacement well Modify existing well Abandonment Other D0019254				First	453	
DRILL METHOD: Air Rotary 🔲 Mud Rotary 🗹 Cable 🔲 Other				Turt	414	
SEALING PROCEDURES:	1			TIRDI	101	
Seel material From (ft) To (ft) Quantity (lbs or ft ² ) Placement method/procedure		+				
See Original						
CASING/LINER:						
nominal)			•			
		1				TT
5" 333 422 .258 Steel						
				RECEIV	F-D	
				neoer .		
Vas drive shoe used? 🔀 Y 🔲 N Shoe Depth(s) 348'	-			NOV 0 2 2	021	
PERFORATIONS/SCREENS:			1			
Perforations 🔲 Y 🗷 N Method	-	-		WATER RECOU	ACES	
Aanufactured screen X Y IN Type Johnson	-			WESTERN HEC		
Nethod of installation Washdown	-			1		-
From (ft) To (ft) Slot size Number//t Diameter Material Gauge or Schedule	Com	pleted De	pth (Mea	asurable): 433'		
422 432 .012 10' 5" Stainless 304		Started:			ed: 10/19/21	
	4.4			TIFICATION		
	I/We	certify th	at all m	inimum well construction standar	ds were compl	ied with at
ength of Headpipe 88.6 Length of Tailpipe .8"		ime the ri			1	32
Packer 🛛 Y 🗋 N Type Rubber K-Packer	Con	ipany Na	me De	ennis Phipps Well Drilling		
10.FILTER PACK:	*Pri	icipal Dri	ller	Andt 1	Date 10/1	9/21
Filter Material         From (ft)         To (ft)         Quantity (lbs or ft ³ )         Placement method		-	5		Date	
	"Un	ler	1	13.	Date	
					Liate V	
N/A	*Op	erator II _			Date	

Flowing Artesian? I Y X N Artesian Pressure (PSIG) Describe control device







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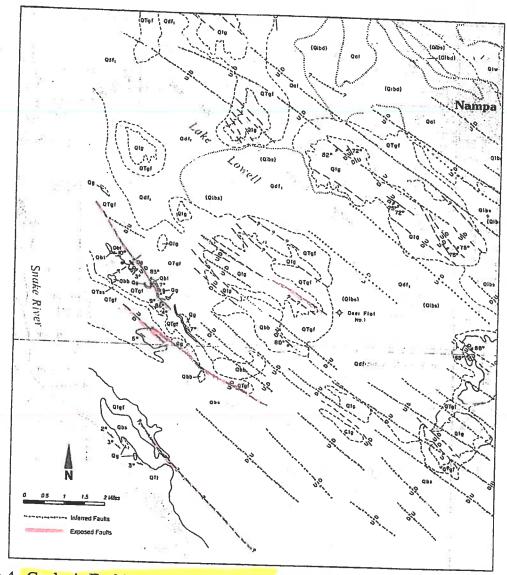
2.001 V and the second s Non and ŧ ALL STATE 0 Tank Party Ĥ ¢4 ļ HatButte(not in) Snake River BasinLandCo Sections HatButte And in WestEnd Roads Hydro (Non-Boundary) Independent Hydro (Boundary) **Current Taxlot Bounda** Contour Lines (5 ft) Distance Property Distance Property Distance Property Property Pro-Sales and Ħ 1 Miles 11 퉰 STREET, THE STREET, ST -Į I -1 No. 141 141 4 þ 11 infe . infe Ju ShANE BENCHICX50 1 AT INCOME. ..... 翳 <u>I</u> 1. 14 14 With 600 hp motors To Lift Swake River water ja fa nþ Įų: 51 1 --H 11 t ------. Saniti 目 ide ide th 1 fe Į. MARCH ATTA Life Sinter Real Property in which the States, or other states H -th Ħ -Şe. 1 The inte 11 1 ..... -- THE P 4 Sint and a second se THE REAL PROPERTY AND INCOME. Plane View Life View Life View Ref View Ref Holy Market 뒘 Property and I --Parties of the later -Plater Marcia Ba 1 States of the 1 VI CONTRO 11 Million Line and TIME TANK Į. Į. 1 1 1 Petindul **Fill** -States of the local division of the local di ij. H Number of Street, Stre h H 4 an leading as ALL THE LEVEL -Pader Title Did Canet of Canet A DESCRIPTION CONST. R BOOLS and the second 11W Lorne Larres Lines hi 17104 Party in ij 動物 A REAL 11 1 Ħ = 1 制印 ij -Surge of the local division of the local div ų THE R. P. LEWIS CO. ALANA ALANA 빏 FLITTA D ij ų Vo stable water source Permito trecuese Deer Sky Randes and the second s ų # ŧ II I ŝ LAND LAW't ļ ALT A Statut A DESCRIPTION OF THE PARTY OF T ij **H** 11 ij THE REAL PROPERTY IN 2 Tank a state of the second s Suma Read D -LENGUE BASSING CET MANUTAC No. đ ŧ į. A NAMES OF A I NAME AND ADDRESS OF AD ١Į 11 .m. Ŧ Loop Life ij -6.94C trucke 10 Build in Because 9 er Doilder

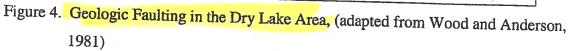


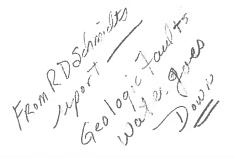
firsthouse on Sky Ranch in Subdivision Called Foothill Ranch Sub. Featherstone ROAD. This Lot Touches Huis New develope ment A COLOR TOP you are Hearing.

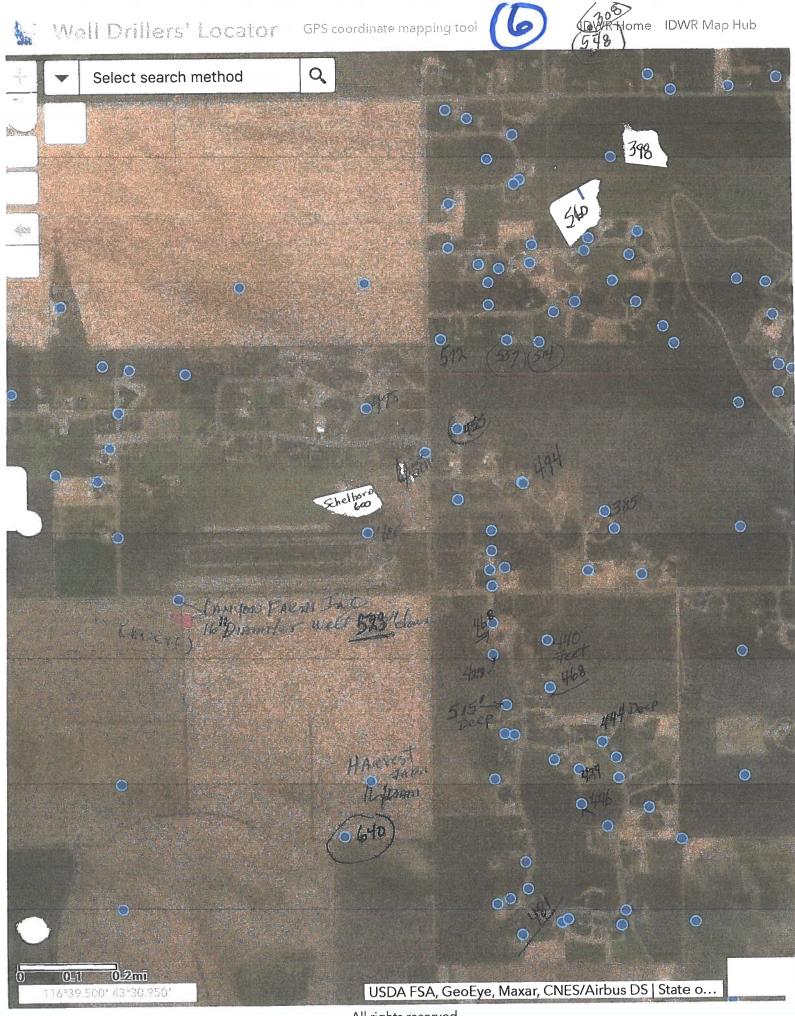


flow in the Dry Lake area, and are probably the reason there are almost no springs along the canyon wall on the north side of the river. A structural trough, also associated with faulting, is believed to be partly responsible for the groundwater divide just south of Lake Lowell.









All rights reserved





Search Tips

New S

Contac.

### Click on column headers to sort displayed data...

				Wel	ll Informatior	ı Summary(	66 we	ell(s)								
Doc	Contact	D-Tag	Const. Date	Tota Dep	th Address	Drilling Co	, Tw	p Rng	Se	c Tract	Sub	Lot	Bilk	Use	Cs; Dia	e GP
<u>Well Lo</u>	g BIG VIEW BUILDERS(Applicant	) D0038324	11/19/2004	4 424	TRAIL	ADAMSON PUMP & DRILLING	02	N 03W	V 24	NWSW	/ DEER SKY RANCH	16	1	Domestic Single Residence	6	55
Well Lo	g BIG VIEW BUILDERS(Applicant	) D0042152	12/20/2005	5 350	12697 DESERT LODGE TRAIL	KNIE PUMP & DRILLING	, 02I	N 03N	/ 24	NWNE	DESERT RANCH SUE	3 12	1	Domestic Single Residence	6	40
Well Lo	BIG VIEW BUILDERS(Applicant	) D0042417	12/30/2005	5 357	DESERT LODGE TRAIL	PRECISION WELL DRILLING & PUMP INC	021	V 03W	/ 24	NWNE	DESERT RANCH SUB	8	1	Domestic Single Residence	6	40
<u>Well Lo</u>	BIG VIEW BUILDERS(Applicant)	D0042593	3/1/2006	395	8679 DEER SKY RANCH TRAIL	, ED L HOLDER DRILLING	021	V 03W	24	SWNW	DEER SKY RANCH SUB	5	1	Domestic- Single Residence	6	15
Well Log	BIG VIEW BUILDERS(Applicant)	D0047199	7/30/2006	470	8507 DEER SKY RANCH TRAIL	KNIE PUMP & DRILLING	021	1 03W	24	SWNW	DEER SKY RANCH SUB	7	1	Domestic- Single Residence	6	35
Well Loc	BIG VIEW BUILDERS(Applicant)	D0047443	10/19/2006	405	8386 DEERSKY RANCH TRAIL	ADAMSON PUMP & DRILLING	02N	1 03W	24	NWSW	DEERSKY RANCH	4	2	Domestic- Single Residence	6	30
Well Log	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		35
<u>Well Log</u>	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
<u>Well Log</u>	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
<u>Well Log</u>	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
<u>Well Log</u>	GALEAZZI HOMES LLC(Applicant)	D0047453	1/5/2007	460	RANCH	DOWN RIGHT DRILLING & PUMP	02N	03W	24	NWSE	DEERSKY RANCH	30	1	Domestic- Single Residence	6	30
Well Log	HIBBARD BROS CONSTRUCTION(Applicant)	D0038760	2/28/2005	405	12592 DEER RIDGE	DOMESTIC PUMP & DRILLING	02N	03W	24	NESW	DEERSKY RANCH SUB	17		Domestic- Single Residence	6	50
<u>Well Log</u>	JIM WELCH CUSTOM HOMES(Applicant)	D0042710 4	\$/24/2006	423	RANCH	DAVIS WELL DRILLING & PUMP LLC	02N	03W	24	NWNW	DEERSKY RANCH	28	1	Domestic-	6	50
<u> Vell Log</u>	LEGACY HOMES(Owner/Operator)	1	0/14/2014	454	DEER	PRECISION WELL DRILLING & PUMP INC	02N	03W	24		DEER SKY RANCH	6	2	Domestic- Single Residence	6	30
<u>Nell Log</u>	LEGACY HOMES(Owner/Operator)	D0067558 1	.0/14/2014	454	DEER	PRECISION WELL DRILLING & PUMP INC	02N	03W :	24		DEER SKY RANCH	6	2	Domestic- Single Residence	ŗ	<b>`30</b>
<u>Vell Log</u>	MYERS CONSTRUCTION(Applicant)	D0019254 1	1/15/2001	416	Ranch	DAVIS WELL DRILLING & PUMP LLC	02N	03W :	24		Deer Sky Ranch	32	1		6	30
<u>Veli Log</u>	PALLESEN BUILDERS(Applicant)	D0019253 1	1/9/2001	445	Deer Trail	DAVIS WELL DRILLING & PUMP LLC	02N	03W 2	24 1	WNW					6	30

<u>Well I</u>	<u>.og</u>	JOHN HOLLSTEIN(Owner/Operator)	D0071787	5/31/2016	515	8679 DEERSKY RANCH TRAIL	ADAMSON PUMP & DRILLING	02N	03W 2	4 SWNW	DEERSKY RANCH SUB	5	1	Domestic- Single Residence	8	70
Well I	og	RANDALL HUTCHINGS(Owner/Operator)			0	DEER FLAT	DAVIS WELL DRILLING & PUMP LLC	02N	03W 2	4 NWNE	6	ก				0
W	29	STEVE J JONES(Owner/Operator)	D0009405	4/22/1999	218		DAVIS WELL DRILLING & PUMP LLC	02N	03W 2	4 NENE		y			6	0
<u>Well I</u>	<u>log</u>	MIKE KENLEY(Applicant)	D0029563	6/29/2003	490	12706 DEER RIDGE TRAIL	COONSE WELL DRILLING	02N	03W 2	4 NWSV	1			Domestic- Single Residence	6	40
Well	<u>.0</u> g	HOWARD KUNZ(Owner/Operator)			0		DAVIS WELL DRILLING & PUMP LLC	02N	03W 2	4 NENE		001				0
<u>Well</u>	Log	APRIL LONG(Applicant)	D0063955	8/9/2012	444	12630 DEER RIDGE TRAIL	NU ACRE DRILLING	02N	03W 2	4 SENE				Domestic- Single Residence	6	40
<u>Well</u> I	log	G W MALDERHAUR(Owner/Operator)		1/22/1990	255		DAVIS WELL DRILLING & PUMP LLC	02N	03W 2	4 NENE	unknown	0	0	Domestic- Single Residence	8	
Well	Log	LEONARD MARTEN(Owner/Operator)		6/12/1977	78		ANONYMOUS DRILLER	02N	03W 2	4 NENE						0
Well	Log	BRANDEN NEFF(Applicant)	D0038725	1/30/2005	440	8870 DEER SKY RANCH TRAIL	TANNER PUMP & DRILLING	02N	03W 2	4 NWSV	DEER SKY RANCH SUB	31	1	Domestic- Single Residence	6	45
<u>Well</u> I	<u>.0</u> g	BERTHA NEWMAN(Owner/Operator)		11/5/1992	320	12509 DEER FLAT	ADAMSON PUMP & DRILLING	02N	03W 2	4 NWNE					6	40
<u>Well I</u>	<u>.og</u>	HERB OBERG(Owner/Operator)	D0077249	12/7/2017	427	8753 DEERSKY RANCH TRAIL	COONSE WELL DRILLING	02N	03W 2	4 NWNV	/ DEER SKY RANCH	4	1	Domestic- Single Residence	8	40
Wen	י <i>פ</i> ק	MAX POULTON(Owner/Operator)			0		DAVIS WELL DRILLING & PUMP LLC	02N	03W 2	4 NENE						15
-	*															
						12745 Deer	COONSE							Domestic		
Well	Log	ROBERT ROSE(Owner/Operator)	D0077251	12/22/2017	413	12745 Deer Ridge Trail	COONSE WELL DRILLING	02N	03W 2	4 SWNV	1			Domestic Single Residenc		
Well	0.0	ROBERT ROSE(Owner/Operator) WESLEY R SCHOBER(Owner/Operator)	D0077251	12/22/2017 4/23/1963		Deer Ridge	WELL			4 SWNV 4 SENW				Single		
Well	Log	WESLEY R				Deer Ridge	WELL DRILLING ANONYMOUS	02N	03W 2					Single		0
Well		WESLEY R SCHOBER(Owner/Operator) CARL K STAPP(Owner/Operator), DEBRA		4/23/1963	400	Deer Ridge Trail CORNER OF DEER FLAT &	WELL DRILLING ANONYMOUS DRILLER SOS WELL DRILLING & PUMP CO	02N 02N	03W 2 03W 2	4 SENW				Single	6	0 45
<u>Well</u>		WESLEY R SCHOBER(Owner/Operator) CARL K STAPP(Owner/Operator), DEBRA L STAPP(Owner/Operator) RANDY		4/23/1963	400 0	Deer Ridge Trail CORNER OF DEER FLAT & RIM RD 12597 Deer	WELL DRILLING ANONYMOUS DRILLER SOS WELL DRILLING & PUMP CO INC COONSE WELL	02N 02N 02N	03W 2 03W 2 03W 2	4 SENW 4 NWNE				Single Resident	6	270225
Well   Well   Well		WESLEY R SCHOBER(Owner/Operator) CARL K STAPP(Owner/Operator), DEBRA L STAPP(Owner/Operator) RANDY STEWART(Owner/Operator) JOHN C		4/23/1963 2/3/2020	400 0 446	Deer Ridge Trail CORNER OF DEER FLAT & RIM RD 12597 Deer	WELL DRILLING ANONYMOUS DRILLER SOS WELL DRILLING & PUMP CO INC COONSE WELL DRILLING ANONYMOUS	02N 02N 02N 02N	03W 2 03W 2 03W 2 03W 2	4 SENW 4 NWNE 4 SENW				Single Resident	6	45
Well   Well   Well		WESLEY R SCHOBER(Owner/Operator) CARL K STAPP(Owner/Operator), DEBRA L STAPP(Owner/Operator) RANDY STEWART(Owner/Operator) JOHN C TAGGART(Owner/Operator) TERRY L		4/23/1963 2/3/2020	400 0 446 330	Deer Ridge Trail CORNER OF DEER FLAT & RIM RD 12597 Deer	WELL DRILLING ANONYMOUS DRILLER SOS WELL DRILLING & PUMP CO INC COONSE WELL DRILLING ANONYMOUS DRILLER BILL DOTY DRILLING	02N 02N 02N 02N 02N	03W 2 03W 2 03W 2 03W 2 03W 2	4 SENW 4 NWNE 4 SENW 4 SWSE				Single Resident	6	45 0
Well   Well   Well   Well	Log Log Log Log	WESLEY R SCHOBER(Owner/Operator) CARL K STAPP(Owner/Operator), DEBRA L STAPP(Owner/Operator) RANDY STEWART(Owner/Operator) JOHN C TAGGART(Owner/Operator) TERRY L TAGGART(Owner/Operator)	D0083514	4/23/1963 2/3/2020 5/30/1973	400 0 446 330 0	Deer Ridge Trail CORNER OF DEER FLAT & RIM RD 12597 Deer Ridge Trl 8457 RIM	WELL DRILLING ANONYMOUS DRILLER SOS WELL DRILLING & PUMP CO INC COONSE WELL DRILLING ANONYMOUS DRILLER BILL DOTY DRILLING CO INC BILL DOTY DRILLING	02N 02N 02N 02N 02N 02N	03W 2 03W 2 03W 2 03W 2 03W 2 03W 2	4 SENW 4 NWNE 4 SENW 4 SWSE 4 SESE		8	2	Single Resident	6	45 0 0
Well   Well   Well   Well	Log Log Log Log Log	WESLEY R SCHOBER(Owner/Operator) CARL K STAPP(Owner/Operator), DEBRA L STAPP(Owner/Operator) RANDY STEWART(Owner/Operator) JOHN C TAGGART(Owner/Operator) TERRY L TAGGART(Owner/Operator) TERRY L TAGGART(Owner/Operator) CORY	D0083514 D0078502	4/23/1963 2/3/2020 5/30/1973	400 0 446 330 0 0 429	Deer Ridge Trail CORNER OF DEER FLAT & RIM RD 12597 Deer Ridge Trl 8457 RIM RD 12635 DEER RIDGE	WELL DRILLING ANONYMOUS DRILLER SOS WELL DRILLING & PUMP CO INC COONSE WELL DRILLING ANONYMOUS DRILLER BILL DOTY DRILLING CO INC BILL DOTY DRILLING CO INC DENNIS PHIPPS WELL DRILLING	02N 02N 02N 02N 02N 02N	03W 2 03W 2 03W 2 03W 2 03W 2 03W 2	4 SENW 4 NWNE 4 SENW 4 SWSE 4 SESE 4 SESE	DEERSKY RANCH	8	2	Single Residence Domestic- Single Residence Domestic- Single		45 0 0
Well I Well I Well I Well I Well I Well I	201 202 202 203 203 203 203 203	WESLEY R SCHOBER(Owner/Operator) CARL K STAPP(Owner/Operator), DEBRA L STAPP(Owner/Operator) RANDY STEWART(Owner/Operator) JOHN C TAGGART(Owner/Operator) TERRY L TAGGART(Owner/Operator) TERRY L TAGGART(Owner/Operator) CORY TAGLIAPIETRA(Owner/Operator) REINIE TAGLIAPIETRA(Owner/Operator)	D0083514 D0078502 D0077480	4/23/1963 2/3/2020 5/30/1973 6/28/2018	400 0 446 330 0 429 468	Deer Ridge Trail CORNER OF DEER FLAT & RIM RD 12597 Deer Ridge Trl 8457 RIM RD 12635 DEER RIDGE TRAIL 8905 DEER SKY RANCH	WELL DRILLING ANONYMOUS DRILLER SOS WELL DRILLING & PUMP CO INC COONSE WELL DRILLING ANONYMOUS DRILLER BILL DOTY DRILLING CO INC BILL DOTY DRILLING CO INC DENNIS PHIPPS WELL DRILLING DENNIS PHIPPS	02N 02N 02N 02N 02N 02N 02N	03W 2 03W 2 03W 2 03W 2 03W 2 03W 2 03W 2	4 SENW 4 NWNE 4 SENW 4 SWSE 4 SESE 4 SESE 4 SENW 4 NWNV	DEERSKY RANCH		1	Single Residence Domestic- Single Residence Domestic- Single Residence	8	45 0 0 36
Well I Well I Well I Well I Well I Well I		WESLEY R SCHOBER(Owner/Operator) CARL K STAPP(Owner/Operator), DEBRA L STAPP(Owner/Operator) RANDY STEWART(Owner/Operator) JOHN C TAGGART(Owner/Operator) TERRY L TAGGART(Owner/Operator) TERRY L TAGGART(Owner/Operator) CORY TAGLIAPIETRA(Owner/Operator) REINIE TAGLIAPIETRA(Owner/Operator)	D0083514 D0078502 D0077480 D0047386	4/23/1963 2/3/2020 5/30/1973 6/28/2018 4/24/2018	400 0 446 330 0 429 468	Deer Ridge Trail CORNER OF DEER FLAT & RIM RD 12597 Deer Ridge Trl 8457 RIM RD 12635 DEER RIDGE TRAIL 8905 DEER SKY RANCH TRAIL 12625 DESERT LODGE	WELL DRILLING ANONYMOUS DRILLER SOS WELL DRILLING & PUMP CO INC COONSE WELL DRILLING ANONYMOUS DRILLER BILL DOTY DRILLING CO INC BILL DOTY DRILLING CO INC DENNIS PHIPPS WELL DRILLING INC DENNIS PHIPPS WELL DRILLING INC	02N 02N 02N 02N 02N 02N 02N	03W 2 03W 2 03W 2 03W 2 03W 2 03W 2 03W 2	4 SENW 4 NWNE 4 SENW 4 SWSE 4 SESE 4 SESE 4 SENW 4 NWNV	DEERSKY RANCH DEER SKY RANCH DEERSKY	2	1	Single Residence Domestic- Single Residence Domestic- Single Residence Domestic- Single Residence	8 8 6	45 0 0 36 36

<u>Well Log</u>	SALISBURY BORAH CONSTRUCTION(Applicant)	D0030848 1/16/20	04 440	RIDGE	ADAMSON PUMP & DRILLING	02N 03W 24	NWSW DEER SKY RANCH	D	Domestic- Single Residence	6	25
<u>Well Log</u>	TAPESTRY HOMES(Applicant)	D0038233 10/11/2	004 414	DEER	ADAMSON PUMP & DRILLING	02N 03W 24	NWSW DEER SKY RANCH	14 1	Domestic- Single Residence	6	50
Well Log	TRADEWINDS CONSTRUCTION(Applicant)	D0025673 10/24/2	002 445	12640 DEER RIDGE TRAIL	ADAMSON PUMP & DRILLING	02N 03W 24	NWSW DEER SKY RANCH		Domestic- Single Residence	6	55
Well Log	WOLF BUILDING CO(Owner/Operator)	D0070351 12/8/20	15 425	12651 DEER RIDGE TRAIL	DENNIS PHIPPS WELL DRILLING INC	02N 03W 24	SENW		Domestic- Single Residence	6	40
Well Log	Z MAC CONSTRUCTION(Applicant)	D0042662 5/1/200	6 451	8716 DEER SKY RANCH TRAIL	TREASURE VALLEY DRILLING & PUMP INC	02N 03W 24	SWNW DEER SKY RANCH	27 1	Domestic- Single Residence	6	35
Well Log	JON ALLEN(Owner/Operator)		o	DEER FLAT	DAVIS WELL DRILLING & PUMP LLC	02N 03W 24	NE				0
Well Log	JEANNE BARR(Owner/Operator), JEFF H BARR(Owner/Operator)	D0077460 3/23/20	18 481	8301 DEERSKY RANCH TRAIL	COONSE WELL DRILLING	02N 03W 24	NWSW		Irrigation	8	10
Well Log	GARY BARTLOW(Owner/Operator)	D0067395 10/29/2	014 468	8886 DEER SKY RANCH TRL X	ADAMSON PUMP & DRILLING	02N 03W 24	NWNW		Domestic- Single Residence	8	40
Well Log	CARL BRAY(Owner/Operator)	D0001077 8/13/19	97 73	8853 RIM RD	DAVIS WELL DRILLING & PUMP LLC	02N 03W 24	NENE	005 001		6	0
Well Log	g CARL BRAY(Owner/Operator)	D0001076 8/13/19	97 2 <u>15</u>	8853 RIM RD	DAVIS WELL DRILLING & PUMP LLC	02N 03W 24	NENE	005 001		6	0
104 ···· 21	HAROLD D BREACH(Owner/Operator)	9/7/196	7 460	RT 4	ANONYMOUS DRILLER	02N 03W 24	NWNW				0
Well Lo	g HAROLD D BREACH(Owner/Operator)	12/7/19	67 675		DAVIS WELL DRILLING & PUMP LLC	02N 03W 24	NWNW				19
Well Log	HAROLD D BREACH(Owner/Operator)	4/1/197	0 383		DAVIS WELL DRILLING & PUMP LLC	02N 03W 24	NESW				
Well Log	BREACH(Owner/Operator)	7/16/19	79 562		PETE COPE DRILLING CO INC	02N 03W 24	NESW				0
Well Lo	DAVID A DANIEL(Owner/Operator)	9/20/19	191 260		BILL DOTY DRILLING CO INC	02N 03W 24	SWNE			6	30
Well Lo	g. BRETT ERWIN(Applicant)	D0030649 11/19/2	2003 420	12612 DEER RIDGE TRAIL	ADAMSON PUMP & DRILLING	02N 03W 24	NWSW DEER SKY RANCH		Domestic- Single Residence	6	30
Well Lo	MELVIN L FARMER(Owner/Operator)	3/7/19	31 438		PETE COPE DRILLING CO INC	02N 03W 24	SESE				12
Well Lo	g JIM FIELDS(Applicant)	D0025971 12/13/	2002 440	12622 DEER RIDE	DAVIS WELL DRILLING & PUMP LLC		NWNW DEER SKY		Domestic- Single Residence	6	5C
Well Lo	DON FOX(Applicant), BRENDA FOX(Applicant)	11/17/	2006 293	12303 DEER FLAT RD	ADAMSON PUMP & DRILLING	02N 03W 24	NESW		Domestic	6	
Well Lo	g DON FOX(Applicant)	D0047431 11/1/2	06 420	12303 DEER FLAT	ADAMSON PUMP & DRILLING	02N 03W 24	NENE		Domestic- Single Residence	6	55
<u>Ш</u> е" ' Q	CINDY GOLDSMITH (Applicant); g GORDON T GOLDSMITH (Applicant)	D0025414 8/19/2		TRAIL	TREASURE VALLEY DRILLING & PUMP INC	02N 03W 24	NENE DEER SKY RANCH	21	Domestic- Single Residence	6	5(
Well Lo	g NATHAN GUY(Owner/Operator)	D0074583 5/4/20	17 401	8375 DEER SKY RANCH TRAIL	COONSE WELL DRILLING	02N 03W 24	NWSW		Domestic- Single Residence	8	
Well Lo	g JEFFERY HANSEN(Owner/Operator)		0		DAVIS WELL DRILLING & PUMP LLC	02N 03W 24	NENE				0
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# **Idaho Statutes**

### 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 а 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 <u>chapter 80</u>, 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.

(1) 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

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From: Claudia Haynes claudialee3@aol.com Subject: Op Ed Not enough Water. Date: August 23, 2022 at 9:14 AM

To: Claudia Haynes claudialee3@aol.com



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 census7 — 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.

ahrenheit at night. Average winter temperatures range from 21 degrees to 34 degrees Fahrenheit in he daytime and 21 to 31 degrees Fahrenheit at night. Extreme temperatures range from 110 degrees n the summer and -2 degrees Fahrenheit in the winter. Changes in average temperatures and severe weather will occur as the climate changes. 1

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, inigation 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.2

### 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 mparian 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.

As shown on Map 5 at the end of this chapter, the County has a wide range of suitable soils for different and 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

Class II/Best Suited: Suited for production. It may have some limitations that reduce the choice of plants or require moderate conservation practices.

Add Duster Recharge

¹ National Oceanic and Atmospheric Administration Weather Data

² 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 11th 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 Havnes 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.

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Sincerely,

Benjamin Scott Wood

(A concerned home owner in the area)

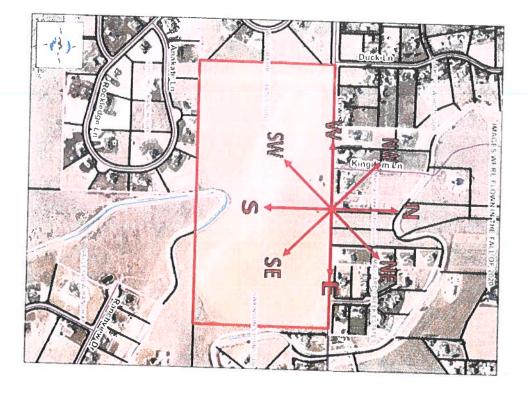


GOLDBERG/ LGD VENTURES, LLC RZ2021-0030 SITE PHOTOS

EXHIBIT

10

SCANNE



GEANNES





SCANNED





SCANNEL





# SCANNED





# NORTHWEST



### CANYON COUNTY PLANNING & ZONING COMMISSION MINUTES OF REGULAR MEETING HELD Thursday, April 7, 2022 6:30 P.M.

### 1ST 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-Lakey 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.

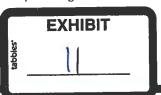
Planner Elizabeth Allen, reviewed the Staff report for the record including late exhibits.

Chairman Robert Sturgill, entered the late exhibits into the record and affirmed the witnesses to testify.

Testimony:

### Todd Lakey – Applicant (Representative) – IN FAVOR – 12905 Venezia Ct. Nampa ID 83651

Mr. Lakey, 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 projectby-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:

### <u>Neil Allison – Applicant (Representative) – IN FAVOR – 1854 Syringa Rd Adrian OR 97901</u>

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.

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### 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 was 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 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 1st instead of October 15th. 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 in 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 Wiliamson 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

That A

Robert Sturgill, Chairman

ATTEST Bonnie

Bonnie Puleo, Recording Secretary



## T-O ENGINEERS

April 6, 2022

Canyon County Planner Development Services Department 111 North 11th 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 <u>Final Plat</u> 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,

Alec Equindo

Alec Egurrola Land Use Planner aegurrola@to-engineers.com (208) 442-6300

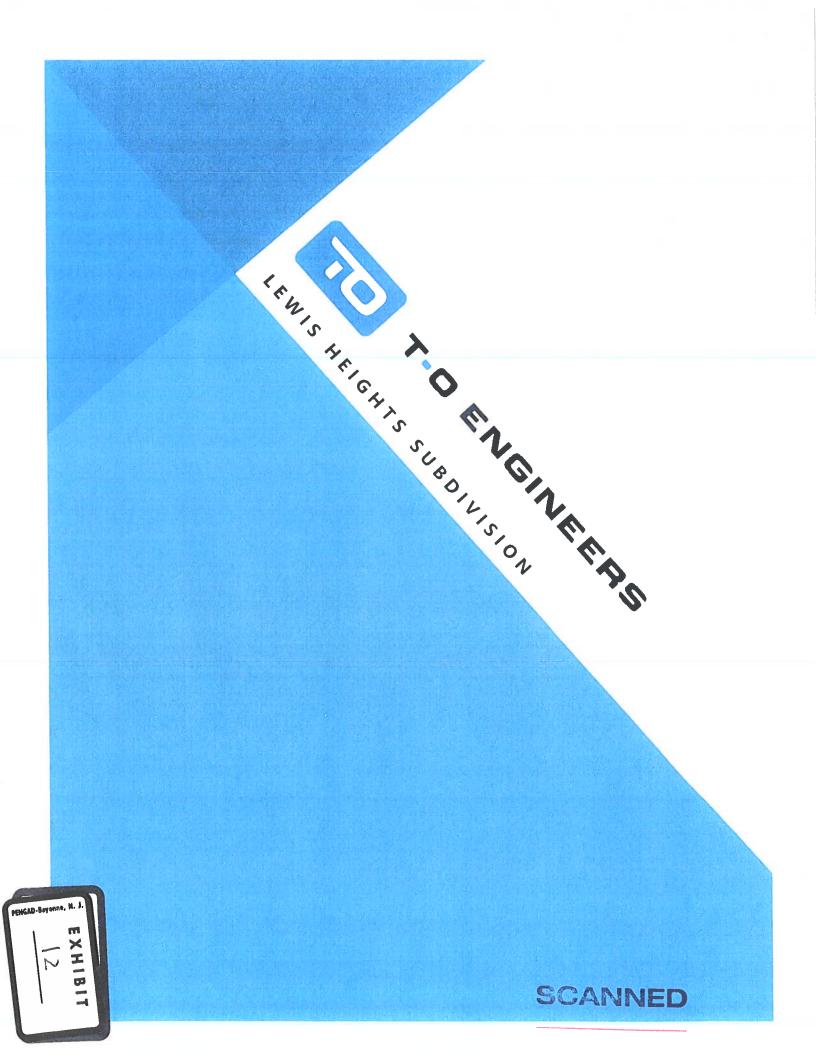
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332 N. Broadmore Way | Nampa, ID 83687 | P. 208 442 6300 | to-engineers com

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# LEWIS HEIGHTS SUBDIVISION

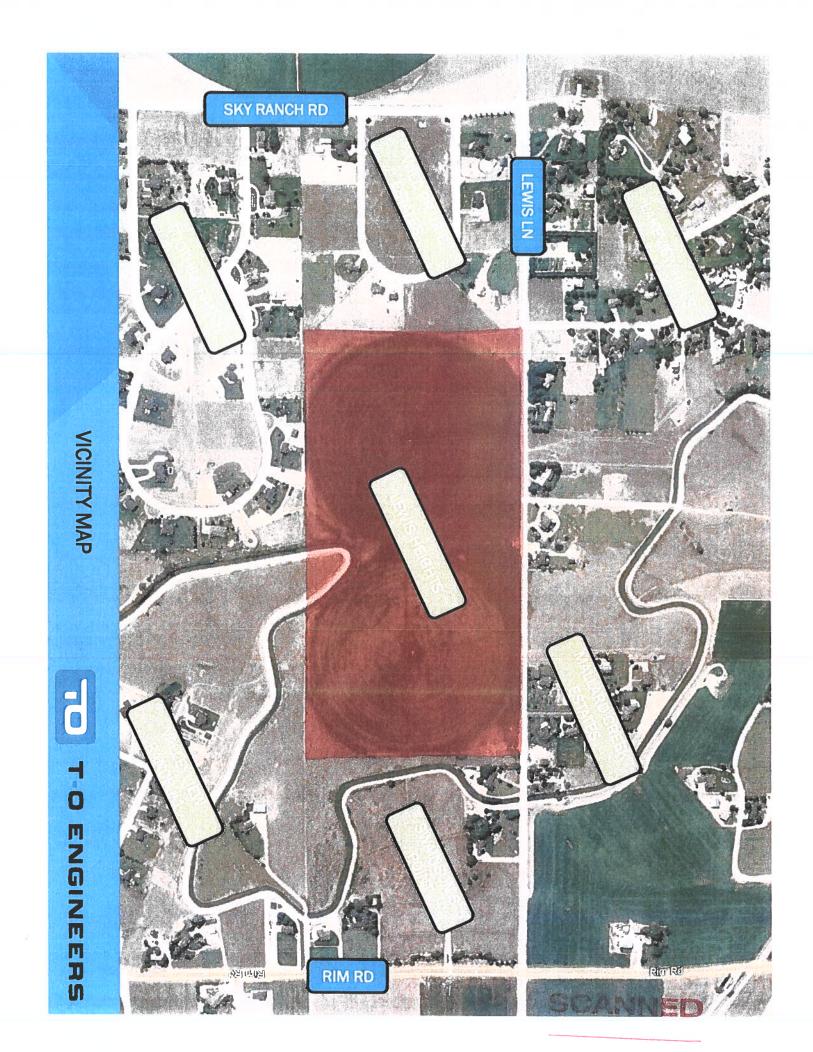
Alec Egurrola, Land Use Planner T-O Engineers

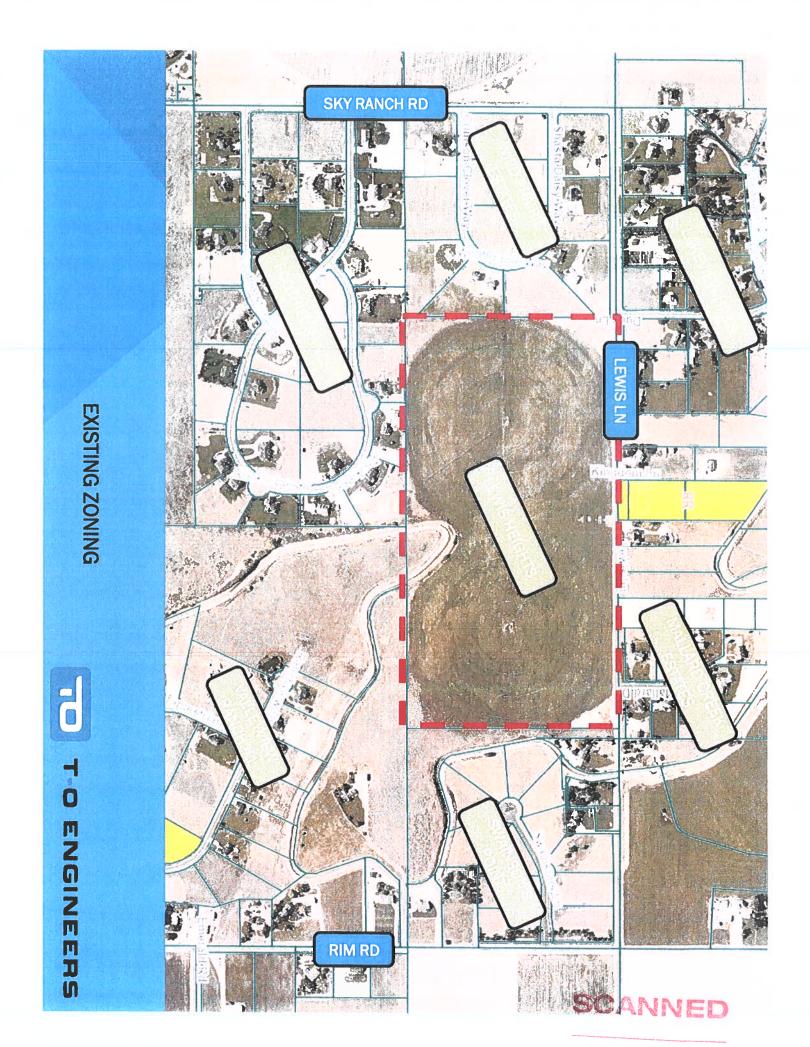
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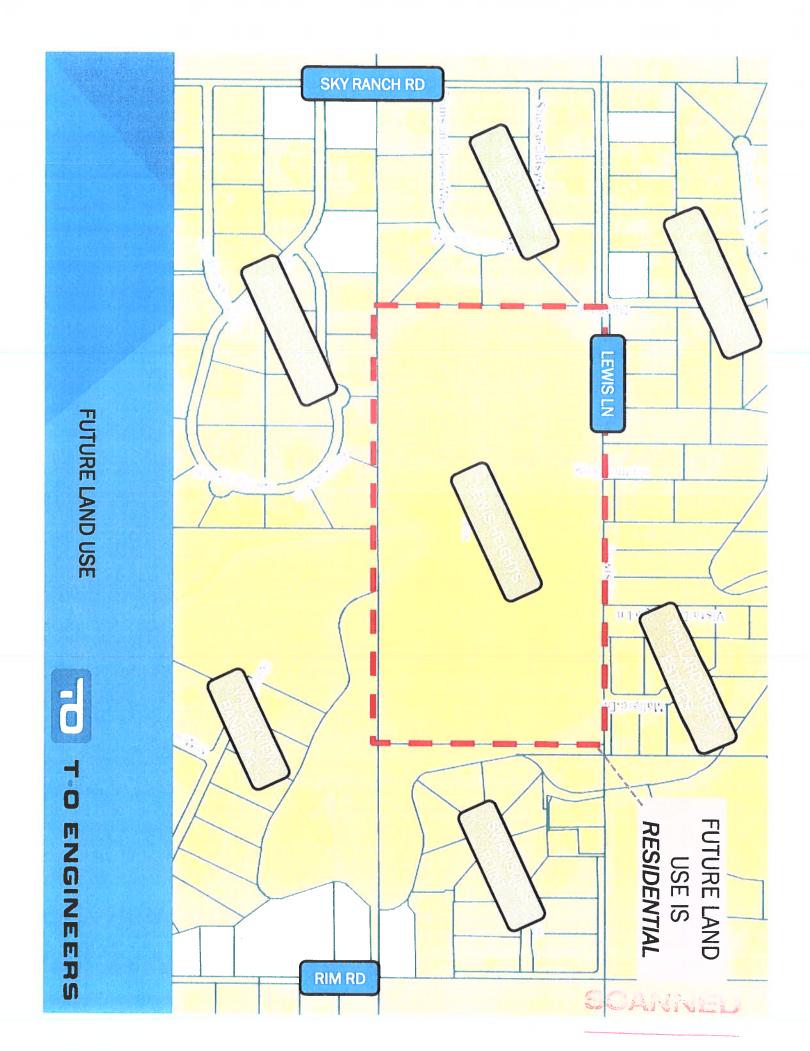
332 N Broadmore Way

SCANNED









## 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

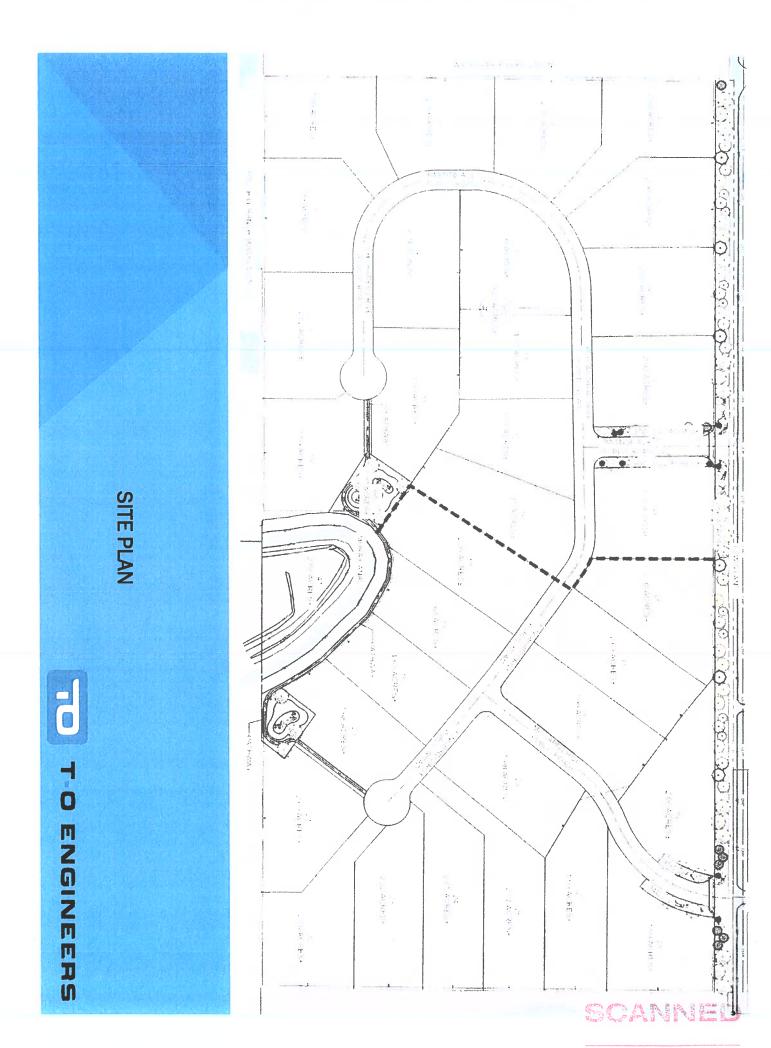
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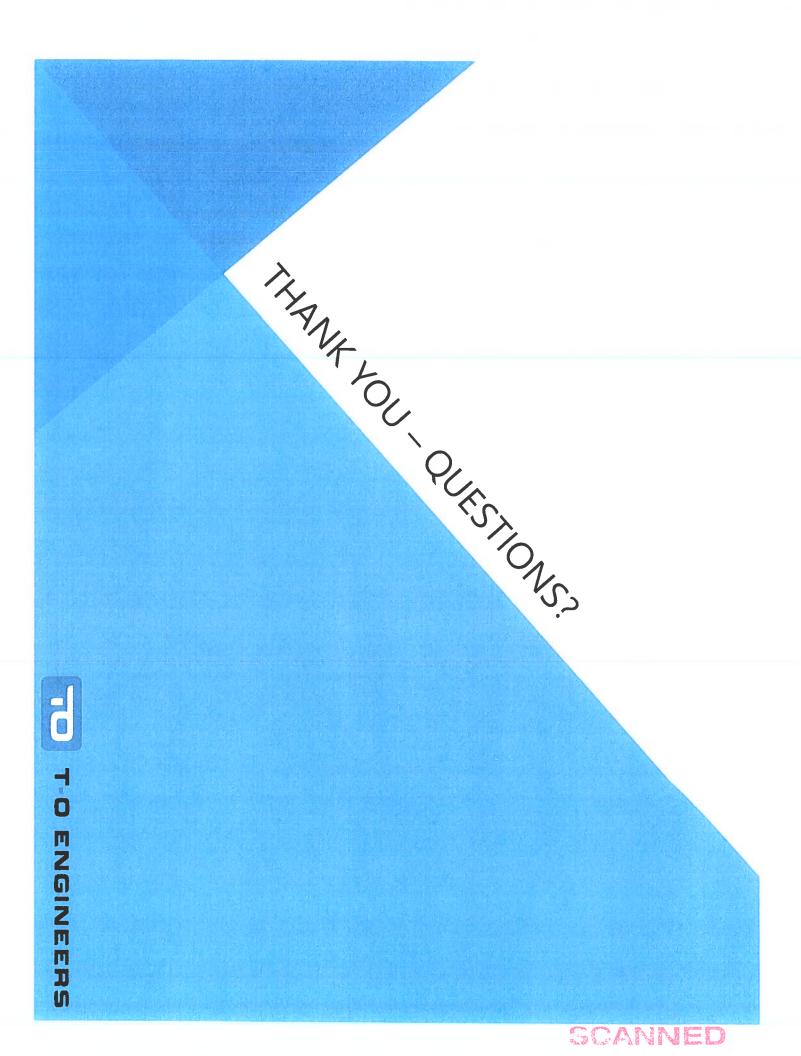
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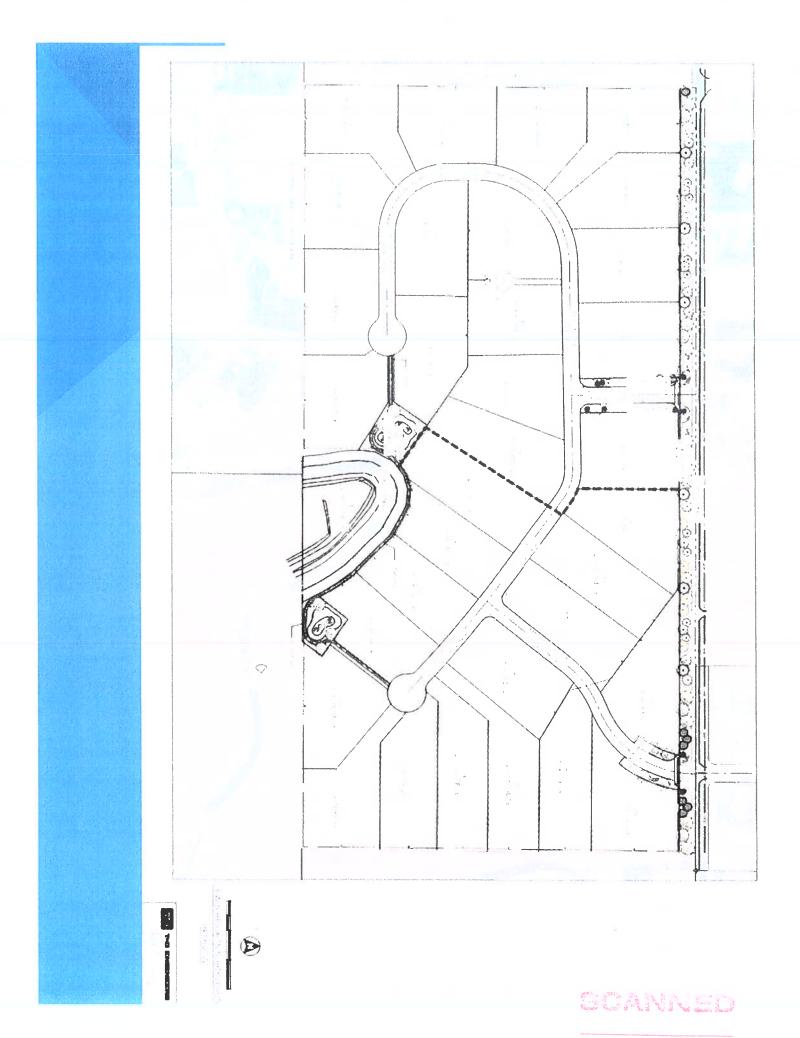
## LAND USE SUMMARY

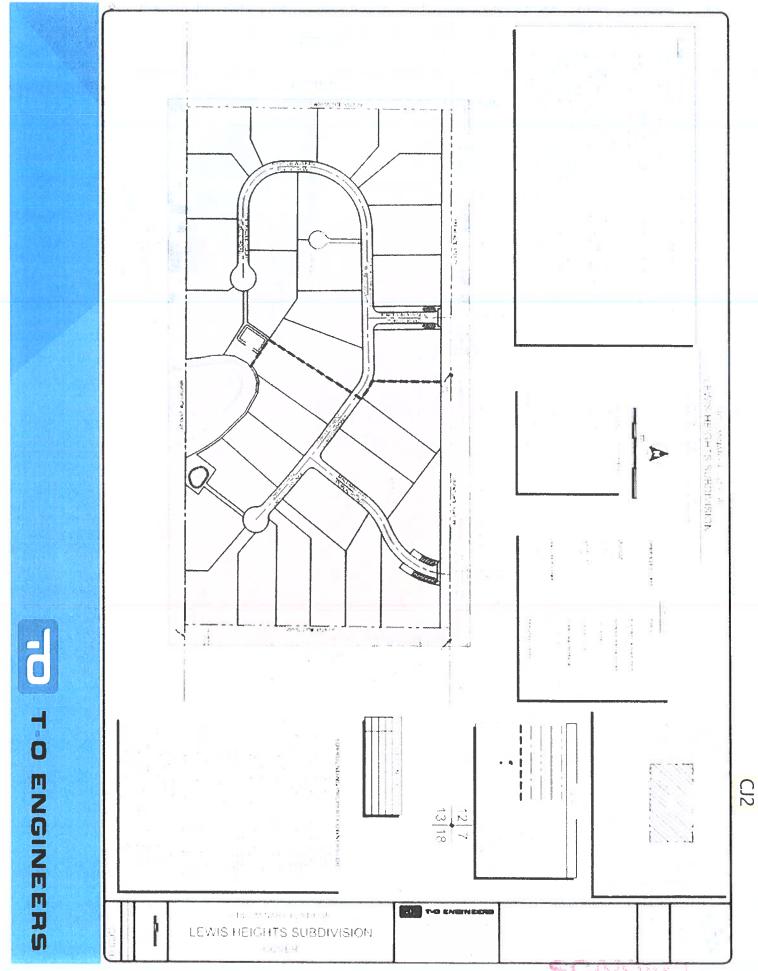
- Requesting R-R (2-acre residential)
- Compliments surrounding area
- Existing/platted residential developments
- 2 3 acre lots
- Minimal impact to existing transportation and utilities.
- Designated as 'Residential' in comprehensive plan
- The proposed request meets the intent of the Comprehensive Plan

TO ENGINEERS





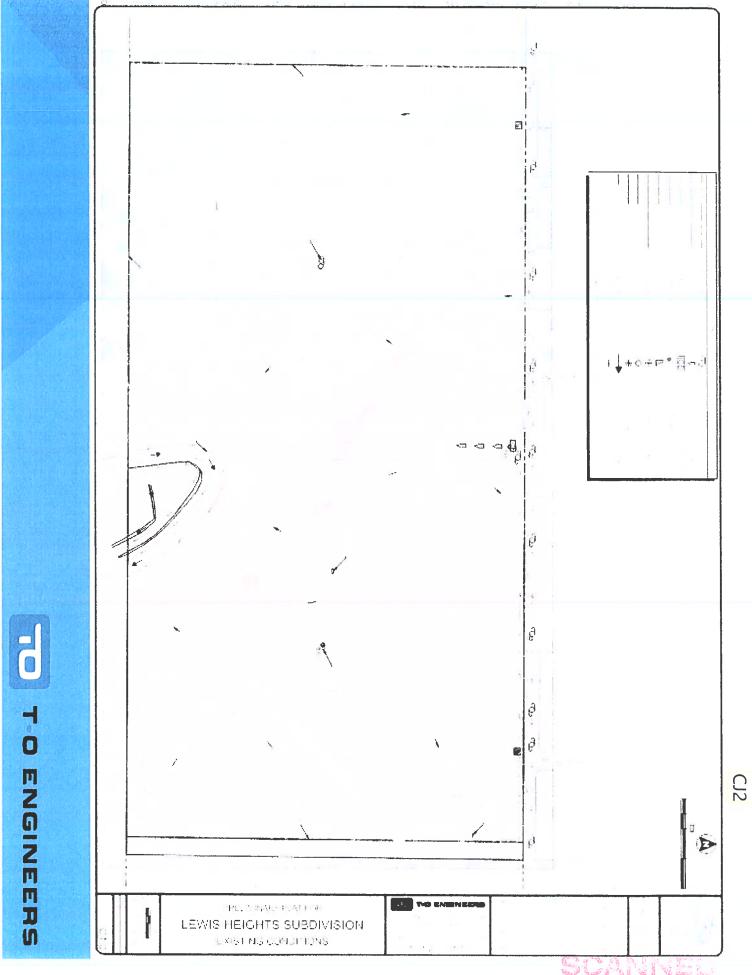




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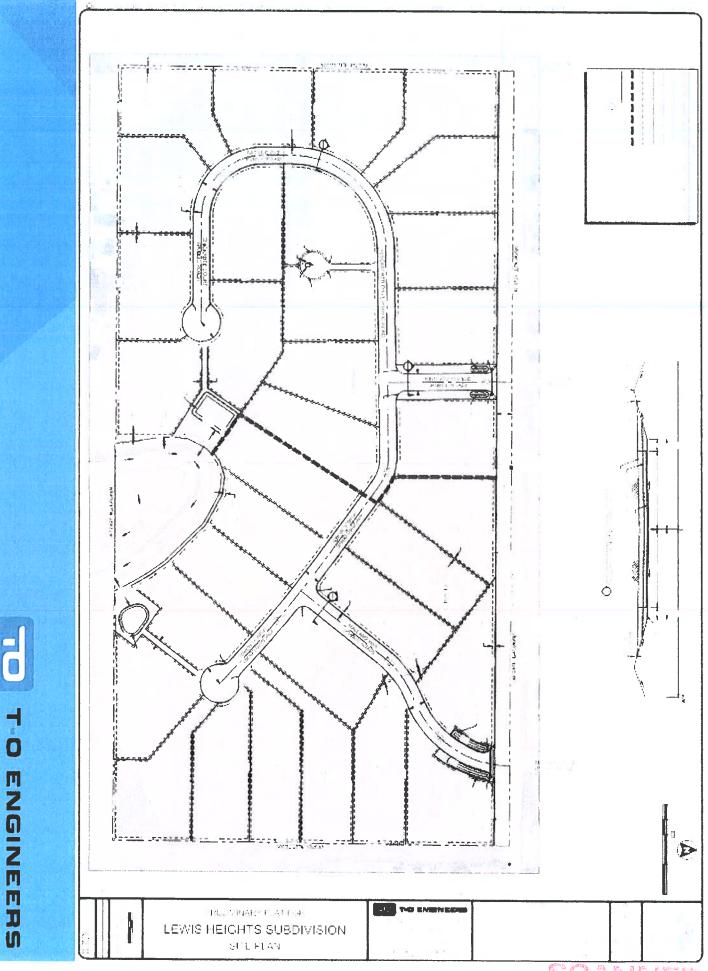
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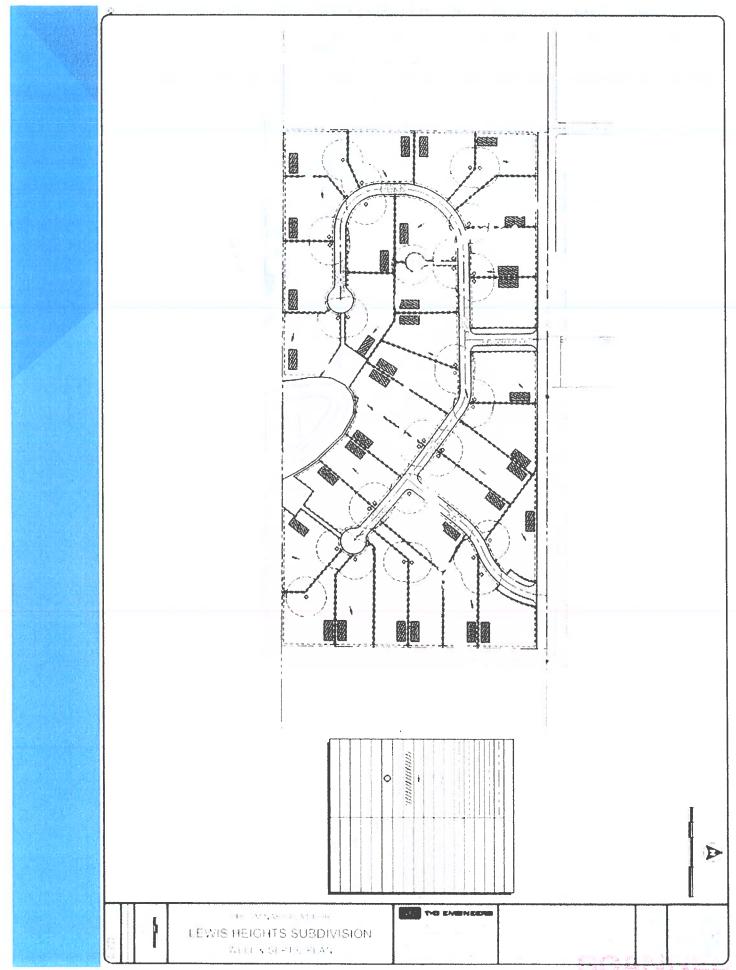


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Exhibit E, Attachment 9

## Dan Lister

rom:	Alec Egurrola <aegurrola@to-engineers.com></aegurrola@to-engineers.com>
ent:	Wednesday, July 6, 2022 4:46 PM
o:	Dan Lister
c:	Zane Cradic
ubject:	[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



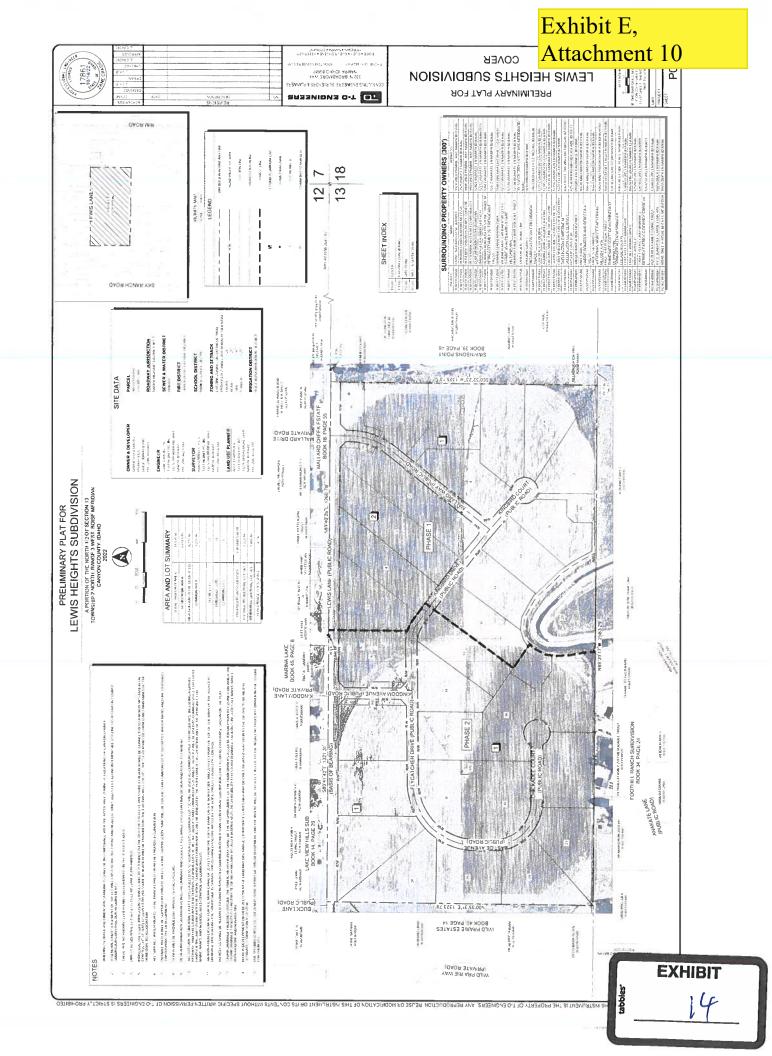
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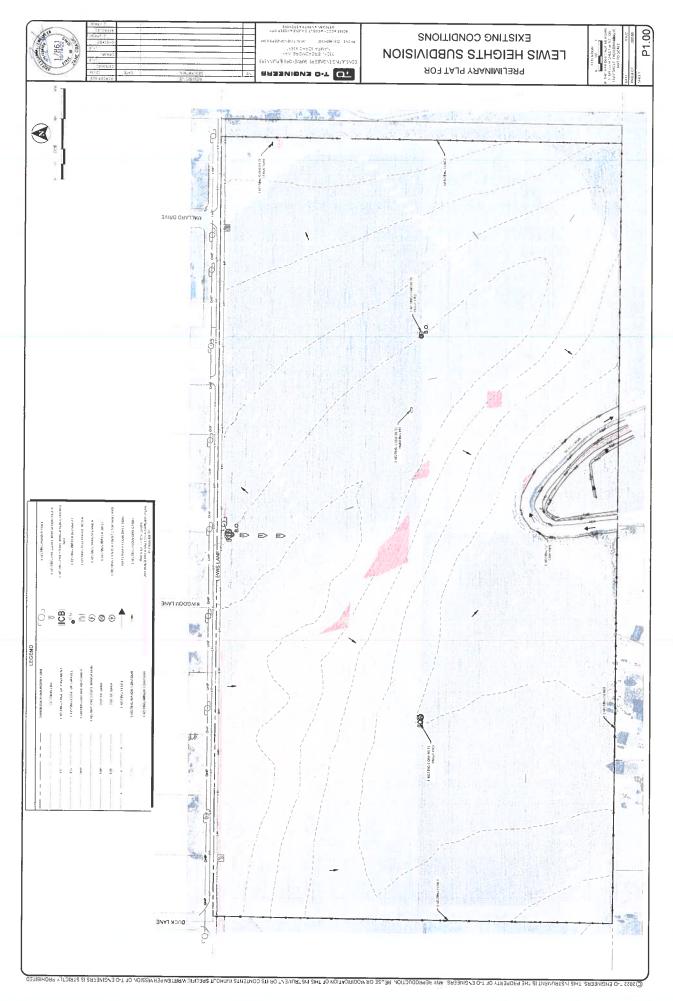


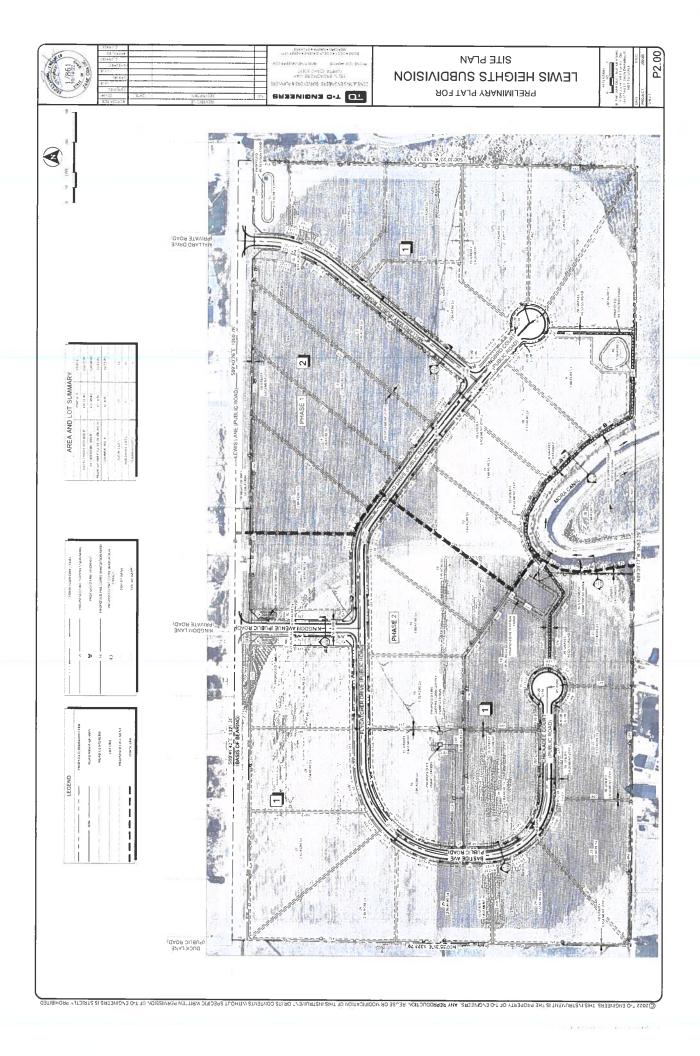


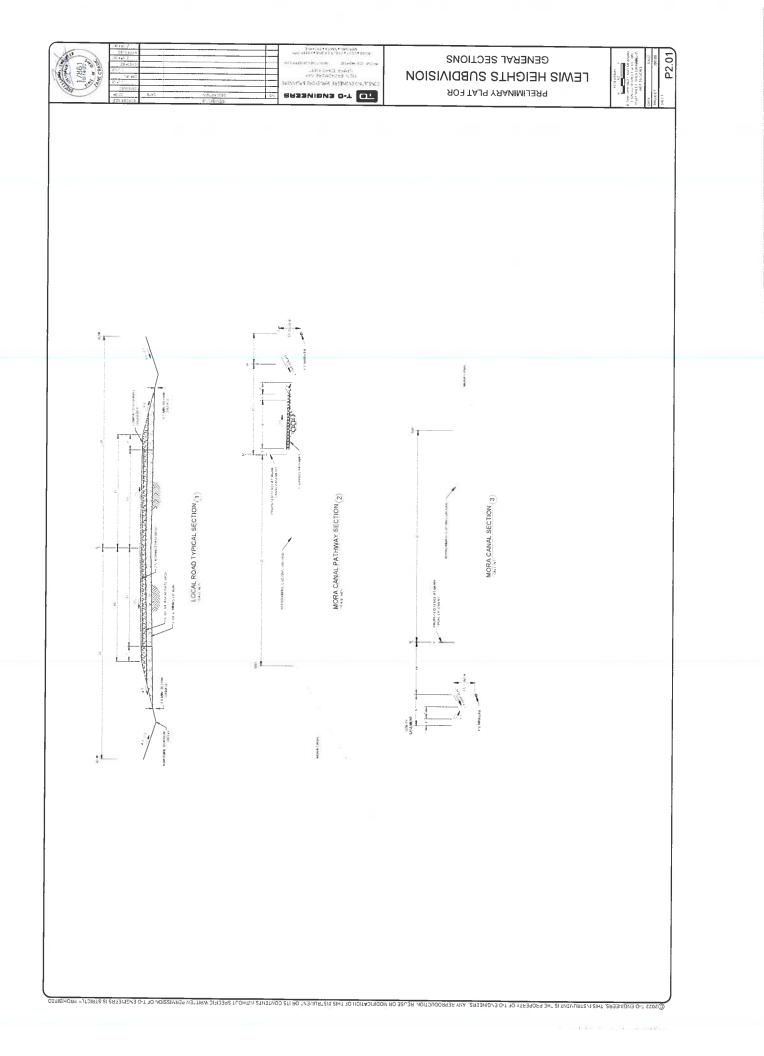
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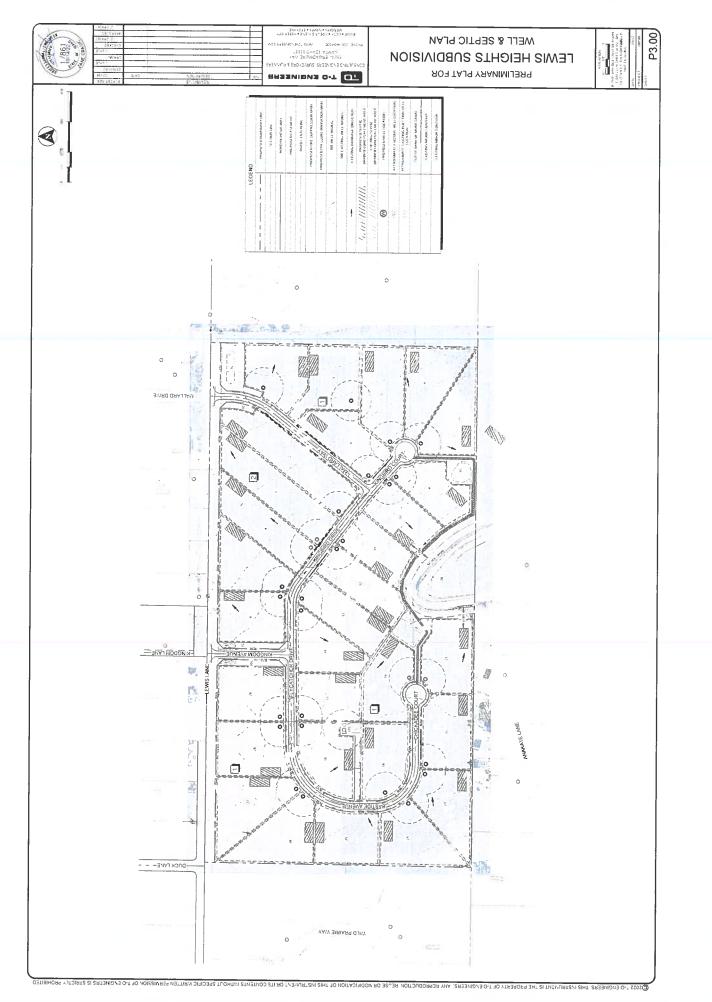












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Exhibit E, Attachment 11



## **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).

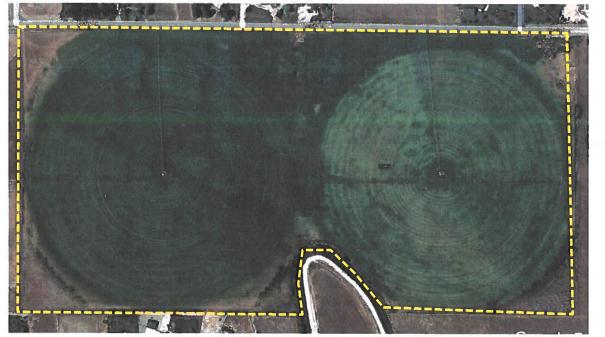


Figure 1. Lewis Heights property with two center-pivot sprinklers



hdrinc.com

300 E. Mallard Dr.Suite 350 Boise, ID 83706-6660 (208) 383-4140

## 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. Yearround 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.



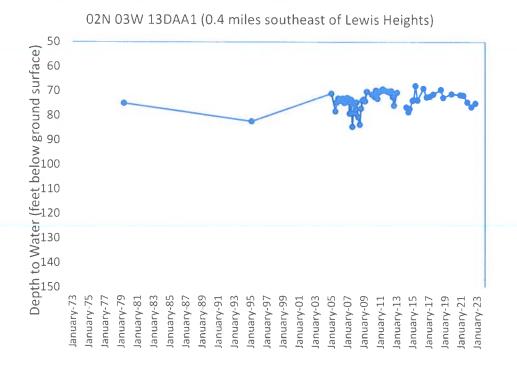
Figure 2. Local land use surrounding Lewis Heights

## Groundwater Conditions South of Lake Lowell

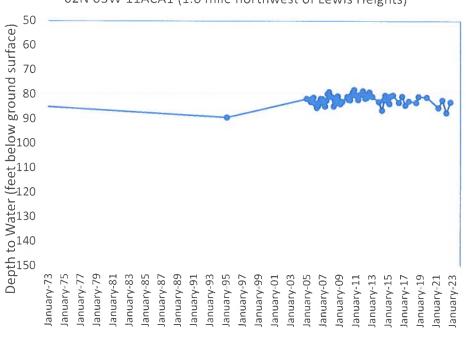
Some domestic well owners in the area south of Lake Lowell have alleged that ground water levels are declining, and that residential development should be stopped due to inadequate water supply. But groundwater monitoring by the Idaho Department of Water Resources does not support such contentions. There 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



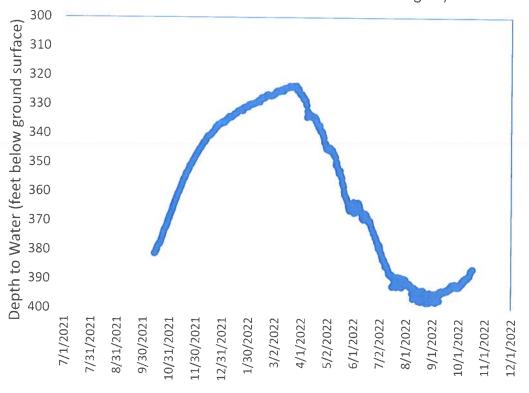
02N 03W 11ACA1 (1.0 mile northwest of Lewis Heights)

Figure 5. Water Levels at 11ACA1 1973-2022

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## **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.



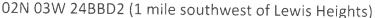


Figure 6. Water Levels at 24BBD2 October 2021 through October 2022

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 declines¹ 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.² 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

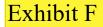
- 1. The aquifer south of Lake Lowell can sustain current groundwater use. Water-level monitoring shows no evidence of annual water-level decline that would suggest over appropriation.
- 2. Lewis Heights will be developed on lands currently irrigated solely with groundwater from an on-site irrigation 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.

¹ Groundwater levels are actually rising beneath lands irrigated from the Snake River, a few miles further south and west.

² 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.

Exhibit G

### 1ST 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-Lakey 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 Lakey – Applicant (Representative) – IN FAVOR – 12905 Venezia Ct. Nampa ID 83651

Mr. Lakey, 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 projectby-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.

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### 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.



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**MOTION:** Commissioner Nevill moved to close public testimony on Case CU2021-0019 seconded by Commissioner Williamson. Voice vote, motion carried.

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#### **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 was 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 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



9

(their water) 3.75 acre feet down to 1.2 acre feet and shutting it off on August 1st instead of October 15th. 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 in 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 Wiliamson 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.

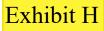
An audio recording is on file in the Development Services Departments' office.

Approved this 5th day of May, 2022

Robert Sturgill, Chairman

ATTEST onne

Bonnie Puleo, Recording Secretary





Darren Goldberg/LGD Ventures, LLC.- Conditional Rezone - RZ2021-0030

### Findings of Fact, Conclusions of Law, and Order

### Findings of Fact

- 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 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.
- 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 notviolate 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 promoteclear 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 thesurrounding 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 waterquantity 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 denialof 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.

RECCOMENDED FOR DENIALthis 21st day of April, 2022.

### PLANNING AND ZONING COMMISSION



CANYON COUNTY, IDAHO

whit

Robert Sturgill, Chairman

State of Idaho

County of Canyon County

On this 21st day of April , in the year 2022, before me Bonnie Puleo , a notary public, on this <u>6</u> aay of personally appeared Robert Sturgill

SS

____, 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: Somie Sulco My Commission Expires: 12/10/2027



### FINDINGS, CONCLUSIONS, CONDITIONS, ORDER

### Findings

- Darren Goldberg/LGD Ventures, LLC, is a preliminary plat (including irrigation & drainage) for Lewis Heights Subdivision.
- 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 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)

### <u>Order</u>

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.

**RECCOMENDED FOR DENIAL** this 21st 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."

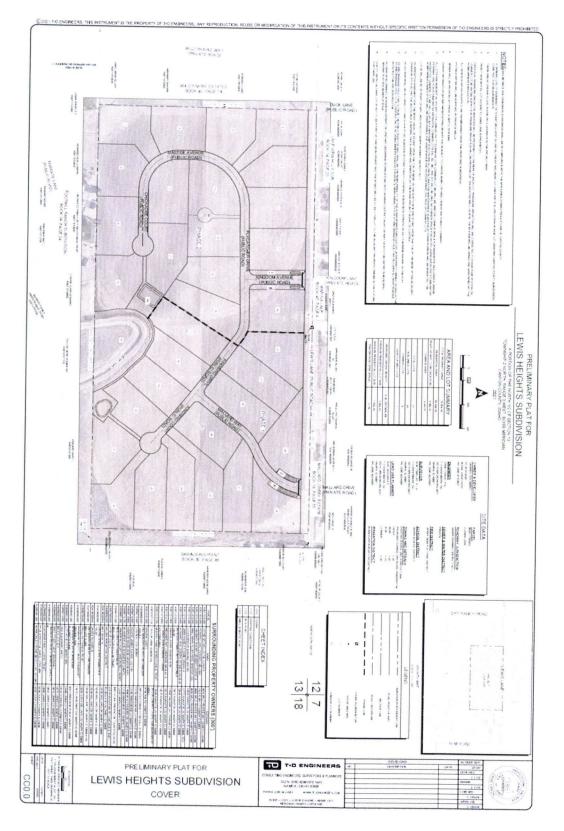
- Receive approval of a Conditional Rezone of the property that would allow for residential development.
- Fire Suppression plan should be part of the application.
- Fencing plans should be part of the application.

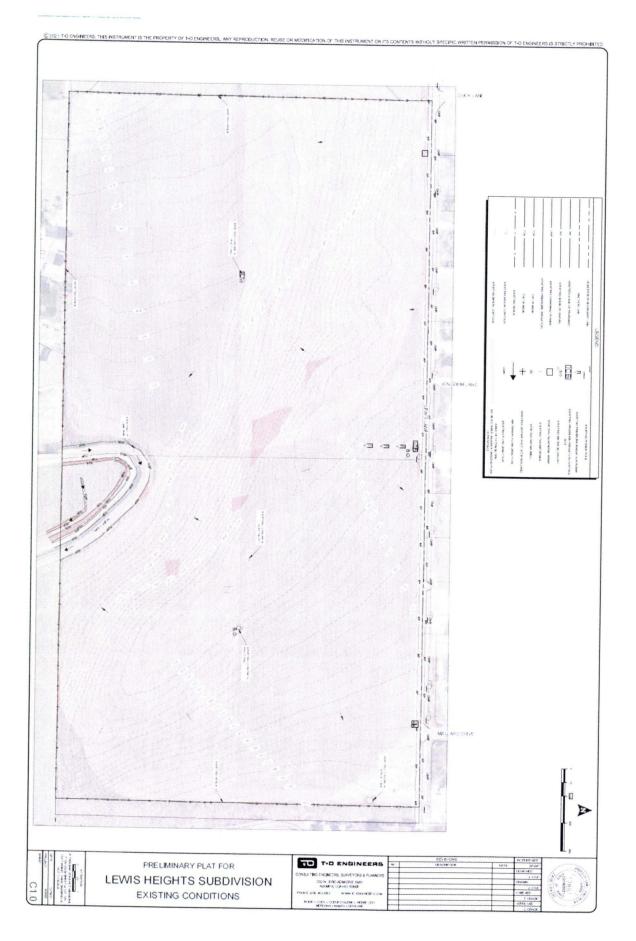
BONNIE C PULEO COMMISSION #20215954 NOTARY PUBLIC STATE OF IDAHO MY COMMISSION EXPIRES 12/10/2027	PLANNING AND ZONING COMMISSION CANYON COUNTY, IDAHO
State of Idaho )	SS
County of Canyon County ) On this <u>21⁵⁴</u> day of <u>April</u> appeared <u>Robert Sturgill</u> instrument, and acknowledged to me that he(she	
	Notary: Bonnie Suleo

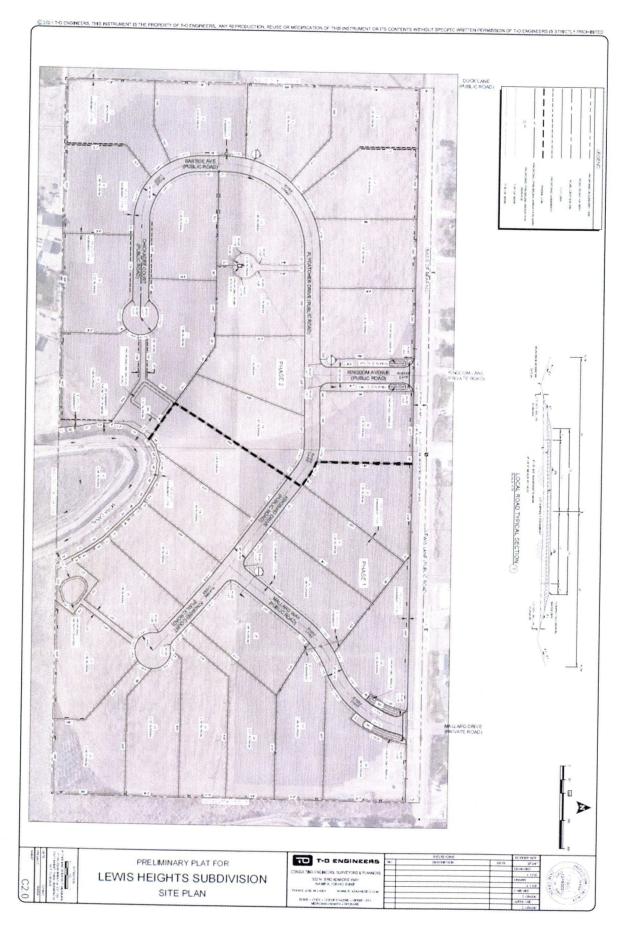
My Commission Expires: 12/10/2027

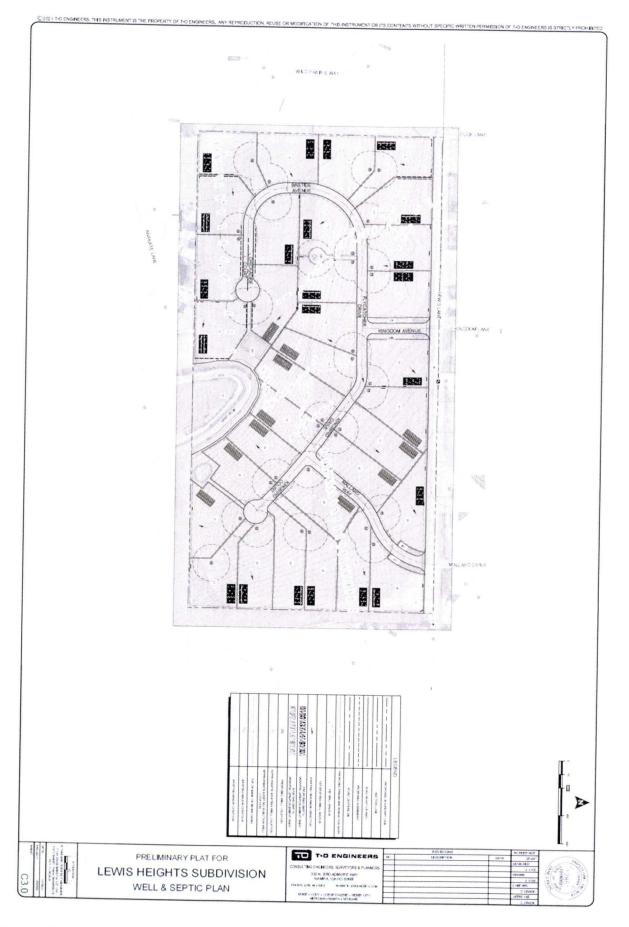
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Attachment A









#### Attachment B



December 17, 2021

Ms. Jennifer Almeida Canyon County Planner Development Services Department 111 North 11th 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:

- Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
- 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?
- 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.

An 2 Mine

Ryan V. Morgan, P.E. County Engineer

cc: File

213060-250/20-125

GROWING POSSIBILITIES

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### Planning and Zoning Commission - Staff Report Goldberg/LGD Ventures, LLC

Darren Goldberg/LGD Ventures, LLC, is requesting a conditional rezone of parcel R30117 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional

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:

- FCO's (RZ2021-0030) 1.
- 2. FCO's (SD2021-0018
- 3. Letter of Intent
- 4. Preliminary Plat
- Neighborhood Meeting sign in 5. sheet
- DRAFT Development Agreement 6. 7. Maps
- Small Air Photo 1 Mile а.
- Vicinity b.
- Zoning Map C.
- d. Subdivision & Lot Report
- е. Soils
- Prime Farmland & report f.
- Lot Classification g.
- Nitrate Priority Area Map h.
- Canyon County Future Land Use i.
- Case & Report j.
- TAZ Households k.
- Contour Map 1.
- m. Dairy, Gravel pit, & Feedlot Map 8. Agency Responses:
  - Nampa School District a.
  - b. Nampa Highway District # 1(Variance)
  - City of Nampa c.
  - Idaho Transportation Department d.
  - Boise Project Board of Control e.
- 9. Public Comments:
- Claudia Haynes Canyon a. County Alliance for Responsible Growth

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. R2362301



### Background

The subject property appears to be an original parcel and eligible for an administrative land division pursuant to CCZO §07-18-01.

# **Applicable Standards and Regulations**

### Conditional Rezone (CCZO §07-06-07):

The applicant is requesting a conditional rezone the subject parcel from "A" (Agricultural) to "C-R/R-R" (Conditional Rezone/Rural Residential). The average minimum lot size in the "R-R" zone is two (2) acres. 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:
- D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Request

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
Northwest	Residential, platted subdivisions & agriculture	A
North	Residential, platted subdivisions & agriculture	A, RR, & R1
Northeast	Agriculture and sporadic residential	Α
Southwest	Platted subdivisions & residential uses	Α
South	Platted subdivisions & bare ground	А
Southeast	Platted subdivisions & residential uses	A, RR
East	Platted subdivision and agricultural uses	Α
West	Platted subdivision and agricultural uses	А

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 ¹/₂ 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.

#### <u>Access:</u>

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.

### <u>Schools</u>

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
- <u>Sewage Disposal</u>: Individual septic systems
- <u>Irrigation</u>: 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:

### **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.

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 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 conditional rezone request is <u>not</u> in general conformance with the following policies and goals contained within the 2020 Canyon County Comprehensive Plan:

Chapter 3. School Facilities

**Goal 2.** Strive for better connectivity, safer access, and pedestrian friendly transportation options to schools. Chapter 4. Economic Development

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.

Chapter 5. Land Use

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.

# Chapter 6. Natural Resources

### **Agricultural Land**

Goal 1. To support the agricultural industry and preservation of agricultural land.

Chapter 13. Agriculture

Goal 2. Support and encourage the agricultural use of agricultural lands.

Policy 1. 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.

- <u>Exhibit 9a – Claudia Haynes-</u> 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.
- <u>Nampa Highway District No. 1 (Exhibit 8b)</u>: 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.
- <u>City of Nampa (Exhibit 8c)</u>: 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.
- <u>Idaho Transportation Department (Exhibit 8d)</u>: ITD does not anticipate any significant traffic impact to the state highway system from the development and has no objections.
- <u>Boise Project Board of Control (Exhibit 8e)</u>: 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 <u>recommend approval</u> of the conditional rezone/development agreement and preliminary plat;
- The Planning and Zoning Commission may <u>recommend denial</u> of the conditional rezone/development agreement and preliminary plat; or
- The Planning and Zoning Commission may <u>continue the discussion</u> 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).

Exhibit I, Attachment 1



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

### Findings of Fact, Conclusions of Law, and Order

### **Findings of Fact**

- 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 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.

#### <u>Order</u>

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 7th day of April, 2022.

# PLANNING AND ZONING COMMISSION CANYON COUNTY, IDAHO

			Robert Sturgill, Chairman
State of Idaho	)		
		SS	
County of Cany	on County	)	
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 Commi	ission Expires:

EXHIBIT 1 Page 5 of 5



#### 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.
- 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)

#### <u>Order</u>

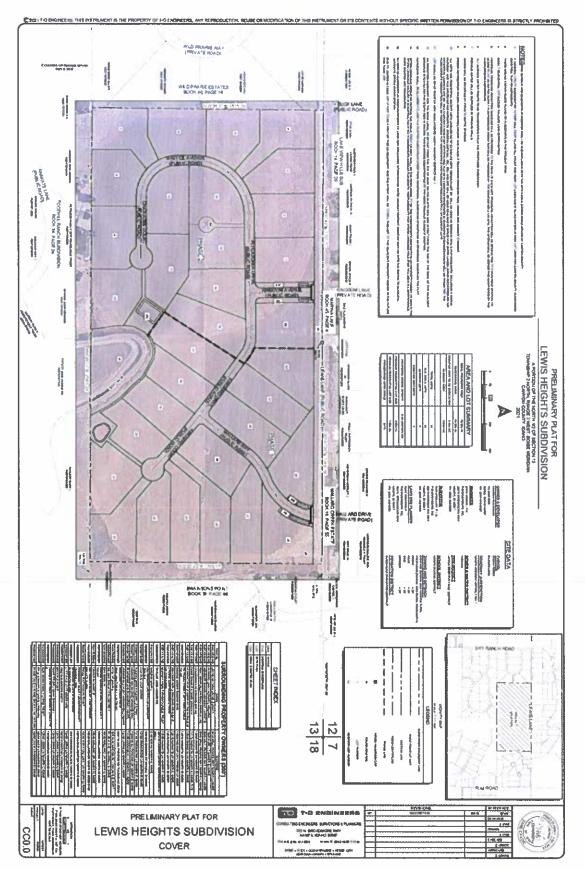
Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2021-0018 the Planning & Zoning Commission recommends **approval** of the Preliminary Plat (irrigation & drainage plan) for Lewis Heights Subdivision with the following conditions:

- 1. All subdivision improvements shall be completed or bonded prior to the Board of County Commissioner's signature on the final plat.
  - a. Construction drawings shall be submitted with the final plat as required by CCZO §07-17-11. Said construction drawings shall be reviewed and approved by Keller & Associates prior to the Board of County Commissioner's signature on the final plat.
- 2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved (Attachment B).
- 3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved (Attachment B).
- 4. Prior to final plat approval, the applicant shall propose a short0term 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? (Attachment B).
- Prior to final plat approval, the applicant shall provide a long-term plan for protection and maintenance of roadside swales (i.e. planting of trees, filling/regrading swale, and damage as a result of roadside parking). (Attachment B).
- 6. The Plat shall comply with requirements of the local highway district. (Attachment B).
- 7. Plat shall comply with Southwest District Health requirements (Attachment B).
- 8. A Water User's Maintenance Agreement (WUMA) for all lots within the development shall be recorded with the Canyon County Recorders' Office prior to the Board signing the Final Plat.

APPROVED this 7th day of April, 2022.

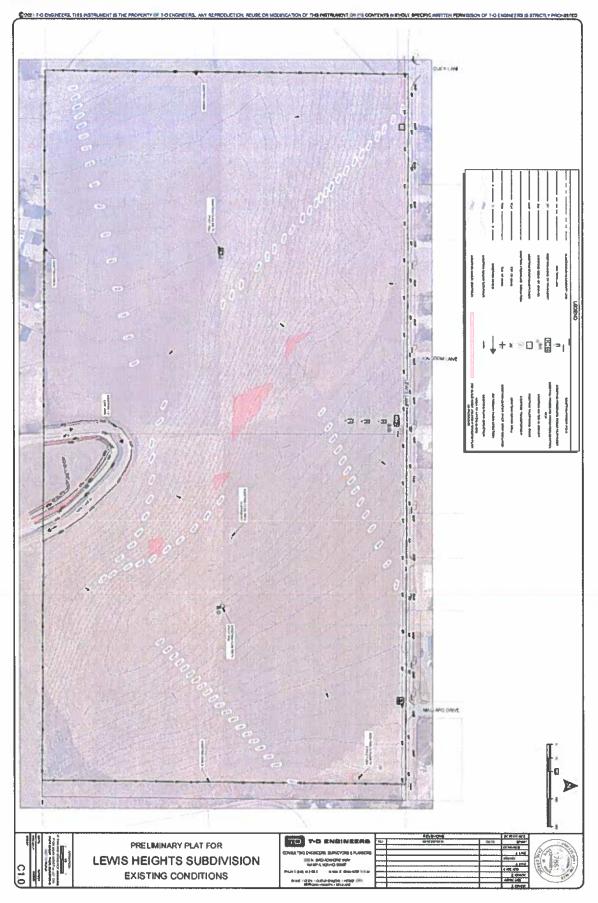
#### PLANNING AND ZONING COMMISSION CANYON COUNTY, IDAHO

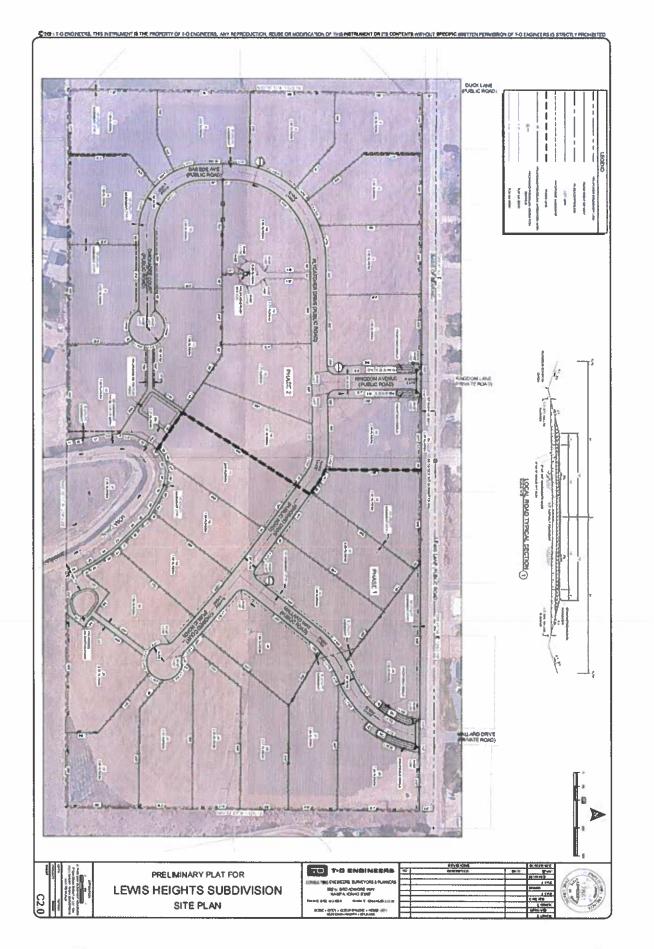
		F	Robert Sturgill, Chairman
State of Idaho	)		
County of Canyon County	)	SS	
On this day of		, in the year 2022, before me	, a notary public, personally
appeared		, personally known to me to be the person w	whose name is subscribed to the within
instrument, and acknowledged	d to me that h	e(she) executed the same.	
		Notary:	
		My Commis	sion Expires:

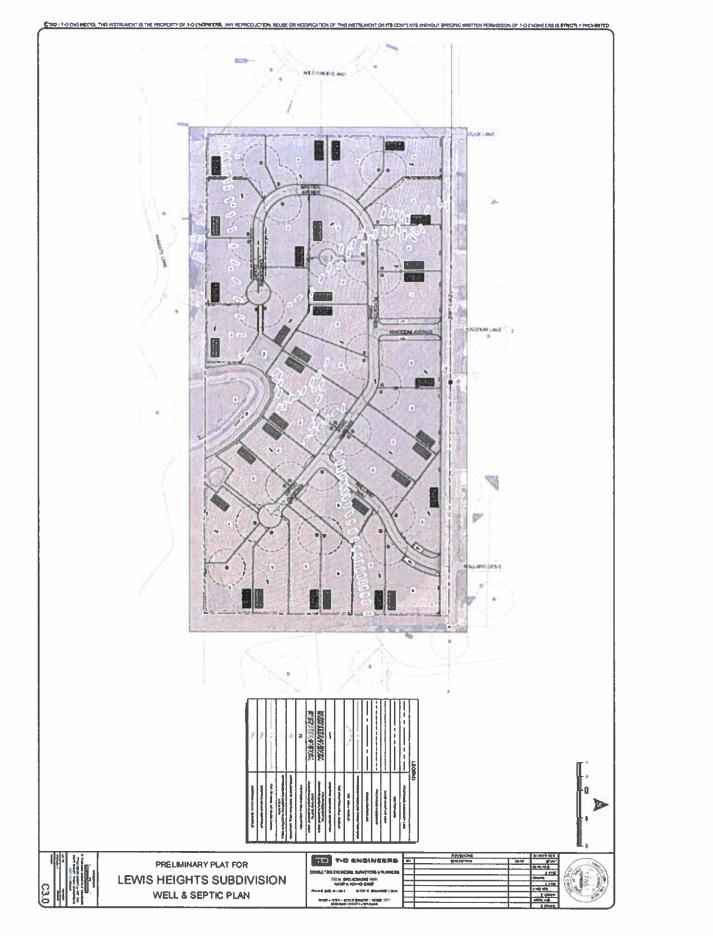


#### Attachment A









#### Attachment B

100 E Bower Street, Suite 110 Meridian, 1D 83542 (208) 288-1992

KELLER ASSOCIATES

December 17, 2021

Ms. Jennifer Almeida Canyon County Pfanner Development Services Department 111 North 11th 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:

- Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
- 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 swates from disturbance as a result of home construction on individual tots. How will the swates be protected / repaired?
- 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.
- 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.

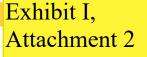
2 Augur Ryan V. Morgan, P.E.

Ryan V. Morgan, P.E. County Engineer

cc: File

213060-250/20-125

GROWING POSSIBILITIES



EXHIBIT



#### -O ENGINEERS

December 3, 2021

Canyon County Development Services 111 N. 11th 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

332 N. Broadmore Way | Nampa, ID 83687 | P: 208.442.6300 | to-engineers.com

#### T-O ENGINEERS

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 21st, 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.

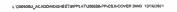
Sincerely,

Alec Equindo

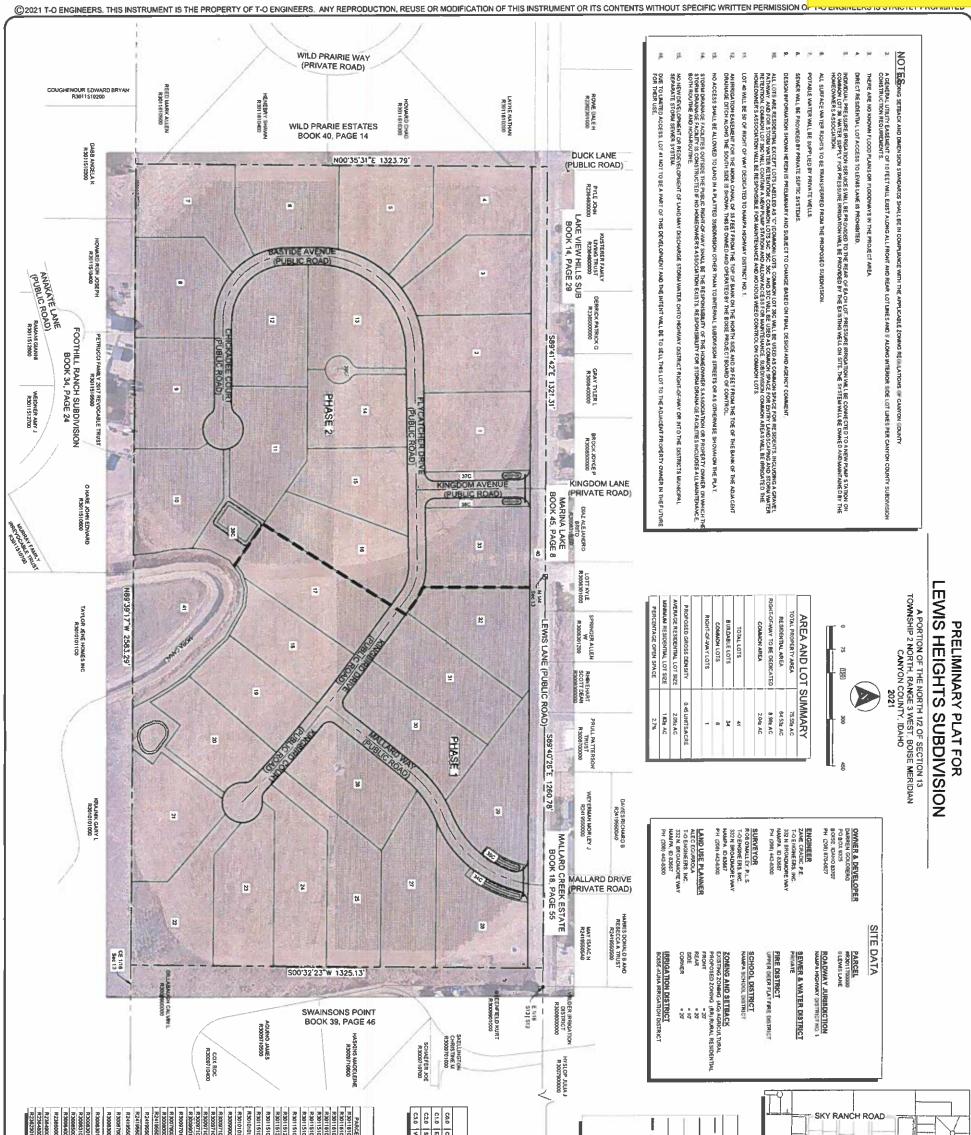
Alec Egurrola T-O Engineers Land Use Planner aegurrola@to-engineers.com (208) 442-6300

2

332 N. Broadmore Way | Nampa, ID 83687 | P: 208.442.6300 | to-engineers.com

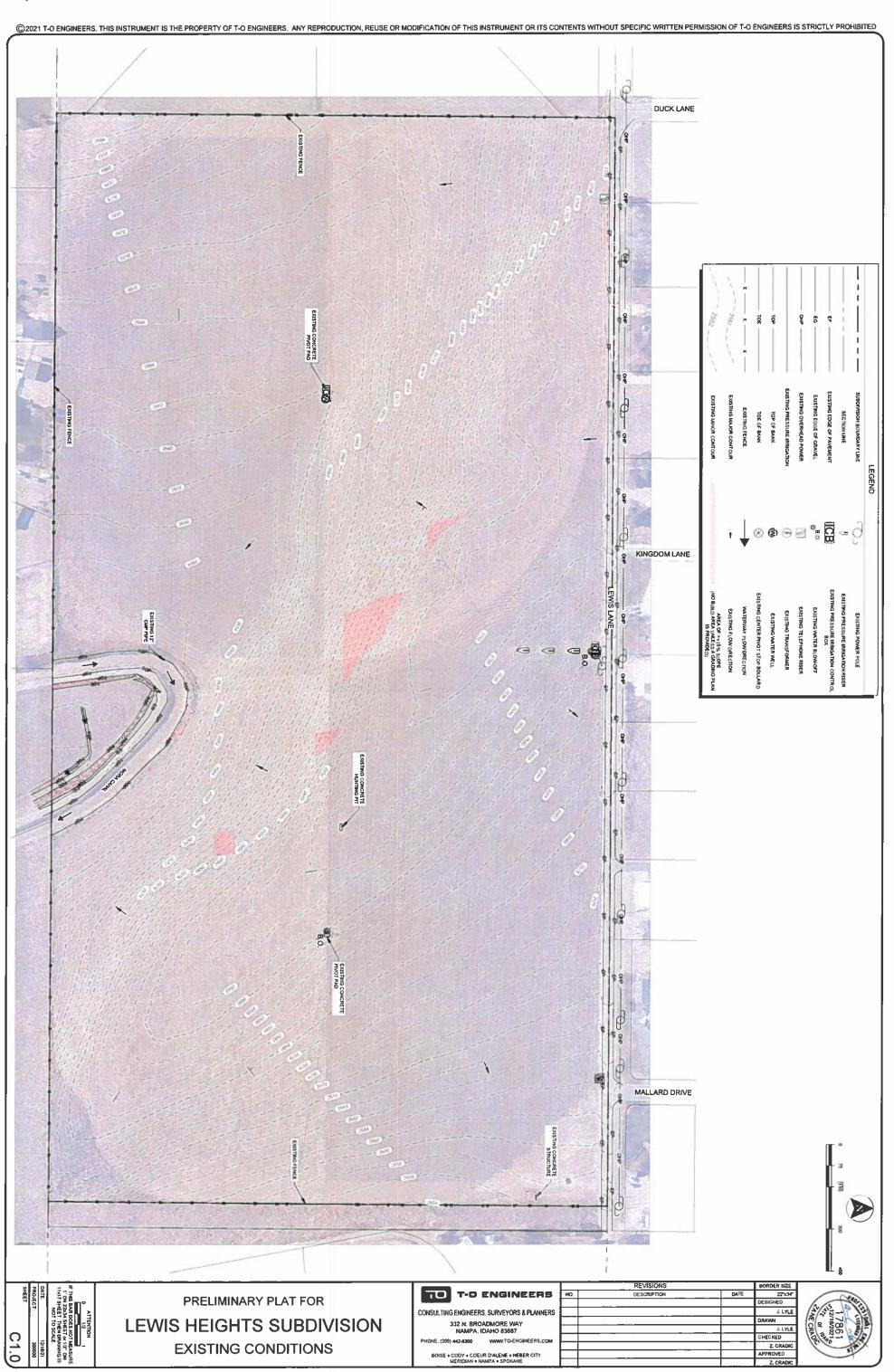


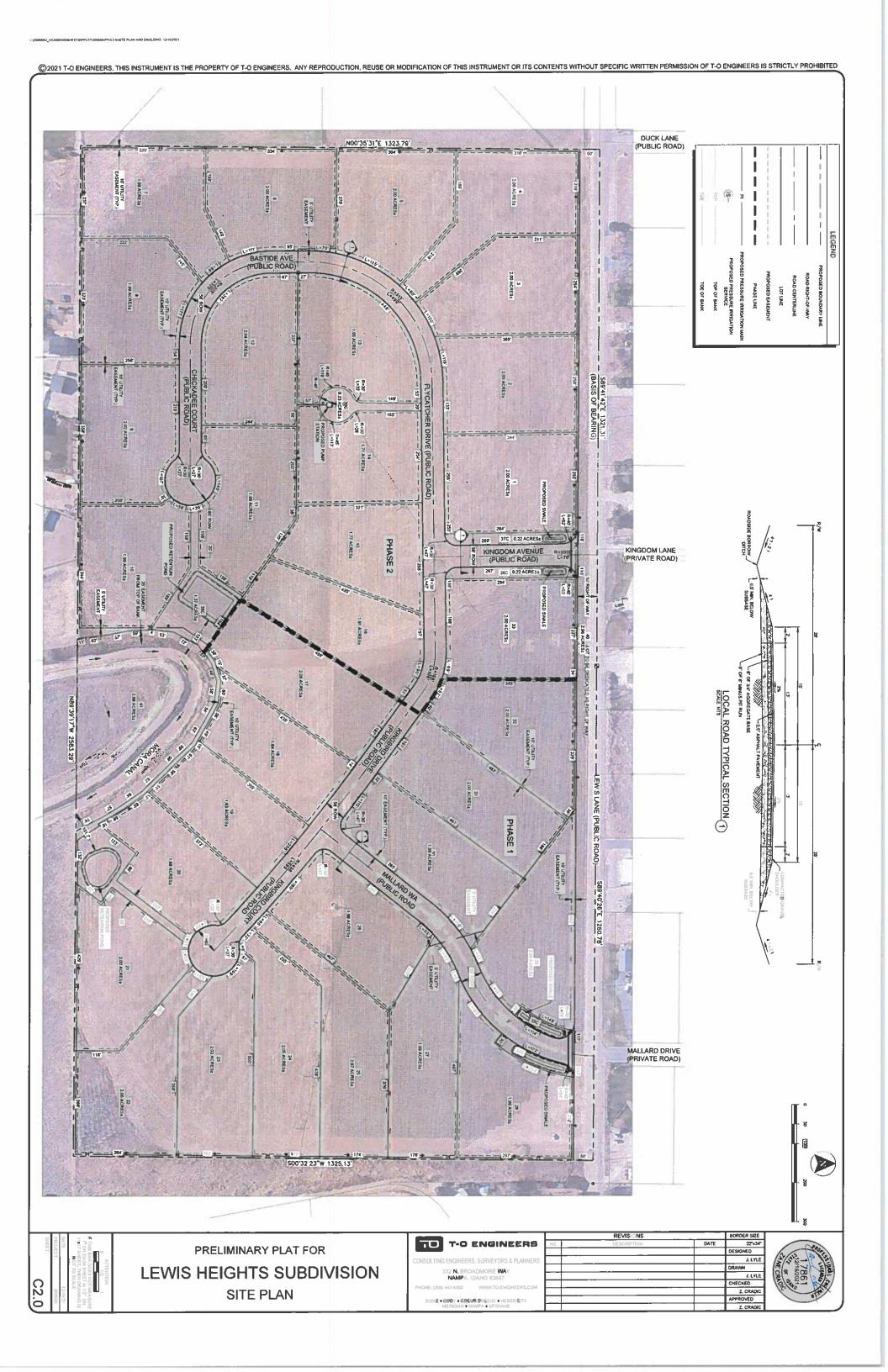
# Exhibit I, Attachment 3

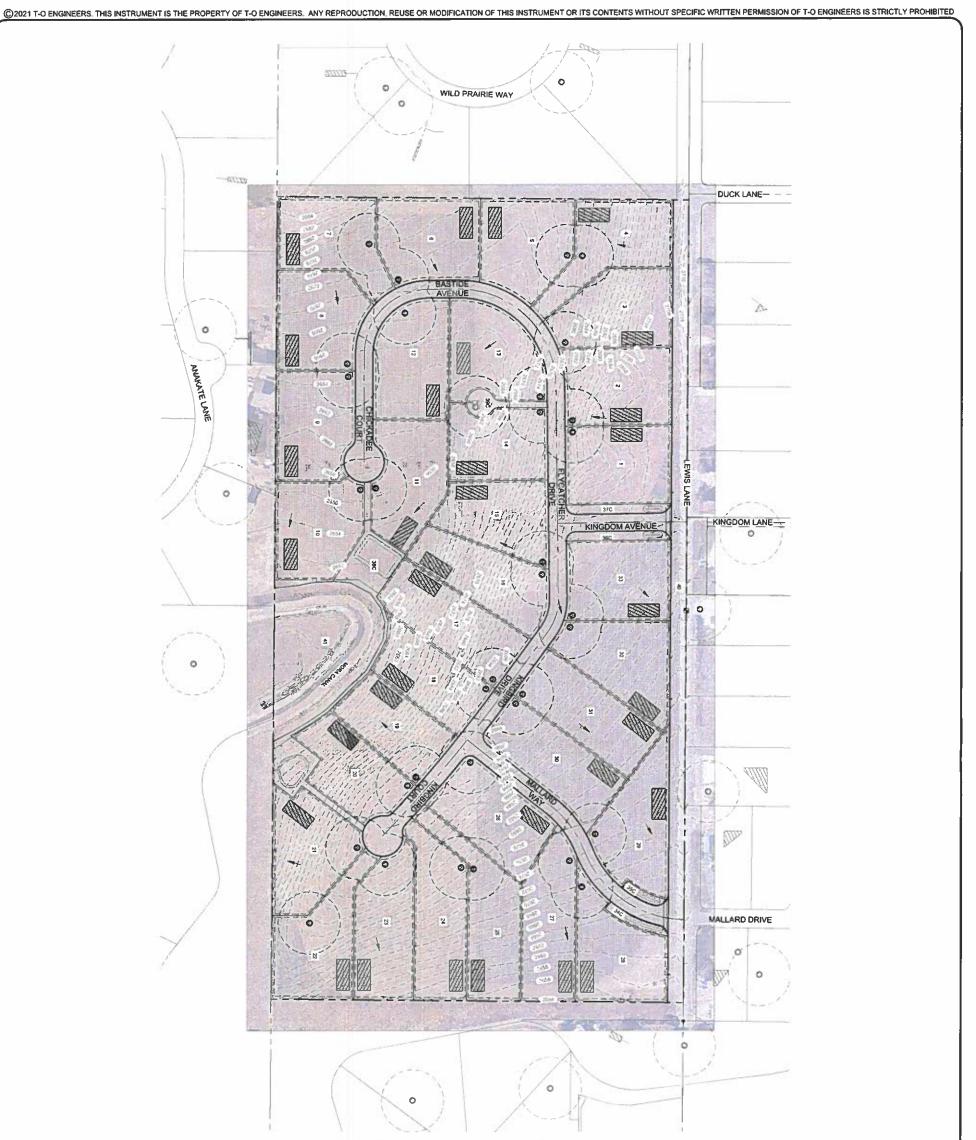


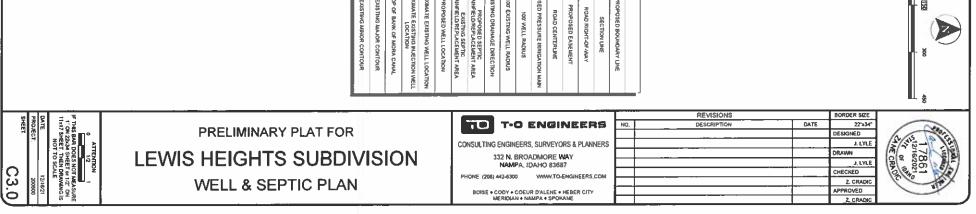
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Exhibit I, Attachment 4

# **NEIGHBORHOOD MEETING SIGN-UP**

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605 www.canvonco.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 pro		ouncar zoning. Ad	

subdivision pre plat, rezone to R-R

Contact Name: Alec Egurrola	RESENTATIVE INFORMATION	
Company Name: T-O Engineers	Name of the State	
Current address: 332 N Broadmore Way	$m_{1}=a_{1}(f_{1}(x_{1},x_{2},x_{3}))=b_{1}(x_{1})a_{2}(x_{2})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_{3}(x_{3})a_$	n for star a substantial and an and a substantial starts and a substantial starts and a substantial starts and a
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City: Nampa Phone: (208) 442-6300	State: ID	ZIP Code: 83687

	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)	STGNATURE: ADDRESS:
2. Traci Brock	10050 Mallard Dr.
3. Brent Harris	Great Harris 10040 16 an Dr
5. ED CONCHEMOUR	Fill Californi 12262 Lancheview Dr.
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# 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): <u>Alec Cauvela</u>

DATE: 3 / 10 / 21

Exhibit I, Attachment 5

015-230

# COUNTRACTION

# CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 11th Ave. #310 • Caldwell, Idaho • 83605 • Phone (208) 454-7458 Fax: (208) 454-6633 • 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:

8	EXHIBIT	
PENGAD 800-631-6369	6-	
<b>DVDN</b>		
E I		

#### 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 rezone 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 rezone 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, 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 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 11th 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 VenturesStreet Address:P.O. Box 9325City, 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	1
CANYON COUNTY, IDAHO	1

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: _____

#### 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"**

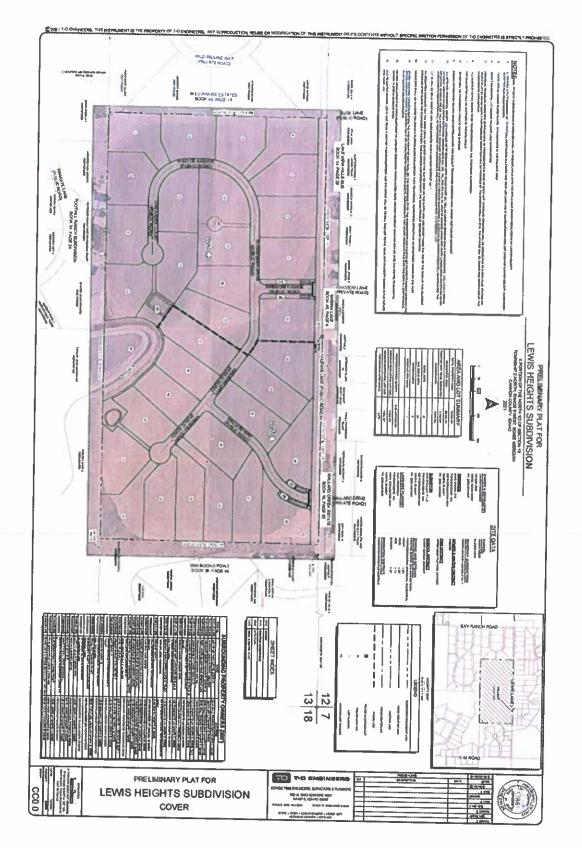
# CONDITIONS OF APPROVAL FOR RZ2021-0030

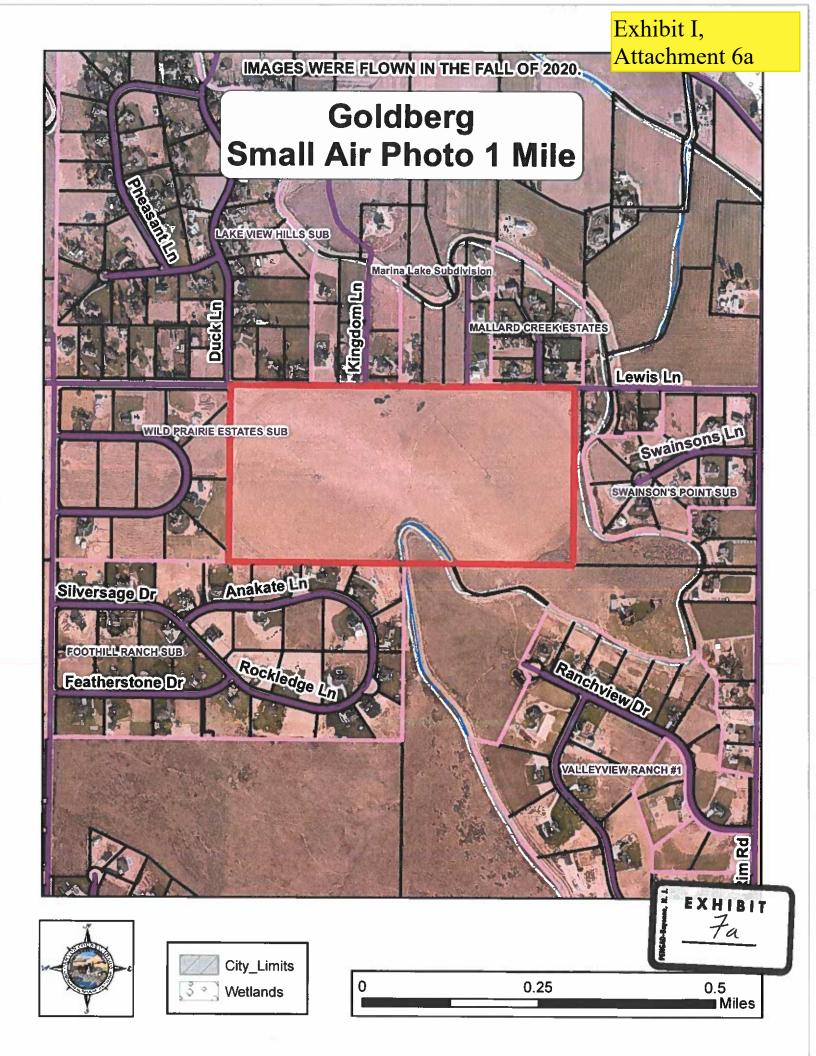
- 1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
- 2. The property shall be developed in general conformance with the preliminary plat Exhibit 4, attached to the development Agreement as Exhibit C.
- 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.

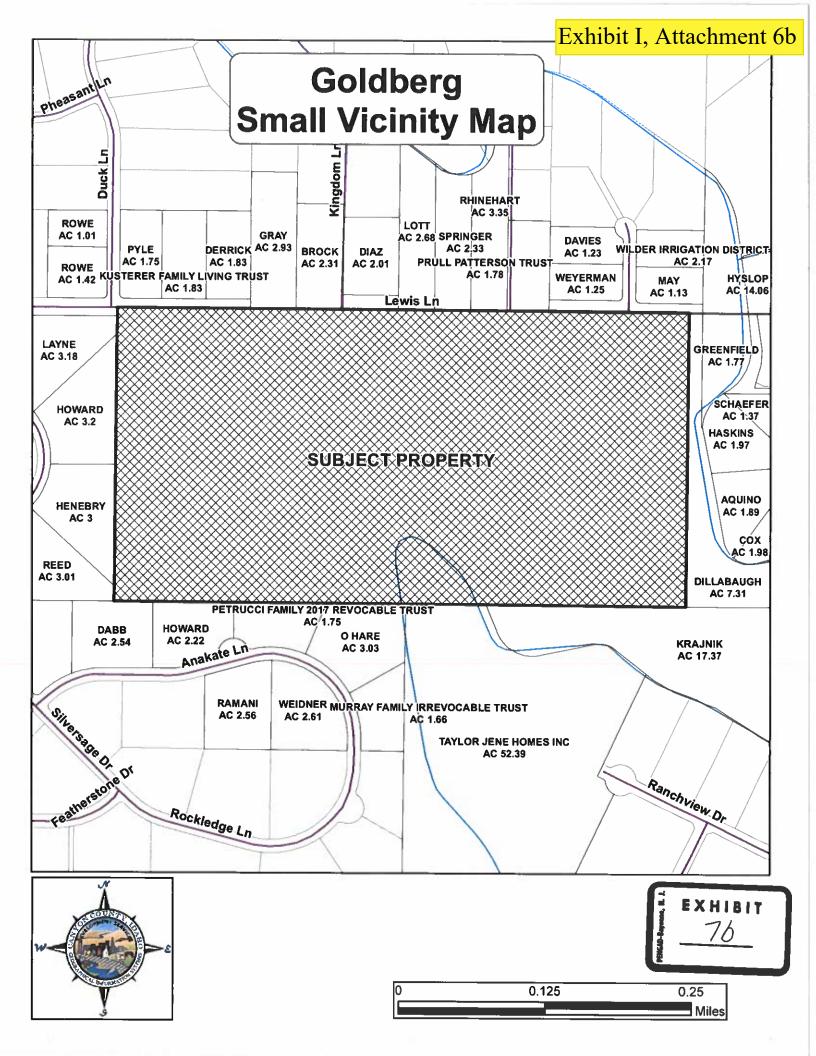
#### Access:

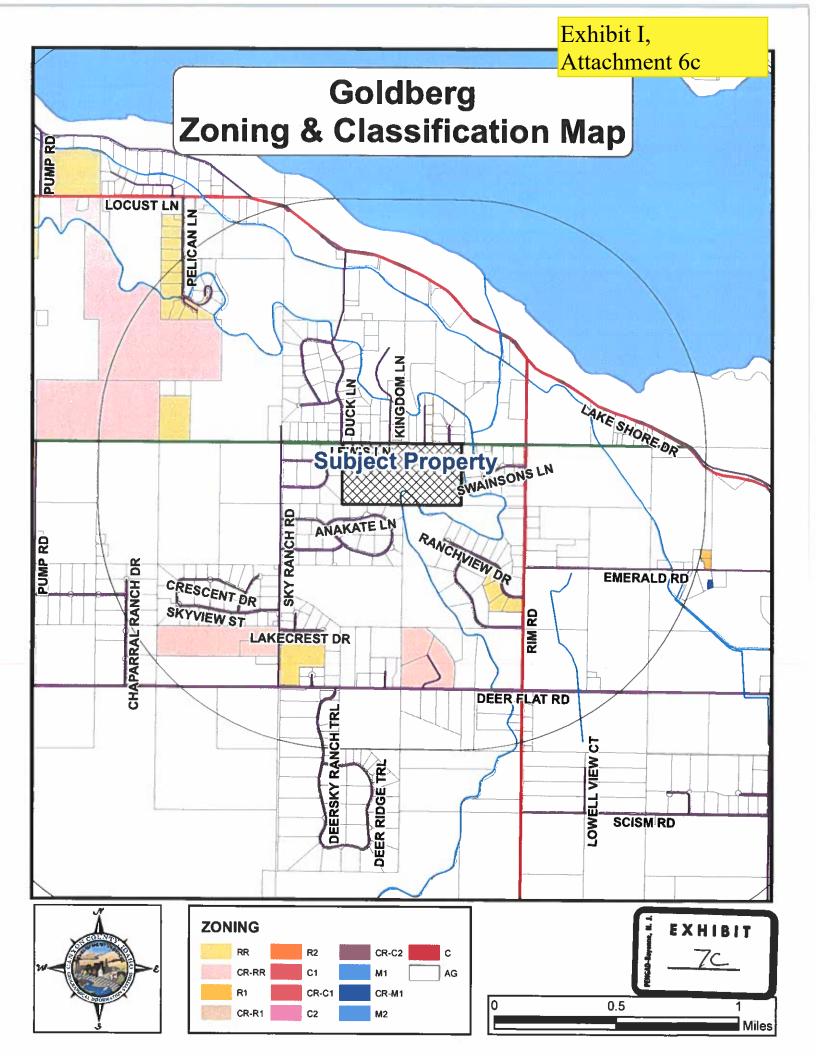
10. The requirements of Nampa Highway District No. 1 shall be met.

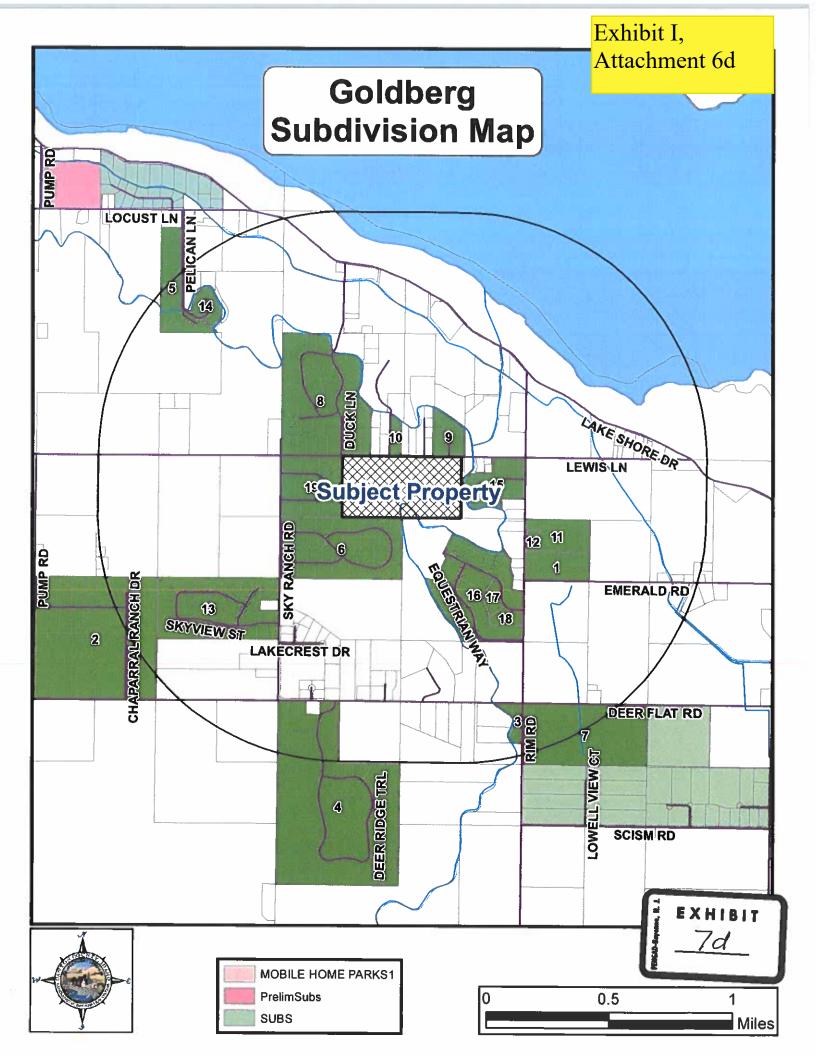
EXHIBIT "C"











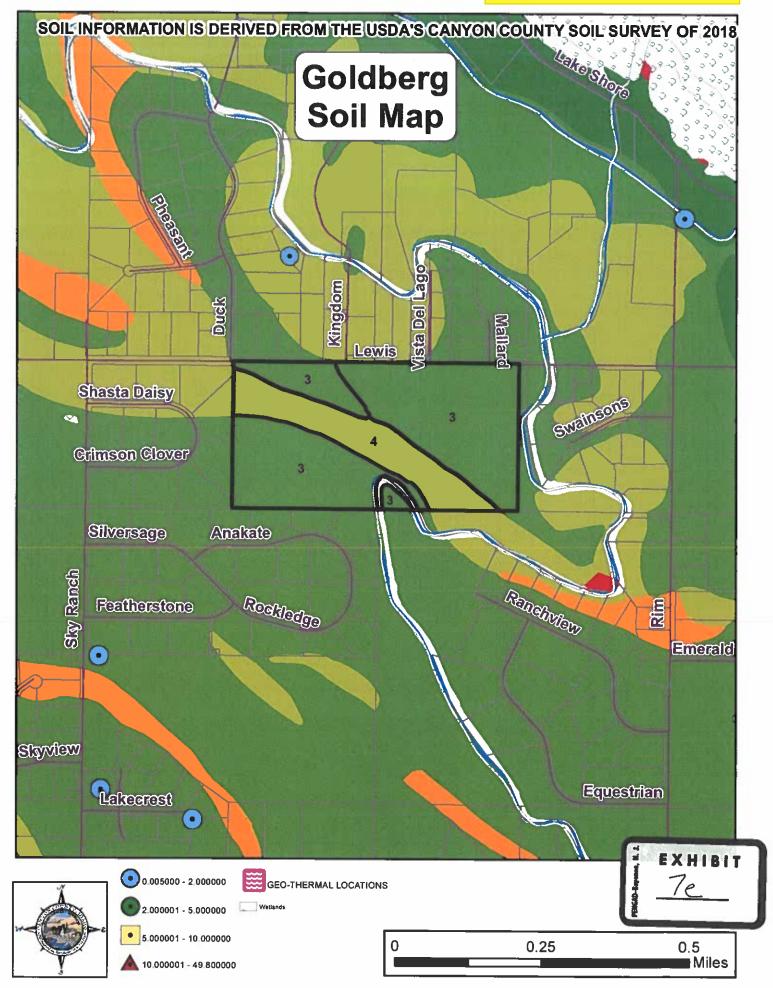
		SUBDIVIS	SUBDIVISION & LOT REPORT	REPORT	
NUMBER OF SUBS	ACRES IN SUE 973.69	NUMBER OF LOTS	AVERAGE LOT SIZE 3.58		
NUMBER OF SUBS IN PLATTING	ACRES IN SUE	NUMBER OF LOTS	AVERAGE LOT SIZE		
NUMBER OF LOTS NOTFED	AVERAGE	MEDIAN	WINNIN	MAXMUM	
69	4.62	2.16	0.54	78.53	
NUMBER OF MOBILE HOME PARKS	ACRES IN MHF	NUMBER OF SITES	ACRES IN MHF NUMBER OF SITES AVG HOMES PER ACRE	MAXIMUM	

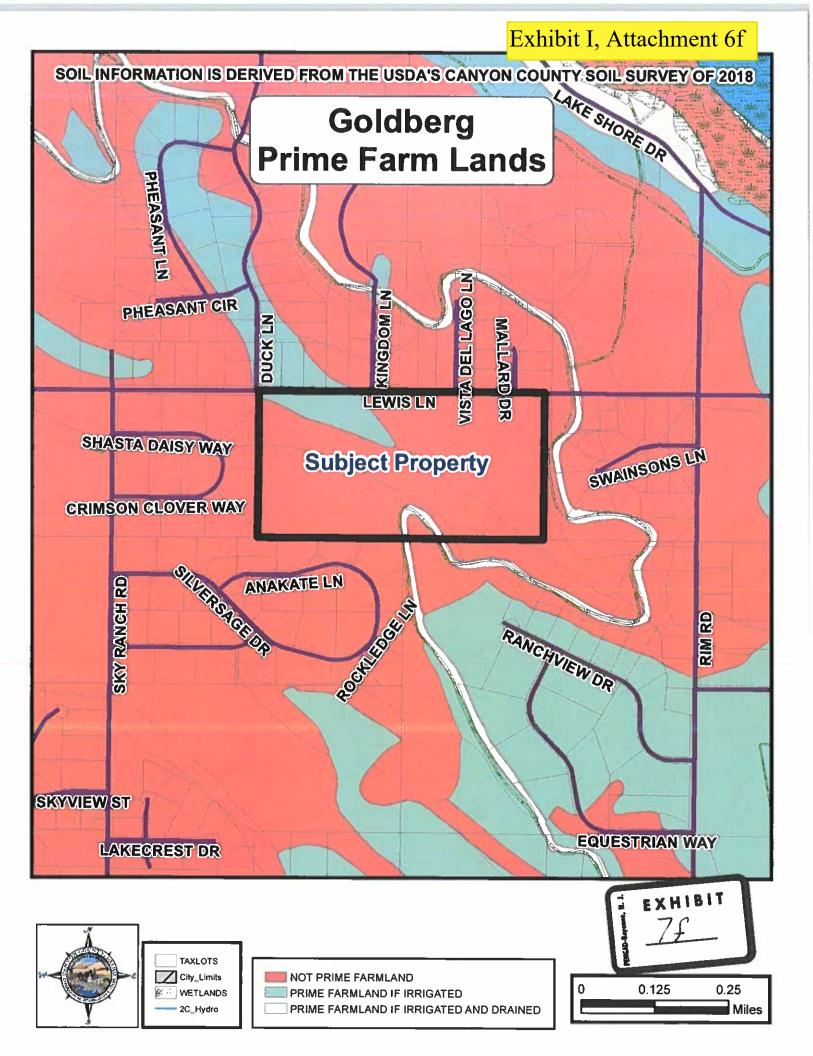
		PLATTE	PLATTED SUBDIVISIONS	ISIONS		Contraction of the second s	
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF	Year
SKY RANCH ESTATES	-	2N3W13	78.43	38	2.06	COUNTY (Canvon)	1996
SUNSET WEST SUB	2	2N3W11	12.74	80	1.59	COUNTY (Canvon)	1994
CHAPARRAL RANCH SUB	3	2N3W14	161.24	22	7.33	COUNTY (Canyon)	2002
DEER RIM PROPERTIES	4	2N3W24	6.31	ŝ	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	2	2N2W19	82.29	9	13.72	COUNTY (Canyon)	1994
LAKE VIEW HILLS SUB	8	2N3W12	102.53	44	2.33	COUNTY (Canyon)	1974
MALLARD CREEK ESTATES	6	2N3W12	14.04	80	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
SWAINSON'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		2016
VALLEYVIEW RANCH SUBDIVISION NO. 2	17	2N3W13	4.98	27	2.49	<b>CANYON COUNTY</b>	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

SUBDIVISION NAME	ACRES	NO. OF LOTS	NO. OF LOTS AVERAGE LOT SIZE		
			CUVEL A		Conversion of the
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF

SUBDIVISIONS IN PLATTING

# Exhibit I, Attachment 6e

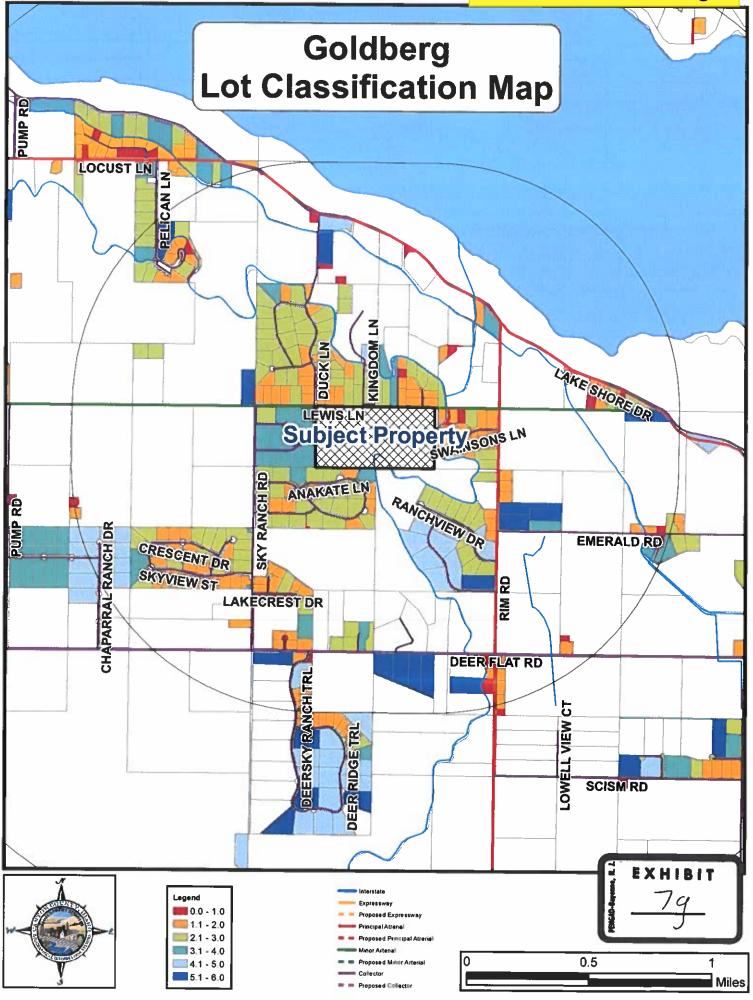


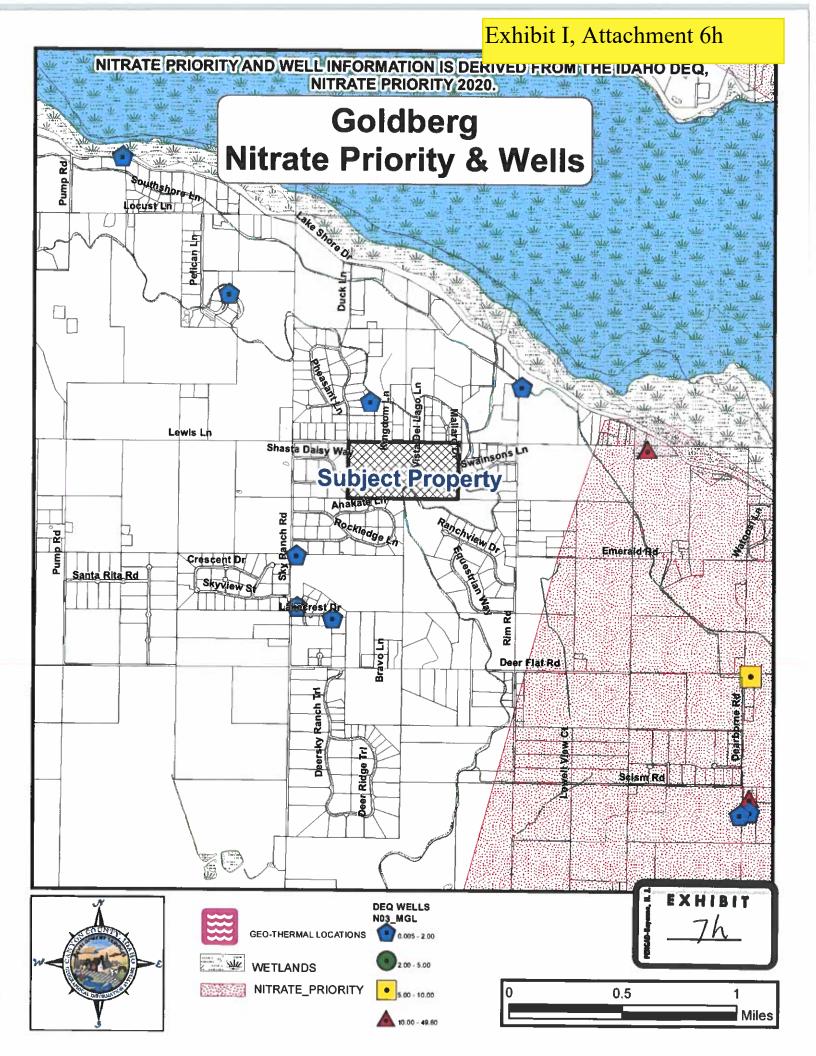


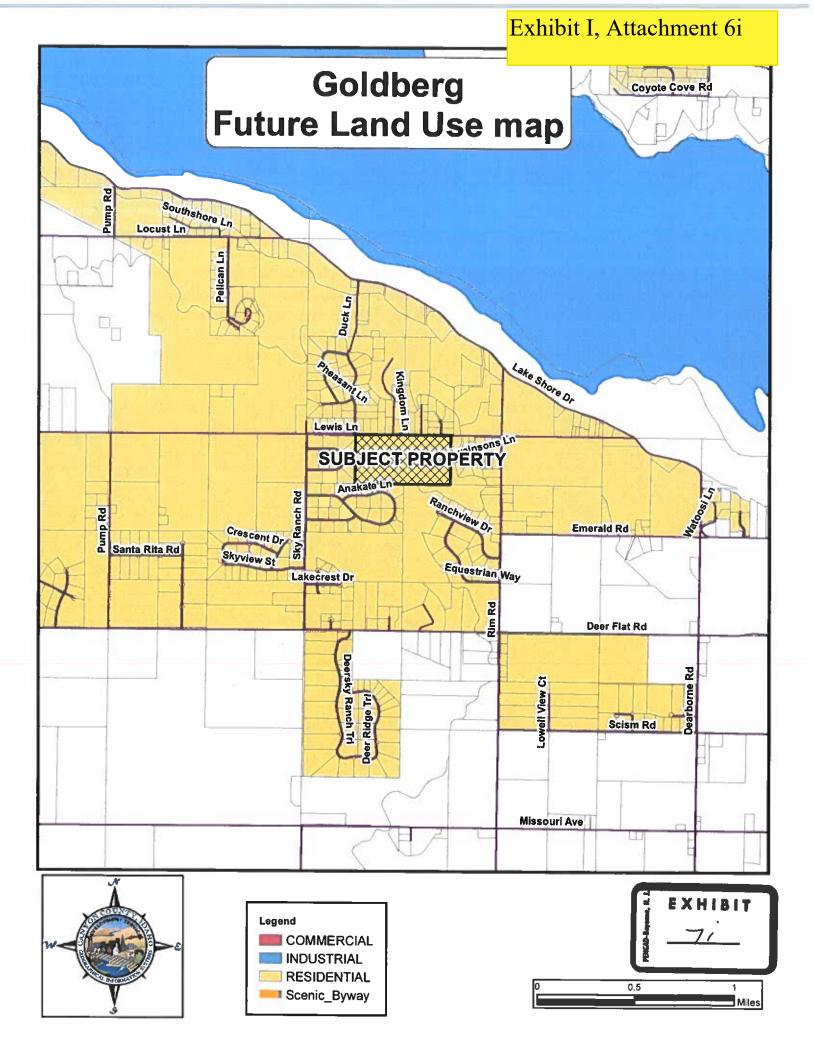
100%	77.59	3379602.60		
1.22%	0.94	41120.64	Not prime farmland	MnC
39.40%	30.57	1331672.76	Not prime farmland	MnC
27.76%	21.54	938195.28	Not prime farmland	MnC
8.29%	6.43	280134.36	Prime farmland if irrigated	MgC
23.33%	18.10	788479.56	Not prime farmland	MgD
PERCENTAGE	ACREAGE	SQUARE FOOTAGE	FARMLAND TYPE	SOIL NAME
		EPORT	FARMLAND REPORT	
100%	77.59	3379602.60		
1.22%	0.94	41120.64	MUDERATELY SUITED SOIL	
39.40%	30.57	1331672.76	MODERATELY SUITED SOIL	
27.76%	21.54	938195.28	MODERATELY SUITED SOIL	
8.29%	6.43	280134.36	MODERATELY SUITED SOIL	ω (
23.33%	18.10	788479.56	MODERATELY SUITED SOIL	4
PERCENTAGE	ACREAGE	SQUARE FOOTAGE	SOIL CAPABILITY	SOIL CAPABILITY CLASS
		ORT	SOIL REPORT	

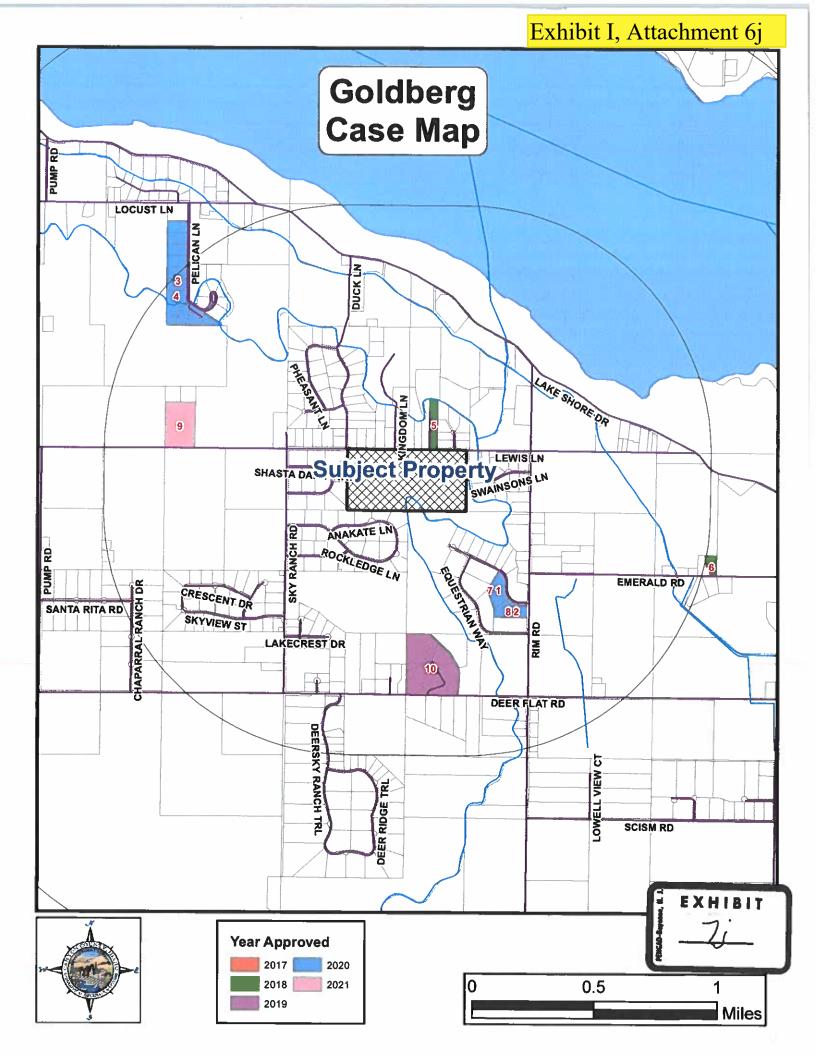
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2008



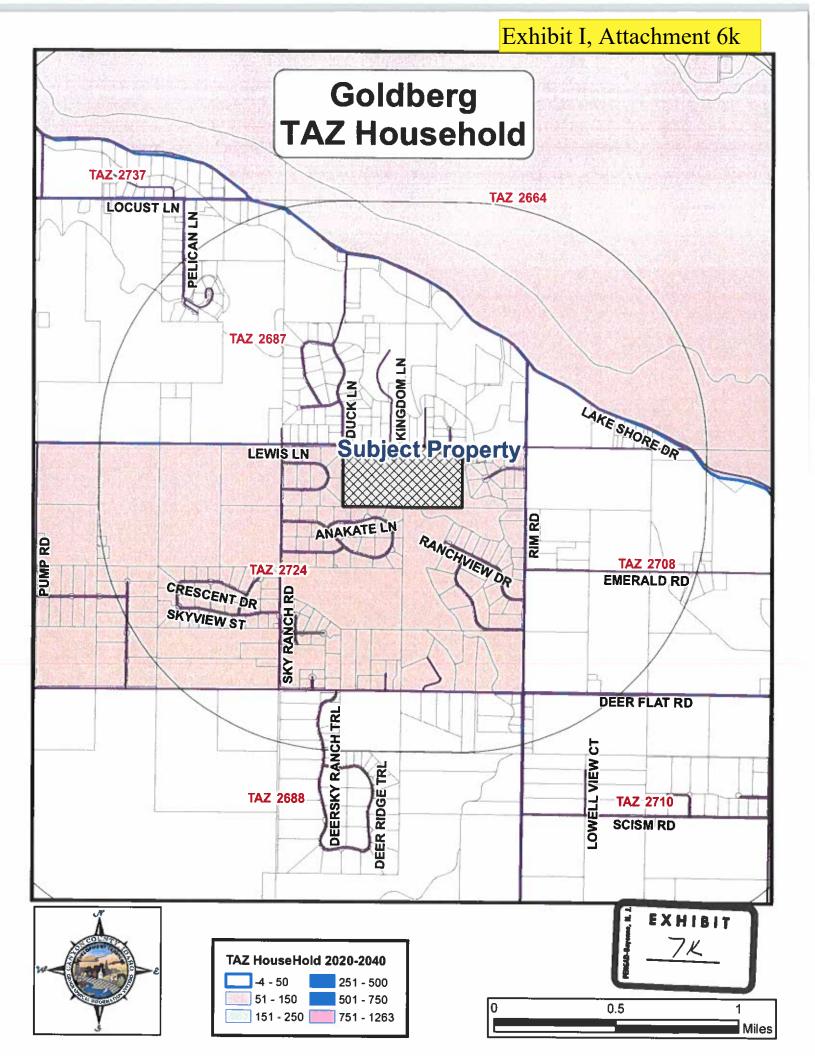




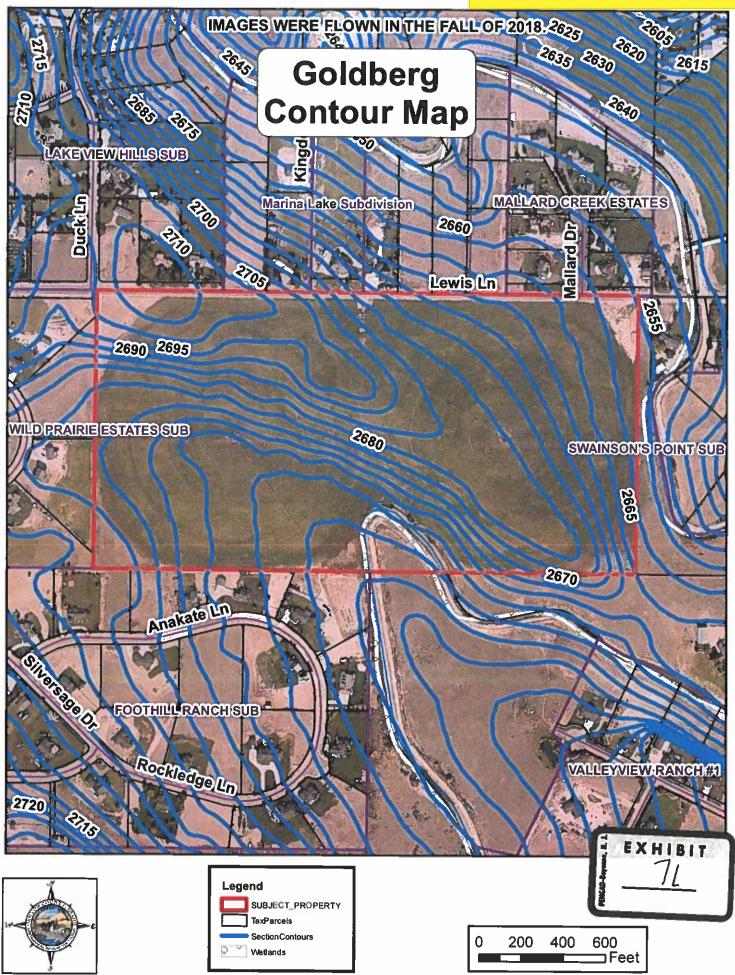


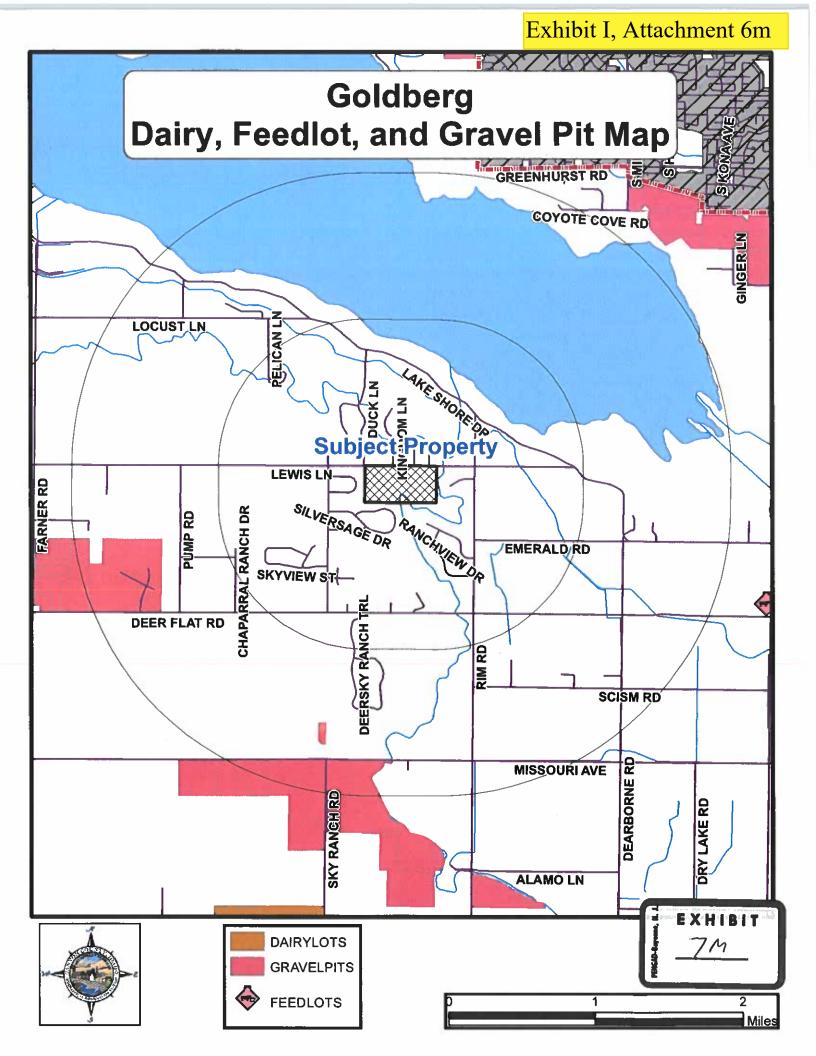


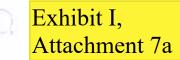
APPROVED	Wood Brothers Holding, LLC	AG to CR	RZ2019-0006	10
APPROVED	Walker Investment Trust	Rezone AG to RR	RZ2020-0010	9
APPROVED	Valleyview Ranch Subdivison No.3	lat- Valleyview Ranch Subdivison No.	SD2020-0015	00
APPROVED	Valley View Ranch Sub No.2	Short Plat Valley View Ranch Sub No.	SD2020-0008	
APPROVED	Shaul Parker	Rezone AG to R1	PH2018-22	<b>л</b>
APPROVED	Schwab	AG to R1	RZ2018-0003	5
APPROVED	Pelican Sub	Pelican Sub	SD2019-0014	4
APPROVED	Pelican Lne LLC	Rezone AG to RR	RZ2019-0003	ω
APRPOVED	Newell	Rezone AG to RR	RZ2020-0009	2
APPROVED	Jett Elizabeth	Rezone AG to RR	RZ2019-0029	-
FINALDECIS	CASENAME	REQUEST	CASENUM	₽
	MARY			ALL STA



# Exhibit I, Attachment 61







EXHIBIT



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,

M toka

Peter Jurhs Executive Director of Operations

Inspiring Excellence — Every Child, Every Day

619 S. Canyon St. Nampa, ID 83686 www.nsd131.org

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Exhibit I, Attachment 7b

### Jennifer Almeida

From:	Eddy Thiel <eddy@nampahighway1.com></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<u>@nampahiahway1.com</u> 4507 12th 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' <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

Thank you,





# **APPLICATION TO VARY STANDARDS**

NHD-005 Rev Sep 2015 Page 1 of 2

7.30 nas 11

# 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 Questioneer), and that the statements and representations made herein are true and correct.

NAME OF APPLICANT			Ales Egymola
			SIGNATURE OF APPLICANT
332 N Broadmore Way			04/20/2021
ADDRESS		Contraction of Contraction of Contraction	
Nome			DATE
Nampa	ID	83687	(208) 442-6300
CITY	STATE	210	
	VINE	ZIP	PHONE (CELL NUMBER PREFERRED)

# SECTION II - INFORMATION TO APPLICANT

The District Standards are published in the <u>Highway</u> <u>Standards & Development Procedures for the</u> <u>Association of Canyon County Highway Districts</u>. 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 tha 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 ton 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.

SECTION III - APPLICANT QUESTIONEER (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.

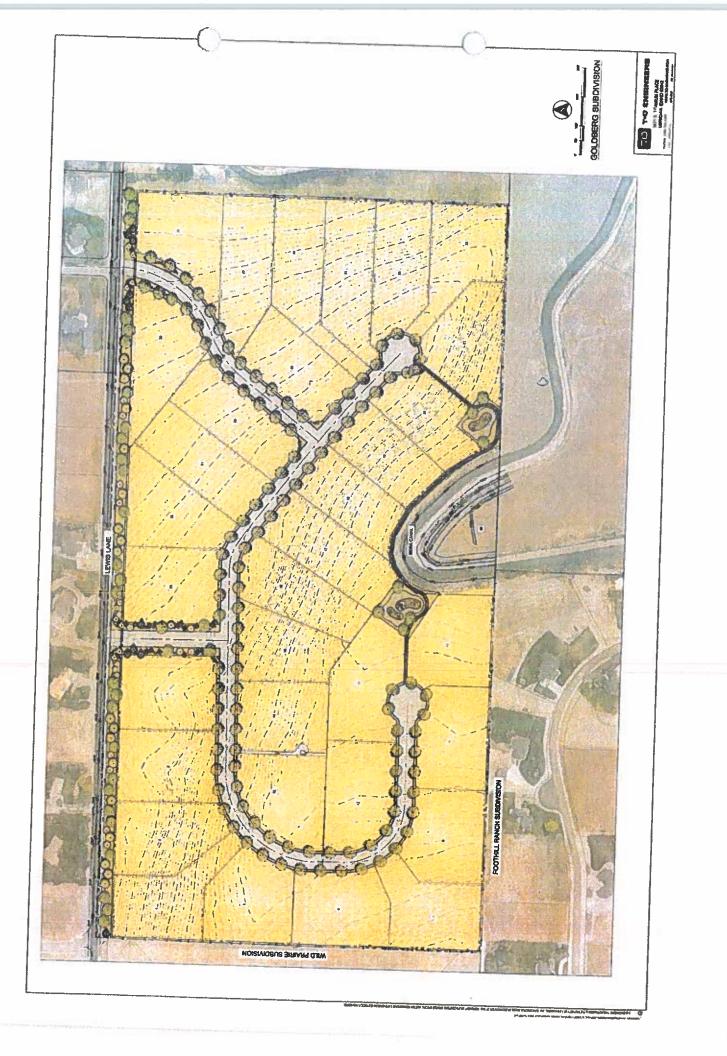


# **APPLICATION TO VARY STANDARDS**

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	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 t	he only highway
district maintained road accessible to the property. This proposed 33 hom	e development will
ideally have 2 points of access on Lewis for site & emergency access effic	ency.
<ol><li>Explain why this variance would not be detrimental to public health, safety or welfare, a injurious to other properties in the vacinity:</li></ol>	nd not materially
Both proposed points of access are aligned with existing intersections of M	allard Drive and
Kingdom Lane. See attached report; a T-O performed sight distance analy	sis 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?	speed of 50 mpn.
Not granting the variance at worst case would make the subdivision infeasi	
consideration of alternatives with less efficient & acts account of alternatives with less	ble. 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: D North 🔯 Street Address Street Addre	auth Class Class
Between: Rim Rd & Duck Ln (NAMES OF CLOSE	
	ST 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: SIGNATURE - HIGHWAY DISTRICT STAFF	<u>5-6-21</u> DATE
SECTION V - DECISION (TO BE COMPLETED BY HIGHWAY DISTRICT BOARD OF COMMISSIONERS)	
DECISION OF THE HIGHWAY DISTRICT BOARD OF COMPANY AND	
Approved subject to c	
BASIS OF DECISION (WITH ANY APPLICABLE CONDITIONS): Commissioners	onations
Variance for 2 new Subdivision accesses Sub	ed the
E. I DI I manantistori adel 5565 Jul	ject to the
Final Plat being recorded. For the Etter	- Dubd. VIJIM.
Lewis A	regults T
DECLI	~
IGNED: 12 1 1-21	
CHAIRMAN OF THE BOARD	





April 12, 2021

Nampa Highway District #1 4507 12th 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.

AVIATION | TRANSPORTATION | LAND DEVELOPMENT | INDUSTRIAL WASHWATER | MUNICIPAL | WATER RESOURCES | DIMERSIMENTAL | LANDSCAPE ARCHITECTURE | SURVEYING | GEOSPATIAL

1



# 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



332 N. Broadmore Way | Nampa, ID 83687 | P: 208.442.6300 | to-engineers.com

AVIATION | TRANSPORTATION | LAND DEVELOPMENT | INDUSTRIAL WASTEWAILE | MUNICIPAL | WATER RESOURCES | ENVIRONMENTAL | LANDSCAPE ARCHITECTURE | SCRUENING | GEOSPATIAL



# TO ENGINEERS



Image 1 – Looking east at proposed subdivision approach

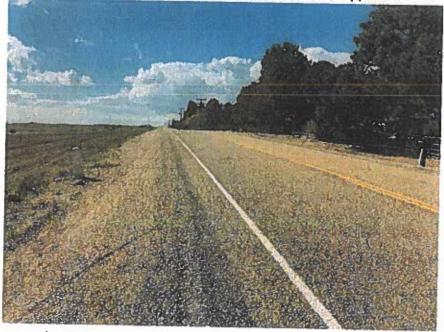


Image 2 - Looking west at proposed subdivision approach

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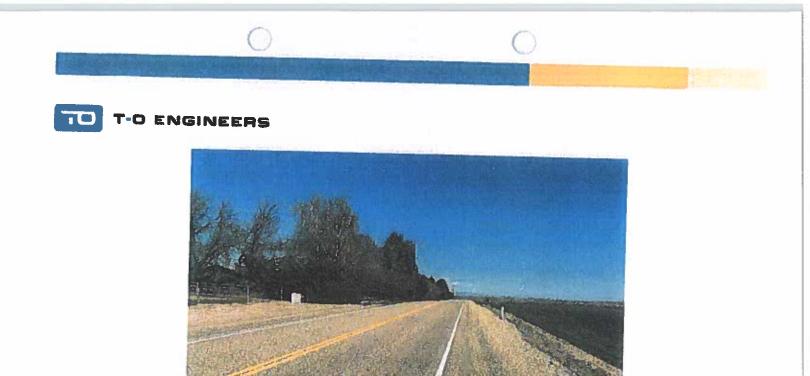


Image 3 – Looking east at approximately 945' west of proposed subdivision approach

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# 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.

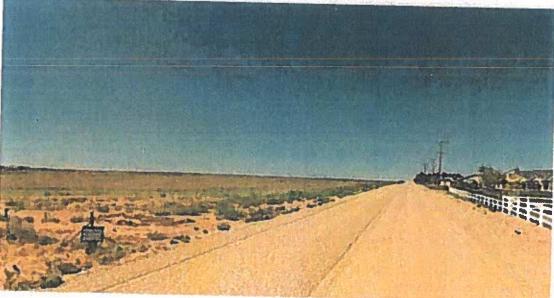
# Findings For Consideration;

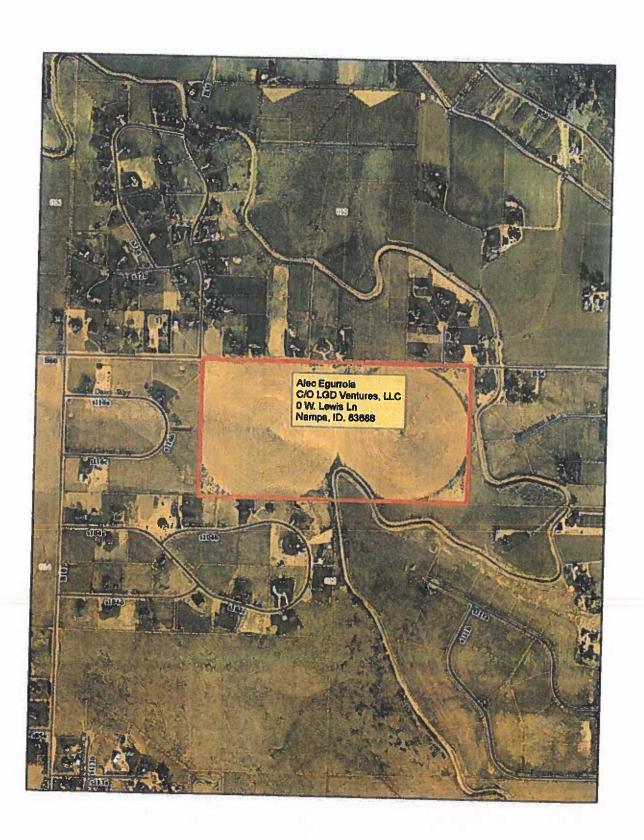
- 1. Sight Distance at the subject property is acceptable.
- 2. ACCHD Standards allows no direct access to Arterial Roadways.
- 3. The subject property is 78.5 acres being served by Ag accesses.

## View to the East



View to the West





## Jennifer Almeida

From:	Doug Critchfield <critchfieldd@cityofnampa.us></critchfieldd@cityofnampa.us>
Sent:	Thursday, December 2, 2021 4:48 PM
To:	Jennifer Almeida
Cc:	Rodney Ashby
Subject:	[External] RE: [External]Agency Notification RZ20210030 SD2021-0018
Cc:	

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 Crawforth <Brian.Crawforth@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 <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>; '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@

<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></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 <AI.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 Good afternoon:

Please see the attached agency notice. Please direct your comments or questions to Planner Jennifer Almeida at Jennifer.Almeida@canyoncounty.id.gov

Thank you,

EXHIBIT	
8d	
	EXHIBIT 8d

Exhibit I, Attachment 7d

## Jennifer Almeida

rom:	Alec Egurrola <aegurrola@to-engineers.com></aegurrola@to-engineers.com>
ent:	Thursday, March 3, 2022 11:52 AM
ю:	Jennifer Almeida
c:	TRitthaler@boiseproject.org
ubject:	[External] FW: Lewis Heights
ollow Up Flag:	Follow up

Flagged

lag Status:

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 O 208-442-6300

www.to-engineers.com





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



Exhibit I, Attachment 7e





Claudia L. Heynes 8530 Deersky Ranch Trail Narrya, ID 83686-7811 Phone: (208) 661-2062 Email: claudialer32/aut.com

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 familand 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 <u>State Law 67-6537, and Land Use Planning act. 67-6502</u> 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. <u>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.</u>
- 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 <u>Comprehensive Plan, Page 16-(11)</u>, "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 contact 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 From: Claudia Haynes claudialee3@aol.com

Subject: Ashley Beverage letter to the P&Z on t

Date: February 9, 2022 at 10:26 AM

To: Claudia Haynes claudialee3@aol.com

From: Ashley Beverage < crashlyashley8@ Sent: foundant To: Jennifer.Almeida@canyoncounty.id.gov <Jennifer.Almeida@canyoncounty.id.gov> Cc: Ashley Bevera Subject January 30, 2022 A shley Beverage Exhibiton Hwo thee heaving Most all applies to this Land Y RZ-2021-0030 0R-2021-0018 Parcels: Canyon County-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 hav 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 roadwavs. Numerous running and biking events are held in this area that increased traffic would not be conducive of.

Form 6/07	238-7
13	

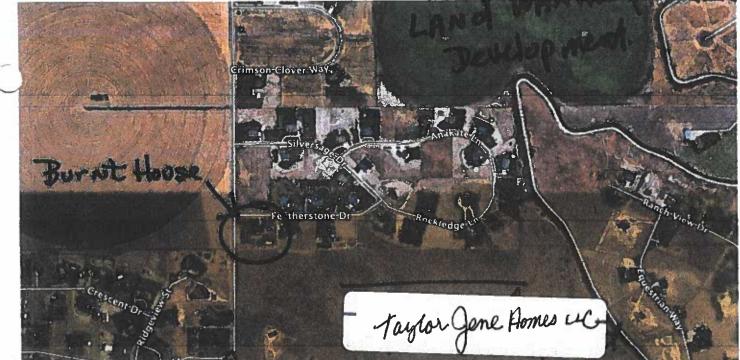
# **IDAHO DEPARTMENT OF WATER RESOURCES** WELL DRILLER'S REPORT

842708

VELL TAG NO. D 30 60125	· · · · · · · · · · · · · · · · · · ·
stilling Permit No914078 - 842708	12. STATIC WATER LEVEL and WELL TESTS;
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udress 12888 Silver sage Dr-	Drawdown (feet) Discharge or Test duration Prime Baller to Flowing
Jity Nampa State <u>TN</u> Zip <u>83684</u>	8.90 300 480 In The Air artesian
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/////	14. DRILLER'S CERTIFICATION: I/We certify that all minimum well construction standards were complied with at
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FLOWING ADTENTAL	*Operator II Date
FLOWING ARTESIAN:	Operator I Date
wing Artesian? Y N Artesian Pressure (PSIG)	<ul> <li>* Signature of Principal Driller and rig operator are required.</li> </ul>
scribe control device	
HOA-Amy Weidne	er 3_11-2012
208-	-860+7-2



Goldberg





firsthouse on Sky Ranch in Subdivision Called Frothill Ranch Sub. Featherstone ROAD. This Lot Touches this New develope ment - + wetetete ove Hearing

PASCO FARMING, INC. DL. 13735 MISSOURI AVENUE NAMPA, ID 83686

EIV

CANYON COUNTY DEVELOPMENT SERVICES

ascotarmatolalof

C

3/25/2014

Canyon County Development Services Planning and Zoning Department 1115 Albany Street Caldwell, Idaho 83605

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, 1 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.



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

Members of the Board.

R

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 rezone of this property may severely restrict or prohibit the aerial applications that we use on these fields.

³ 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 <u>primarily north-south</u>. 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 <u>prohibited</u>. 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 rezone 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 rezone 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.



Page 1 of 2

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, 37

Leland Tiegs, Manager Pasco Farming, Inc.







COMMUNITIES IN MOTION 2040 | PRIORITY CORRIDOR SUMMARY

State Highway 45 Greenhurst Road to Bowmont Road

**Priority 24** 

#### Background

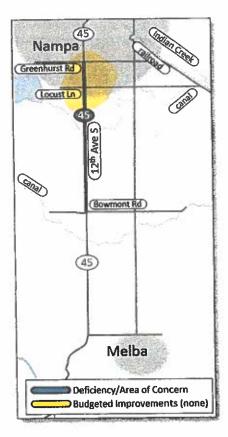
State Highway 45 is an important route for traffic through the region, as well as for local traffic in Nampa. The highway is nearly 18 miles long, connecting downtown Nampa to important activity centers in south Nampa and to communities farther south in Canyon and Owyhee Counties.

It serves a variety of travel and freight needs, including farm-tomarket 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 12th 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 12th 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
  - o South Middle School adjacent to highway
  - o Retail and other commercial areas along road in Nampa
  - o 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





COMMUNITIES IN MOTION 2040 | PRIORITY CORRIDOR SUMMARY

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.²

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) plan³ 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

² See federal environmental justice definitions at www.epa.gov/region07/ei/definitions.htm.

³ Final Report: Treasure Valley Transportation System: Operations, Management, and ITS, is online at www.compassidaho.org/prodserv/cms-intro.htm.

A Diamero for Representation	Vicing Real State Nacros, ID 81066-7811 Planer (200) 441-2862 Planer (200) 441-2862
Oct , 2021	Exhibit Another the Application
Canyon County Hearing Examiner 111 North 11th Ave. #104 Caldwell, Idaho 83605	D' Perfota
Name:	
Bull Hate M	

Attention Limit and Line and Line

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. <u>Page 14.-</u> <u>Property rights component</u>, 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



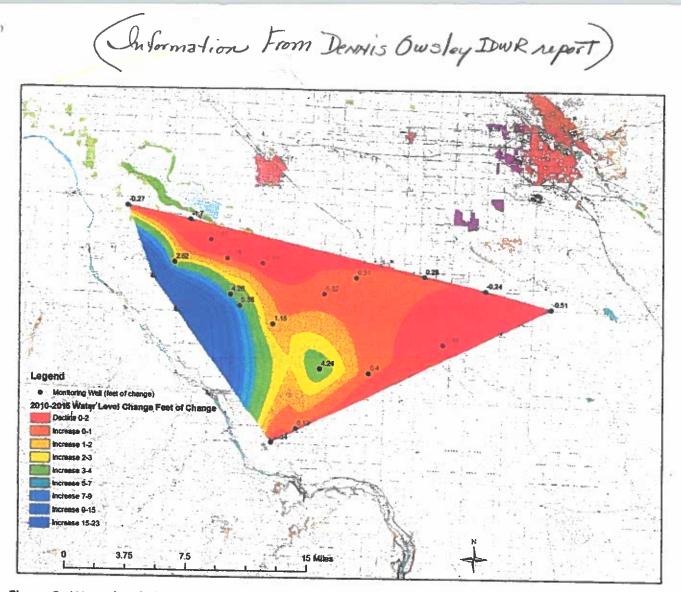


Figure 6. Water level change map 2010-2015.

#### **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.

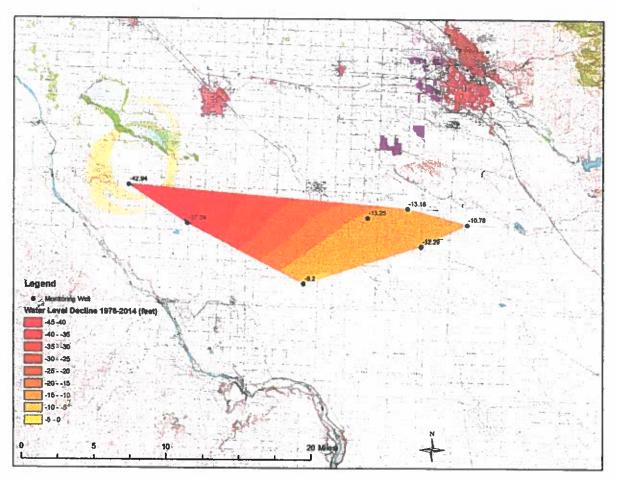


Figure 4. Water level change map from 1976-2014.

F

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

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).

Well Number	Primary Water Use	Total Depth (feet)	Monitoring	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 chang	ge value is based on 20	19 data, 2020	data was no	ot available.		

Table 1. Summary table of water level data

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.

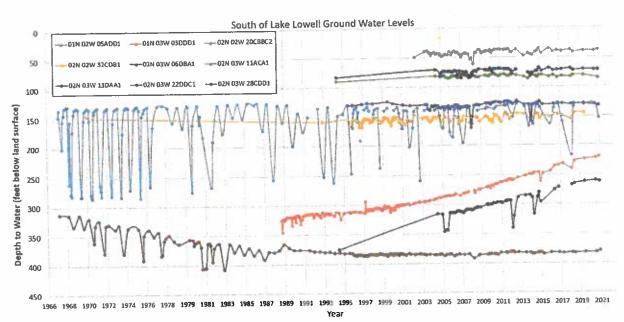


Figure 2. Hydrographs of the wells monitored in the area.

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.

AND BNeve Well 200 HP Motors

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.

Wa

The isolated instance of the ground water declines in the 1970's and 1980's in and near well <u>02N 03W</u> 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.

### **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 pield water at a rate high enough to keep up with even a single well used frequently.

Email From Denvis Owslay 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.

(44hubit # # 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.

Page 2

ARJEN

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

Fish & Wildlife Habitat Policy No. 1:

Encourage the protection of natural resources such as, but not limited to, the Snake River, Bolse River, Lake Lowell, Deer Flat National Wildlife Refuge, and Fort Bolse 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 residencies 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.

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 septio systems	
b)	Water:	Individual domestic wella	
c)	Orainage:	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 legsi 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:

GSP&L, LLC, Case # CU2008-152, February 8, 2007 Page 4 of 7

4.5

HEARING EX MR. Map 5404 mm From: Claudia Haynes claudialee3@aoi.com & Subject: Date: August 30, 2021 at 8:36 AM

To:

SOUTHWEST

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 #lunder 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

 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

Valley View Ranch No. 2 Subdivision SD2020-0008

EXHIBIT

Septic System 1550e Next to This Lewis Heights Sub

this is from South west Dis.

Health in 2020

Water issues

From: Claudia Haynes claudialee3@aol.com & Subject: Water in Idaho Press Trib. Date: November 21, 2021 at 3:21 PM To: Claudia Haynes claudialee3@aol.com



https://www.idahopress.com/townnews/meteorology/what-will-it-take-to-meet-irrigation-demand-this-year/article_318910c3-46f4-5e45be14-2ea91d5dccce.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

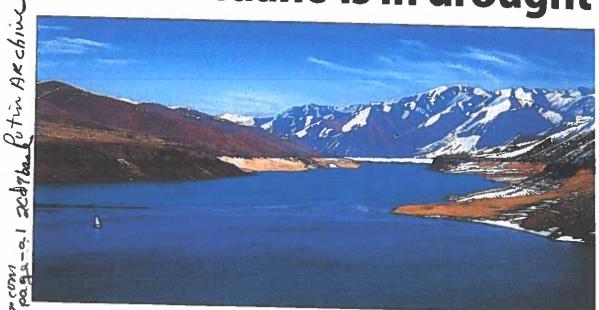
### A world with less water: Idaho farmers sound off on drought impacts

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 <u>previously reported</u>. 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



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 abo ge precipitation thanks to storms coming through in late December and early January. The faucet has turned off since, however, and the ority of the state is in a drought.

### **By ERIN BANKS RUSBY** erusby@idahopress.com

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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

More WATER | A6

JAKE KU

Mores Creek and the Robie Creek region is seen from the road above the canyon east of Boise or Wednesday. As of Feb. 1, 15% of Idaho was not in a drought according to David Hoekema, a hydrol ogist 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

### Water/from A1

The state was seeing improve-ments 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 con-ditions 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 have been pushing storms north and of Idaho, said Troy Lindquist, for service hydrologist at the аð 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 nor-mal 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 continu-ation 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 Bolse 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



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

erusby@idahopress.com

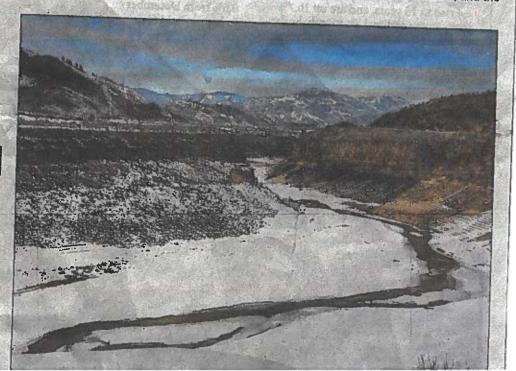
BOISE — Dry conditions in January, and February have brought drought to most of Idaho and altered the outlook for snowpack heading into the spring and summer, weather and water experts said at a virtual meeting

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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.

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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.

partment has been putting Development Services Deis still in development and residents, business owners growth and development prehensive plan to guide ing neighbor for the next and other interest groups. called Growing Together, County has hosted several workshops on the proposis open to feedback from It is expected to be voted in Ada County's boom-County's Planning and decade. The draft plan, on in the spring of 2022. feedback on the website: Since 2019, Canyon together its next comal and will host another on Feb. 23 from 11 a.m. to 2 p.m. at the Canyon canyonco.org. Canyon You can give your

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

County Administrative

Building in Caldwell. As Canyon County grows, planners say the goal for the comprehen

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

MARGARET CARMEL/BOISEDEN

operations. The proposed general agriculture zone is designed to "protect and stabilize" the county's agricultural economy by alowing farming-centric bisinesses while limiting residential development. More intensive agriculturuuses, like feed ots, will

Caldwell to allow special event centers, businesses, and other specific uses for agri-tourism.

plan. The letter praised the

commissioners for their

the draft comprehensive

service and vowed to offer

It didn't offer specific critiques, but Lakey did

input on the new plan.

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

and." He said the county's

protection of viable farm-

vidual property rights and

correct balance of indi-

refer to the goal of work-

ing to "maintain the

and there's no need to pass

it on the county's schedule for spring because it

plan is still working well,

current comprehensive

doesn't leave enough time

for stakeholders, like his

group, to give their input

"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.

CONCERNS FROM REAL ESTATE GROUPS, HOME BUILDERS

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," Lakey wrote in the letter obtained by BoiseDev in a public records request "They also understand the value intercouraging preserva-

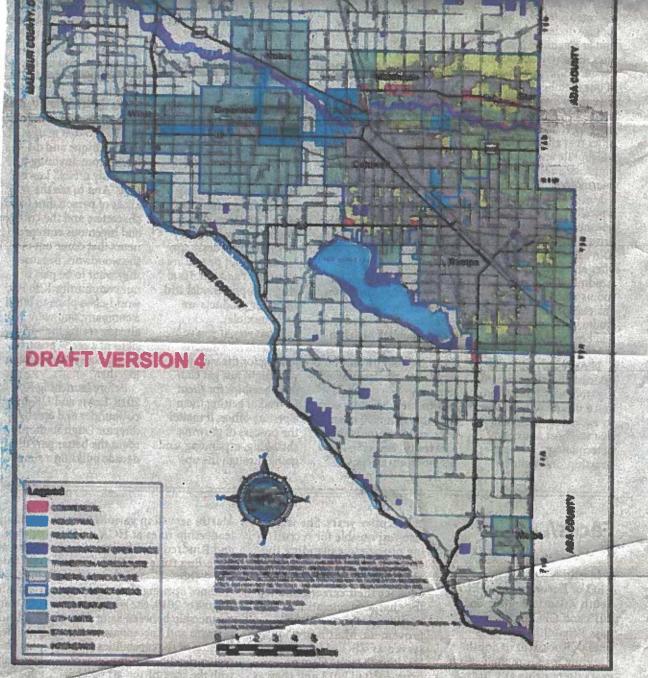
very smart in that growth."

We want to be able to be

REAL ESTATE GROUPS HOME BUILDERS This plan needs some changes, according to some big players in Canyon County.

for continued agricultural

tion of prime farmland



### Growth/from C1

Lakey, 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 COURTESY OF CANYON COUNTY

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



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, s ightly less than 25% of Idaho was experiencing drought.

More DROUGHT | A

### SUNDAY, MARCH 6, 2022

### 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 drierthan-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

2021 Recently released federal show that Idaho, once again top Western state when it co 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,"

\$8.1 Billion Janming

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 secondplace 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).



Claudia L. Haynes 530 Decisly Raigh Trist Namps, ID 536567011 Phone: (205) 441-2062 Lowin clauditic Minud com

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 <u>idwrinto@idwr.idaho.gov</u> Claudia Haynes personally called office on March 24, 2022 Talked to <u>Chad</u> 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 / 13,0000gals @ 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 rater 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 is 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.

EXHIBIT INGAD BOD-631

Exhibit I, Attachment 9a

Andrew Francis Date: 2021.10.15 15:57:58 -06'00'



### 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

### 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 of 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.

300 E. Mallard Drive, Suite 350, Boise, Idaho 83706

EXHIBIT

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

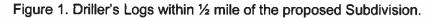
Review of aerial photography indicates that there are approximately 100 residences located within one-half mile of the Subdivision, with each residence assumed to be supplied from an on-site domestic well. Representative well driller's reports for wells within approximately one-half mile of the proposed 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.



COCRDINATE REFERENCE SYSTEM. NAD 1983 StatePlane Idaho West FIPS 1103 Fee



### Darren Goldberg

October 15, 2021

Well ID	Total Depth (feet)	(feet bgs) (feet) Water Bearing Mate		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	5and	2018	167	60	Domestic
4	326	316-326	10	Fracutred blue clay with fin blakc 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

### Table 1. Well Construction

SPF Water Engineering, LLC 1690.0010

Page 4

Lewis Heights Subdivision Water Use Assessment



COORDINATE REFERENCE SYSTEM: NAD 1983 StatePlane Ideho West #IPS 1103 Feet



Log ID	Yield (gpm)	Static (feet)	Drawdown (feet)	Specific Capcity (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

Т	able	2.	Well	Testing
	0.010	-		rooung

### 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/foot² (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 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 overappropriated in this area and has capacity for increased withdrawals.



Figure 3. Hydrograph Locations

### Darren Goldberg

October 15, 2021

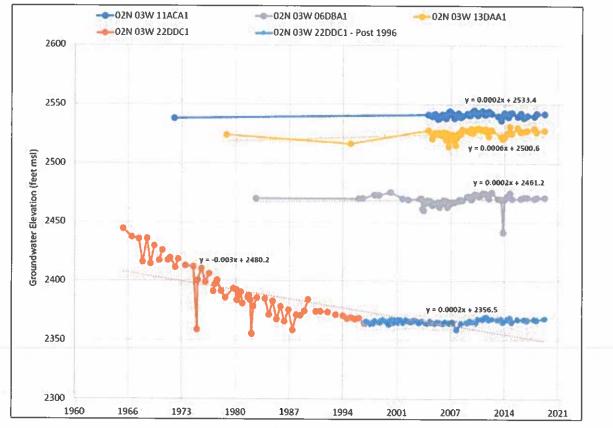


Figure 4. Hydrographs

SPF Water Engineering, LLC	Page 10	Lewis Heights Subdivision	
1690.0010		Water Use Assessment	

### 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.

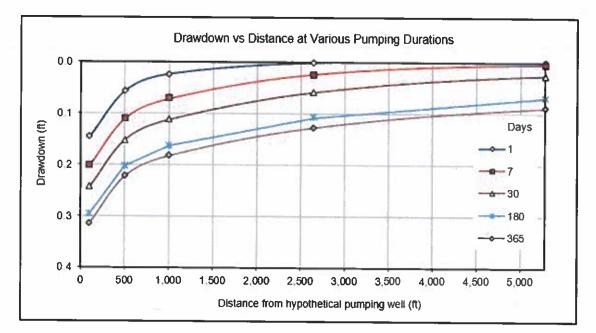


Figure 5. Low Transmissivity Drawdown Analysis.

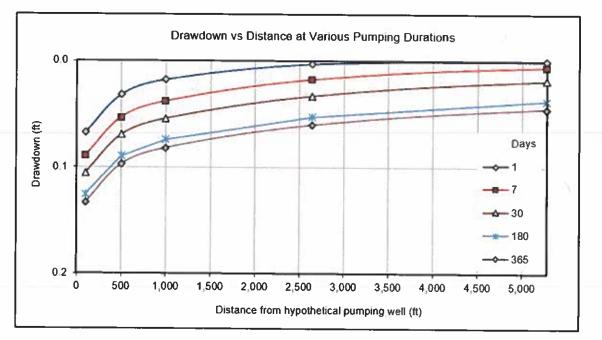


Figure 6. High Transmissivity Drawdown Analysis.

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 acrefeet 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 8/5/2021

Water Right Report

## Idaho Department of Water Resources

### WATER RIGHT REPORT

8/5/2021

IDAHO DEPARTMENT OF WATER RESOURCES Water Right Report WATER RIGHT NO. 63-35328

<u>Owner Type</u> Current Owner	Name and Address LGD VENTURES LLC
	35 GREENHORN RD HAILEY, ID 83333
Original Owner	JOHN P HOWARD 1987 RIDGECREST DR BOISE, ID 83712 2083440897
Original Owner	RUTH E HOWARD 5121 BELAIR BOISE, ID 83705 2083437352
Original Owner	DON A HULME 3820 AIRPORT AVE CALDWELL, ID 83605 2084596910
Original Owner	WESLEY J STECK 821 LONE STAR RD NAMPA, ID 83651 2084664185
Priority Date: 10/2	21/1966
<b>Basis: Decreed</b>	
Status: Active	
<u>Source</u> GROUND WATER	<u>Tributary</u>

<u>Beneficial Use</u>	<u>From</u>	To	<b>Diversion Rate</b>	<u>Volume</u>
IRRIGATION	04/01	10/31	1.14 CFS	346.5 AFA
<b>Total Diversion</b>			1.14 CFS	346.5 AFA

Water Right Report

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

<u>Township</u>	<b>Range</b>	<b>Section</b>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	Lot	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<b>Tract</b>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
02N	03W	13		NWNE	39								1	
				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.

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

Dates:

Water Right Report

Water District Number: TBD

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

**Decree Plantiff:** 

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

**DLE Act Number:** 

Cary Act Number:

Mitigation Plan: False



USE TYPEWRITER OR BALLPOINT PEN

е,

#### STATE OF IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT



1. WELL OWNER	7.1	WATE	R LEVI	EL. Department of Water R	85001095
Name <u>Wade Broomfield</u>		Static y	water le	wel 150 feet below land surface.	
	1	Flowin	g7 🖸	Yes D No G.P.M. flow	30
Address P.O. Box 877, Nampa, Idaho 83651		Tempe Artesia	rature_ n close	OF. Quality	
Owner's Permit No,		Contro	lled by	: O Valve C Cap D Plug	
2. NATURE OF WORK	8.	WELL	TEST (	DATA	
X New well Despend Replacement	'	D Pum	1Þ	Bailer      Other	
Abandoned (describe method of abandoning)	01	echerge	G.P.M.	Drawdown Hours Pum	ped
3. PROPOSED USE					
Domestic XX Irrigation D Test D Other (specify type)	9.	LITHO	LOGIC	LOG (2. 155)	·
Municipal Industrial Stock Waste Disposal     or Injection	Hole Diem.		apth	Material	Weter
4. METHOD DRILLED	28	From 0		Topsoil, Caleache	Yes No
Cable XX Riptary Dug Other	<u> </u>	14	25	Sand, Gravel, River Rock	
	<b>—</b>	25	37	Clay Sand Fine to Med.	
5. WELL CONSTRUCTION		82	85	Clay	
Diameter of hole 28 Inches Total depth 398 feet	<u> </u>	85	93	Sand Fine, some Clay Clay	
Casing schedule: XX Steel  Concrete		115	122	Sand Fine	
Thjekness Diameter From To .250 inches 16 inches + 2 feet 172 feet	<u> </u>	122	136	Clay, Some Sand Sand Fine	
.250         inches         16         inches         212         feet         235         feet           .250         inches         16         inches         245         feet         285         feet		154	172	Clay	
.200 inches 16 inches 309 feet 349 feet	10000	1272-	203	Brn. Sand Fine	1. 6.10
		205	203	Brn. Sand Fine to Med.	╉┿╍
Was casing drive shoe used? □ Yes DŽ No Was a packer or seal used? □ Yes DŽ No		211	223	Clay w/some Sandstone	
Perforated?  ☐ Yes  Z No		248	248	Sand Fine to Crse. Brn. Clay	+-
How perforated?  Factory  Knife  Torch Size of perforation inches by inches		254	257	Brn, Sand Fine to Med.	
Number from To	┣	2 <u>57</u> 268	268	Brn. Clay Sand Fine to Med.	-
perforations feet feet	L	271	283	Clay	
perforations feet fe		283 292	292	Sand Fine to Med. Clay & Sandstone	++
Well screen installed? 🛛 Yes 🖸 No		295	308	Sand Fine to Crse.	
Manufacturer's name <u>Roscoe Moss</u>		308	320	Clay w/some Sandstone Blue Clay	+-
Type Model No Diameter Slot size Set from feet to feet to		345	351	Blue Sand Fine to Med.	╆┼━
Diameter 2 Slot size 80 Set from 423 feet to 383 feet		351	354	Blue Clay	
Gravel packed? DI Yes D No Size of gravel <u>3/8 minus</u> Placed from <u>20</u> feet to <u>398</u> feet		354 372 -	372 375		╂╼┼╼┥
Surface seal depth 20* Material used in seal: Cament grout		375 388	388		
Image: Constraint of the second se	- 52	200	398	Blue Clay	<u>.</u>
casing X2I Overbore to seal depth				¥	
		_			<b></b>
8. LOCATION OF WELL 63		_			
Sketch map location must agree with written location.	10.			¢	
		Worl	< starte	d <u>3-28-78</u> finished <u>3-31-78</u>	
Subdivision Name	11. (	RILL	ERS CE	RTIFICATION	
		irm N	ame Pe	te Cope Drilling Co. Linn No.	213
Lot No Block No.			Ρ.	0. dox 561	<u> </u>
\$		\ddres	<u>Me</u>	eridian, Idaho Date 4-7-	78
County Canyon	S	ligned {	by (Firr	m Official) Lete la one	
<u>NE % NW % Sec. 13</u> , T. <u>2N</u> N/S, R. <u>3W</u> E/W				and CANPERTY	
			(0	Operator)	

USE ADDITIONAL SHEETS IF NECESSARY - FORWARD THE WHITE COPY TO THE DEPARTMENT

Attachment B Local Well Driller's Reports

#### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG I		688	
DRILLING PERMIT			
Water Right or Inject 2. OWNER	ction Well No.		
Name Kyle Lot	ł		
Address 6431 E	. Bimley Dr.		
City Nampa			Zip 83687
3. LOCATION	OF WELL by	legal descriptio	n:
Y <b>ou must provide</b> a	iddress or Lot, Bl	k, Sub. or Directions	to well.
Twp. <u>2</u>	Nor	th⊠ or	South 🛄
Rge. <u>3</u>	Eas	t 🗋 or	West 🔀
Sec. <u>12</u>		<u>SW</u> 1/4 _SLA	West 🕅 )1/4 <u>SE</u> 1/4 180 arres
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Gov't Lot Liit: <b>43:31:05</b>	2'N	Lana: 11	6:38:583W
Address of Well Sit			
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(Dive on Ingent August of stands - Children 1. 1	en de Regi en Landande Rille	Sub Nama	
ut·			
4. USE:			
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🔲 Thermai [	Injection	Other	
5. TYPE OF W	URK check all t	hat apply	(Replacement etc.)
New Well	Modity	Abandonment	Other
5. DRILL METH	IOD:		
		Wud Rotary 🔲 Ot	her
7. SEALING PI			
5/8 Bentonite	From To		Seal Placement Method 10" Overbore
ore Bentonitia		000 (05)	
Was drive shoe use		N Shoe D	anth(s) 278'
Was drive shoe see	al tested?		
8. CASING/LIN			
Diameter From		aterial Casing	Liner Welded Threaded
	278 .250 S		
	286 .258 9		
	301 .258 9		
Length of Headpipe	10.0	Length of Tai	lpipe <u>5.0</u>
Packer 🖾 Y		e Rubber K-Pa	
		NS PACKER TY	PE
Perforation Method		Johnson / W	laabdeura
From To 286 296	Slot Size Numb		taterialCasing Liner
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10. FILTER PA	CK		
Filter Material	From To	Weight/Volume	Placement Method
ALAA.			
N/A			
N/A			P 1
	ATER LEVEL	OR ARTESIAN	PRESSURE:
11. STATIC W/ 155 ft below	ground /	rtesian pressure	PRESSURE:

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				Office Well ID No.	Use Only	10	
C	ES			inspected by		<u>_</u> _	
				Twp Rge	Sec	-	
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				Lat: : :	Long:	8	
	IELL 1	] Pump		🖾 Air 🗖	Flowing Artesia	n	
	id gal <i>i</i> n	nin.	Drawdown	Pumping Level	Time		_
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						- -	
				L			
	Temp.			Bottom hole	temp.		_
£	Quality	test or (	comments:			_	
•	TUN	0010		Depth first Water En			
ך יו			LOG: (Describe re	ipens or abandonn	nerit)	Wa	ter
1	From	To	Remarks: Lithok	ogy, Water Quality &	Temperature	Y	N
•	Q	2	Top Soil			Ť	X
1	2	18	Gravel			1	X
1	18	28	Gravel				X
J	28		Sandy Brown C	lay		1	X
]	70		Brown Clay	3-60			X X X
	135	197	Brown Clay w/S	and Streaks			X
	197	203	Brown Clay				X
]	203		Sand			X	
	214		Brown Clay				X
			Sand			X	-
	233		Brown Clay				X
	241		Coarse Sand (4	0 GPM)		X	_
	250		Brown Clay			$\perp$	X
			Sand			X	
	259	280	Sandy Brown C	lay		+	X
4			Sand (70 GPM)			X	_
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#### 4. DRILLER'S CERTIFICATION

We certify that all minimum well construction standards were complied with at the me the rig was removed.

Company Name Der	nnis Phij	ops Well Drilling	<b>j Înc.</b> Fi	m No. <u>332</u>
Principal Dniller	Me	http	Date	2/21/08
and Orlier or Operator II	Re	sni de	M_Date	2/21/08
Operator I	it_	Kurt	Data	2/21/08
c		al Driller and Rig Ope nust have signature (		

1

FORWARD COPY TO WATER RESOURCES

Form provided by Forms On-A-Disk · (214) 340-9429 · www.FormsOnADisk.com

	Office Lies Only	
Form 238-7 IDAHO DEPARTMENT OF WATER RES		17
WELL DRILLER'S REPOR	Inspected by	
. WELL TAG NO. D 0031435	Twp RgeSec	
DRILLING PERMIT NO.		
Water Right or Injection Well No.	12. WELL IESIS:	:
2. OWNER:	Vield and thin	
Name Andres Brito	15 - 190 2 Hr	me
Address 3514 Scoth City Nom PaState_Td_Zip 83651		
City Norm Ka State Id_ Zip 8.365/		
3. LOCATION OF WELL by legal description:	Water TempBottom hole temp	p. 62
You must provide address or Lot, Blk, Sub. or Directions to well.	Water Quality test or comments: 60- 4	
Two, of North III. or South	Depth first Water Encoun	1er <u>/95</u>
Rge.     3     East     or     South       Sec. $I_{2}$ $SE$ $I/4$ $I/4$ $I/4$ Gov't Lot     County $County$ $I/4$ $I/4$	13. LITHOLOGIC LOG: (Describe repsirs or abandonment)	Water
Gov't Lot Gov't Lot 1/4 Gov't Lot Gov't	Bore Dia. From To Remarks: Lithology, Water Quality & Temperature	Y N
Lat: : : Long: : :	10 0 2 overburdon	
Address of Well Site Lewis Ln	10 2 18 Gravel	X
(Shee at least earner of road + Obtained to Read or Landmans)		
Lt Blk Sub. Name	1 30 80 Sandy Clay	
	1 80 130 dan c/A	
4. USE:	120 180 Sandy (lay 180 195 tan clay	— 爻
CORE:     C		$\overline{\mathbf{x}}$
Thermal Injection Other	HIM Danc	×
5. TYPE OF WORK check all that apply (Replacement etc.)		
New Well Modify Abandonment U Other		
6. DRILL METHOD:		
Air Rotary Cable Mud Rotary Other		
7. SEALING PROCEDURES		'
		— <u> </u> —-'
Bennton, yee O 18 10 Sads O Verbane		
		-+-+
Was drive shoe used?   CY  N  Shoe Depth(s)  19  5		-1-1
Was drive shoe seal tested? ZY N How? Air test	RECEIVED	
8. CASING/LINER:		
Diameter From To Gauge Material Casing Liner Welded Threaded	JUN J V ZUUT	
6" +2 195 28 steel A C ] 0	WATER RESOURCES	
	WATERTIN REGION	
Length of Headpipe Length of Tailpipe		
9. PERFORATIONS/SCREENS PACKER TYPE		
Perforation Method		
Screen Type & Method of Installation		
From To Slot Size Number Diameter Material Casing Liner	Completed Depth 195 (Mean	Ling
		surable)
	Date: Started Jun 7/2004 Completed Jun 9	1200
0. FILTER PACK	14. DRILLER'S CERTIFICATION	í
Filter Material From To Weight / Volume Placement Method	I/We certify that all minimum well construction standards were complied with a time the rig was removed.	il the
		-10
	Company Name Fel L Holde- Drilling Firm No.	>18
1. STATIC WATER LEVEL OR ARTESIAN PRESSURE:	Principal Driller 2 Welch Date Jun	10/2
TOTATIO WATCH ELTER ON ANTEDIAN FREDOUNE:	and	7/-
35_ft. below ground Artesian pressurelb.		
Artesian pressure         Ib.           Jepth flow encountered         ft. Describe access out or control devices.	Driller or Operator II Date	
Artesian pressure     Ib.       Depth flow encountered     ft. Describe access port or control devices:		<u> </u>

FORWARD WHITE COPY TO WATER RESOURCES

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# Form 238-7 6/07 IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WEL			07865	8						
Drilling	Permit I	No	88-	702	3	5				
			ell #		-					
2. OWN										
Name	Keith	Hill								
		11 Pixi	ie St.					22 C		
	lampa			\$	State	, ID	7	in 83	3687	
3.WELL	_									
Two 2	) No	dh 🕅	or Sou	њ 🗂	D		З Е.			Mont IV
Sec	12		10 8046	_1/4	SE	1/4	SW	1/4	l I	V08L [A]
Gov't Lo	t =	_ c	County C	anyo						
Lat 4	3	0	31.12	7			(Dec	and D	i Iecimel mi	nutes)
Long.	116	0	38.663	3			(Dea		ecimal mi	
Address	of Well	Site 1	0097 K	ingdo	m l	Lane				,
(Group of Loope)									201	_
(Green at head to	hame of road	+ Clistance 1a	Sub. N	nurk}						
4. USE:		n. <u></u>	_ 300. 1	- 9ma	_		-		-	
Domi	estic 🗖	] Municip	al 🗌 K	lonitor		Irrigatio	м 🗆	Therr	nəl 🗂	Injection
5. TYPE	OFW	ORK:								
X New V	well	Replac	ement we		Мо	dify exi	sting we	-M		
Abani	donment		her	- 16	-	_		_		
6. DRIL X Air R			Rotary	🗌 Cat	ole		iher			
7. SEAL	ING PR	ROCEDI	JRES:							
3/4 Be	material nf Chiu	ps 0'	(11) To (11)			ags			ethod/pro	cedura
0.100			+0	X		ayə	10 (	Jvei	DOLE	
9.0488		50							-	
8. CASI Diameter	From (ft)	ERC:	Gauge/	11	lateri	-				
(nominal)		273'	Schedule		-	197 	Casing X	_	Threaded	
0	+2'	273	.250	Stee	3		_			
Was driv	e shoe u	used? 🛛		N Shoe	De	pth(s)	273			_
9. PERF										
Perforati	ons 🗖	YXN	Metho	1						
Manufac				-	Jo	hnsor	า			
Method o	finetalle	ation W	ashdo	wn	-				5	_
			1	I Orean	tor 1		-			-
From (ft)	To (ft)	Slot size		(nomir	1 <b>a</b> l)		erial	Ga	uge or Sc	hedule
283'	278'	.020	5'	5"		SS				
	6 I		=	14 m						
		L					_			
Length of	f Headpi	pe10	1	Le	ngtł	1 of Tai	pipe_			
Packer [	XY 🗆	N Туре	- K-Pa	acker						
10.FILTI	ER PAC	K:								
Filter	Material	From	m (fl) 1	'o (fl)	Qua	ntity (ibs	or ft?)	Pla	cement m	ethod
=										
-										
11. FLO	WING A	RTESI	AN:							

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. (⁰F),

## Describe access port_Well Cap

Well test:			Test m	ethod:		
Drawdown (fest)	Oischarge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing
73'	60 GPM	30 minutes	10		X	
A			1 🗂	П		

#### Water quality test or commente:

Bore Dia.	From	To	Remarks, Ethology or description of repairs or	Wa	ater
(In)	(11)	(ft)	abandonment, water temp.	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	1	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
6ª	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	
			RECEIVED		
			AUG 3 0 200		
			WATER RESOLDED	1.00	
		12.2	and a second state of the second seco		-
		-			
Comele	ted Depi	h /Meee	1	L	
	arted: A			18	

## Date Started: Aug 7, 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 Davia alamaous	Date Aug 23, 2018
·Driller Josh Young	Date Aug 23, 2018
*Operator II	Date
Operator 1 Jalan	Date Aug 23, 2018

63

## **IDAHO DEPARTMENT OF WATER RESOURCES** WELL DRILLER'S REPORT

Dalifine	Permi		00	190	17-	CONT	111		
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Water					1	1.10.00			
2. OWN	HER:	an	477	201	1.17	ome	<u>.</u>		
Name		100			-	57.7			
	100					Ridg		736	07
3.WELL		1.1.1	20411	1					1.62
			for s			ige. 4			West 🛃
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Gov't Lo	x		County	C	any	Der			
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Long.	116	3153	0 39	20	74	1	Deg. and	Decimal m	inutes)
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				1111		Man	104	-	1
	hiline er för 7	ti ku rani							د مسر
		31k	Su	b. Nan	ne <u>(()</u>	ill P	air	ie_	<u>434</u>
4. USE:	estic [	🗆 Mun	icipat [	] Mon	itor 🗔	Irrigation	🗖 The	mat 🗋	] Injection
5. TYPE	OFW					atta a sala		hessill.	
Aban	donmer	n 🗆	Other_			dify existing	weil	200	-
6. DRIL			id Rotary		Cable	Other			
7. SEAL			DURES						
Seel	material	F	om (il) Tr		wantity (B	sorft') Pl	i Inemera	nebodiore	cedure
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<u> 18 k</u>	Berr Berr		om (11) Tr 2 4 99 3		wantility (10)	20020		netrodioro	cedure
3/8/- 3/8/- 8. CASI	3cr 3er	<i>i</i> 2	1 4 99 3		uantity (10 356 7 6a	20020		Res-	cedure
318 k 318 k	300	<i>i</i> 2	Geuge/		Nataria	nge De 95 Di	Y P Y P	Threaded	
38 L 38 L 8. CASI Diametar	3CA 3ection NG/LII From (h)	VER:	2 4 99 3 Geuge/		35 Ca		Y P Y P	Pour	
38 L 38 L 8. CASI Diametar	3CA 3ection NG/LII From (h)	VER: To (1)	2 4 99 3 Geuge/ Schedule		356		Y P Y P	Threaded	Wekied
381 381 8. CASI Diametar	3CA 3ection NG/LII From (h)	VER: To (1)	2 4 99 3 Geuge/ Schedule		35 Ca			Threaded	Welded
381 381 8. CASI Diametar	3CA 3ection NG/LII From (h)	VER: To (1)	2 4 99 3 Geuge/ Schedule		35 Ca			Threaded	Welded
38 38 8. CASI Dismeter (nominal)	3cm 3eer NG/LIP From (1) 42	NER: To (N) 3/5	2 4 99 3 Schedule 2.50		35/ P ba Mataria Stcc			Threaded	Welded
38 38 8. CASI Dismeter (nominal)	3cm 3eer NG/LIP From (1) 42	NER: To (N) 3/5	2 4 99 3 Schedule 2.50		35/ P ba Mataria Stcc			Threaded	Welded
3/8/ 3/8/ 8. CASI Dismeter (nominal) C	Sca Sector NG/LIP From (h) Z2	VER: To (h) 3/5 Used?	2 47 87 3 Ceuge/ 2.50	(R) 0 (3) (3) (3) (3) (3) (3) (3) (3)	35/ P ba Mataria Stcc			Threaded	Welded
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Describe control device

#### 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 315 Static water level (ft) 190 Water temp. (*F) 77 Bottom hole temp. (⁶F) Describe access port Sans Seal Well Cap

	100		- I 95t M	emoa;		
Drawdown (feet)	Olacharge or yield (gpm)	(minutes)	Pump	Bailer	Air	Flowing
340	65	hhrs.			8	
240	50	I hr.	]			

Water quality test or comments:

Bore From To Remarks, i			Remarks, lithology or description of repairs or	Water		
(in)	(8)	(11)	abandonment, water temp.	Y	h	
11	0	14	TopSoil		-	
	4	8	Hid Daro Clay	10.22	-	
21.12	8	15	Course Sand		-	
14.16	15	18	Cemented gravel	1-3	-	
1.4	18	38	Course Sand	10.65		
6	32	54	Cemented gravel	1993		
Ĭ	54	60	Ton Clax	S. Carlo		
T	60	86	Course Sand & Clax	1.28		
	86	106	Fractured Tag Clay	1.52		
	706	202	Tan Clas	203	-	
	302	215	Sandy Clay	-501	-	
	215	237	Fractures tax Clay	1753	12	
	737	261	Soft Tan Clay	2.423	-	
	261	283	Enchived Tarcher & Sund		-	
	283	290	Tract Tan Clay Eine Sud	1	-	
	290	300	Ton Clay	3118	-	
1	300	315	Het Blue clay	1.44	-	
	315	330	Fract. Blue Clas	1		
		1023	w/Fine B/k Sand			
			RECEIVED			
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			WATER RESOURCES WESTERN REGION			
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ate St	arted:	11-2	3-16 Date Completed: 11-22	8-1	6	
		1	IFICATION:		-	

Company Nan	precision Welldrette	50. No. 522
*Principal Only	Gelif Recorren	Date 12-14-16
*Driller_4	harbom	Date 12-14-14
*Operator I		Data
Operator I		Date

## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

4.5" 282 302 SD17 PVC	1. WEL	LTAG	NO. D	D00	774	78						
Water right or injection well #         2. OWNER:         Name Wes Miller Construction         Address 619 Crocus Ct.         City Nampa         State Idaho       Zip 83851         3.WELL LOCATION:         Twp. 2       North Ell or South Rgs. 3       East or West         Sec. 13					25	2	5	-	State of	2.20	171	1
2. OWNER:				100		a	-	-		-		
Name       Wes Miller Construction         Address       619 Crocus Ct.         City       Nampa       State       Idaho       zip       83851         3.WELL LOCATION:       Twp. 2       North Ell or South Rgs. 3       East or West         Sec. 13		100 C 100 C	decent (	a state of the	-		20	-		1915 C	- 2	
Address       619 Crocus Ct.         City       Nampa       State       Idaho       Zip       83651         3.WELL LOCATION:       Twp. 2       North E       or       South C       Rge. 3       East C       or       West         Sec. 13       Torson       1/4       NW       NW       NW       NW       NW         Govt Lot       County Canyon       Lat 43       o 30.894'N       (Deg. and Decimal minutes)         Long, 116       o 38.952'W       (Deg. and Decimal minutes)       City Nampa         Lot, 5       Bik. 1       Sub. Name       Wild Praire Estates         4. USE:       Bomestic       Municipal       Monitor       Irrigation       Thermal       Irrig         Strip       Domestic       Municipal       Monitor       Irrigation       Thermal       Irrig         Other       Strip       From (tit)       To (ther       Strip       Str			filler (	Con	strue	ction						-
City Nampa       State       Idaho       zip       83851         3.WELL LOCATION:       Twp. 2       North E       or       South C       Rge. 3       East C       or       West         Sec. 13								-				
3.WELL LOCATION:         Twp, 2North ⊠ or South □       Rgs. 3Rast □ or West         Sec. 13Traver1/4       NW        Traver1/4       NW         Gov't LotCounty Canyon         Lat 4303.8952'W(Deg. and Decimal minutes         Address of Wet Site 9868 Wild Praire Way         Cover at Mathematic Produce to Near or Control         City Nampa         Uot 5Bit, 1Sub. Name         Wild Praire Estates         4. USE:         B Domestic □ Municipal □ Monitor □ Imigation □ Thermal □ Inje         Other								Ide	ho	91	1851	_
Twp, 2       North E       or South Rgs. 3       East or West         Sec. 13						112	Sta	te lua		Zip <u>oc</u>	100	
Sec. 13												
Sec. 13	Twp. 4	N	orth 🔣	10	Sout	ם מ		Rga. 3		last 🔲	or	West 🕅
Gov't Lot County Canyon	Sec. 13	3		- 10	-	.1/4	NM	1/1/	NW	1/		
Lat       43       • 30.894'N       (Deg. and Decimal minutes)         Long       116       • 38.952'W       (Deg. and Decimal minutes)         Address of Welf Site       9868 Wild Praire Way       City Nampa         teve attainser what - Decore tensor of case and transmitters       City Nampa         teve attainser what - Decore tensor of case and transmitters       City Nampa         teve attainser what - Decore tensor of case and transmitters       City Nampa         Lot 5       Bik. 1       Sub. Name         Wild Praire Estates       4. USE:         Statement of the case and transmitters       Monitor       Irrigation         Other       5. TYPE OF WORK:       Monitor       Infigation       Thermal II trige         State Rotary       Mud Rotary       Cable       Other					C	anvo			100 80	200		
Address of Welt Site 9868 Wild Praire Way City Nampa City City Nampa City City City City City City City City City City City City City City City City	GOVILO	×		201	204	N			-			
Address of Welt Site 9868 Wild Praire Way City Nampa City City Nampa City City City City City City City City City City City City City City City City	Lat	16		20.0	50%	Γ1 Λ/			(De	g. and C	)ecimal r	Whites)
City Nampa         Lot 5       Bik. 1       Sub. Name       Wild Praire Estates         4. USE:       Bornestic I Municipal Monitor I Irrigation Thermal I Irrig         Dotnestic Abandonnent Other       Inrigation Thermal I Irrig         S. TYPE OF WORK:       Bornestic Other         B. New well Reptacement well Modify existing well         Abandonment Other       Other         S. DRILL METHOD:       Cable Other         Staff Retronke 0       60         3/8" Bentonite 0       60         3/8" Bentonite 280       290         Staff Bentonite 280       290         Bentor       Cating Liner Threaded Well         6"       2       300	Long.	10	0	20.0	OZ V	D	2	LA Januar	(De	g. and D	Necimal a	inutes)
Lot 5	Address	of Well	Site 90		VVIIC	Pra	ire	vvay		<u>.</u>		
Lot 5	Give of Nada			کا محکول	7577	100	City	Nam	pa			
4. USE:       Municipal       Monitor       Irrigation       Thermal       Inje         Other	Lot 5	В	_k 1	S	ub. N	ama	Wil	d Pra	ire Es	tates	1 a ⁻	
Bornestic       Municipal       Monitor       Irrigation       Thermal       Inje         Other			13		113			12:00		13		1
5. TYPE OF WORK:         Image: Strategies of the strategies of	X Dom	estic E	] Munic	pal	C M	ionitor		] Inigat	ion E	Then	mal [	] Injectic
Bill New well       Reptacement well       Modify existing well         Abandonment       Other         S. DRILL METHOD:       Mud Rotary       Cable       Other         7. SEALING PROCEDURES:       Saad mathematical       From (ti)       To (ti)       Quamber y (tes or th)       Placement method/procedure         3/8" Bentonite       0       60       1750 lbs.       10" Overbore         3/8" Bentonite       280       290       500 lbs.       12" Underreamer         8. CASING/LINER:       Dumeter       Gauger       Matartel       Casing Liner Threaded Well         6"       2       300       .250       Steel       Matartel       Casing Liner Threaded Well         6"       2       300       .250       Steel       Matartel       Casing Liner Threaded Well         6"       2       300       .250       Steel       Matartel       Casing Liner Threaded Well         6"       2       300       .250       Steel       Matartel       Casing Liner Threaded Well         6"       2       300       .250       Steel       Matartel       Casing Liner Threaded Well         4.5"       282       302       SD17       PVC       Imatartel       Imatartel       Imatarte	10.000			011-		· · · ·						-
6. DRILL METHOD: Air Rotary    Mud Rotary    Cable    Other	X New	well [	Repla			a C	M	odify ex	isting w	ei)		
Xir Rotary       Mud Rotary       Cable       Other         7. SEALING PROCEDURES:         Seaf matteriat       From (n)       To (n)       Guardiary       Placement methodyprocedure         3/8" Bentonite       0       60       1750 lbs.       10" Overbore         3/8" Bentonite       280       290       500 lbs.       12" Underreamer         8. CASING/LINER:       Classing       Matartel       Casing Liner Threaded Weil         6"       2       300       .250       Steel       Xiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii				-u igi _								
Seal material         From (ti)         To (ti)         Quantity (its or th')         Placement methodyprocedule           3/8" Bentonite         0         60         1750 lbs.         10" Overbore           3/8" Bentonite         280         290         500 lbs.         12" Underreamer           8. CASING/LINER:         Diameter         Material         Casing Liner Threaded Web           6"         2         300         .250         Steel         Image: Casing Liner Threaded Web           6"         2         300         .250         Steel         Image: Casing Liner Threaded Web           6"         2         300         .250         Steel         Image: Casing Liner Threaded Web           4.5"         282         302         SD17         PVC         Image: Casing Liner Threaded Web           4.5"         282         302         SD17         PVC         Image: Casing Liner Threaded Web           4.5"         282         302         SD17         PVC         Image: Casing Liner Threaded Web           4.5"         282         302         SD17         PVC         Image: Casing Liner Threaded Web           Was drive shoe used?         Image: N         N Shoe Depth(s)         300'         300'           9. PE				Rota	ry (		sble		ther		24	
3/8" Bentonite       0       60       1750 lbs.       10" Overbore         3/8" Bentonite       280       290       500 lbs.       12" Underreamer         8. CASING/LINER:	7. SEAL	ING P	ROCED	URE	S:	2						
3/8" Bentonite       280       290       500 lbs.       12" Underreamer         8. CASING/LINER:       Diameter       Gauger       Material       Casting Liner Threaded Web         6"       2       300       .250       Steel       Image: Casting Liner Threaded Web         6"       2       300       .250       Steel       Image: Casting Liner Threaded Web         4.5"       282       302       SD17       PVC       Image: Casting Liner Threaded Web         4.5"       282       302       SD17       PVC       Image: Casting Liner Threaded Web         4.5"       282       302       SD17       PVC       Image: Casting Liner Threaded Web         4.5"       282       302       SD17       PVC       Image: Casting Liner Threaded Web         4.5"       282       302       SD17       PVC       Image: Casting Liner Threaded Web         Was drive shoe used?       Image: Casting Liner Threaded Web       Image: Casting Liner Threaded Web       Image: Casting Liner Threaded Web         Was drive shoe used?       Image: Casting Liner Threaded Web       Image: Casting Liner Threaded Web       Image: Casting Liner Threaded Web         Manufactured screen       Image: Casting Liner Threaded Screen       Image: Casting Liner Threaded Screen       Image: Casting L	See	material	Fron			Que	niny i	ibs or ft				endesc
8. CASING/LINER:         Diameter         Outmately         6"       2         300       .250         Steel       Image: Casing Liner Threaded Web         6"       2         4.5"       282         302       SD17         PVC       Image: Casing Liner Threaded Web         4.5"       282         302       SD17         PVC       Image: Casing Liner Threaded Web         Was drive shoe used?       Image: Casing Liner Threaded Web         Was drive shoe used?       Image: Casing Liner Threaded Web         Was drive shoe used?       Image: Casing Liner Threaded Web         Was drive shoe used?       Image: Casing Liner Threaded Liner Casing Liner Casing Liner Threaded Liner Casing Liner Casing Liner Threaded Liner C							_					
Diameter (norman)       From (II)       To (II)       Gauges' Schedule       Material       Casting Liner       Threaded       Weil         6"       2       300       .250       Steel       Image: Schedule       Image: Schedule </td <td>3/8" E</td> <td>lentonii</td> <td>le   28</td> <td>10</td> <td>290</td> <td>5</td> <td>600</td> <td>lbs.</td> <td>12" L</td> <td>Inde</td> <td>rream</td> <td>er</td>	3/8" E	lentonii	le   28	10	290	5	600	lbs.	12" L	Inde	rream	er
6"       2       300       .250       Steel       Image: Steel <td>8. CASI</td> <td>NG/LIN</td> <td>ER:</td> <td></td> <td></td> <td></td> <td></td> <td>21.33</td> <td></td> <td></td> <td></td> <td></td>	8. CASI	NG/LIN	ER:					21.33				
4.5"       282       302       SD17       PVC       Image: Solid State Sta	(nominal)	From (R)	To (ft)			1.24	Mate	tel .	Casing	Liner	Threader	Welded
Was drive shoe used?       Image: Control of the shoe lepth of the shoe used?       Image: Control of the shoe lepth of the shoe lepth of the shoe used?         Was drive shoe used?       Image: Control of the shoe lepth of the shoe l	6"	2	300	.2	50	Stee	l.		X			X
Was drive shoe used?       Image: Contract of the shoe line of the shoe line of the shoe used?       Image: Contract of the shoe line of the sho	4.5"	282	302	SD	17	PVC					8	
Was drive shoe used?       Image: Contract of the system of	1000-16	NU.ST.	Presta.		20.0	2	-		1n	En l		n.
Was drive shoe used? [E] Y □ N Shoe Depth(s) 300'         9. PERFORATIONS/SCREENS:         Perforations □ Y ☑ N Method         Manufactured screen ☑ Y □ N Type Certa-Lock PVC Screens         Method of Installation Drop In         From (h) To (h) Stot Mate Number/h Crominal)         Material       Gauge or Schedule         302       362       .020       60'       4.5"         PVC       SDR17         Length of Headpipe 20'       Length of Tailpipe N/A         Packer ☑ Y □ N Type Rubber K-Packer         10.FILTER PACK:	23		The superior		-		-		H.			100
9. PERFORATIONS/SCREENS:         Perforations □ Y ☑ N Method         Manufactured screen ☑ Y □ N Type         Method of Installation Drop In         From (t)       To (th) Stot size         Number/ft       Diameter (nominal)         Material       Gauge or Schedule         302       362       .020         60'       4.5''       PVC         SDR 17	43-	-	Tenero			in too		113	Ju		ш	Ц
Perforations Y X N Method Manufactured screen X Y N Type Certa-Lock PVC Screens Method of Installation Drop In From (h) To (h) Stot size Number/h Diametar Material Gauge or Schedul 302 362 .020 60' 4.5" PVC SDR 17 Length of Headpipe 20' Length of Tailpipe N/A Packer X N Type Rubber K-Packer 10.FiLTER PACK:	Was driv	re shoe u	used? [	R R		Sho	e Di	epth(s)	300	1		1. 11
Manufactured screen 図 Y □ N Type       Certa-Lock PVC Screens         Method of Installation       Drop In         From (h)       To (h)       Stot size         302       362       .020       60'       4.5"         PVC       SDR 17         Length of Headpipe       20'       Length of Tailpipe         Packer 図 Y □ N Type       Rubber K-Packer         10.FILTER PACK:       0	9. PERF	ORATI	ONS/S	CRE	INS:	102						
Manufactured screen 図 Y □ N Type       Certa-Lock PVC Screens         Method of Installation       Drop In         From (h)       To (h)       Stot size         302       362       .020       60'       4.5"         PVC       SDR 17         Length of Headpipe       20'       Length of Tailpipe         Packer 図 Y □ N Type       Rubber K-Packer         10.FILTER PACK:       0	Perforati	ons 🗖	YEN	Me	thod							
Method of Installation Drop In From (h) To (h) Slot Alze Number/h Diameter Material Gauge or Schedul 302 362 .020 60' 4.5" PVC SDR 17 Length of Headpipe 20' Length of Tailpipe N/A Packer X C N Type Rubber K-Packer 10.FiLTER PACK:	Manufac	tured sc	reen Di		TN1	Tune	Ce	rta-Lo	ck P\	/C Si	creen	s
From (ft) To (ft) Stot alze Number/h Diameter Material Gauge or Schedul 302 362 .020 60' 4.5" PVC SDR17 Length of Headpipe 20' Length of Tailpipe N/A Packer X / N Type Rubber K-Packer 10.FiLTER PACK:	Mathoda	of loctolk	tion Di	rop I	n	rypa,		1123	1176			
302         362         .020         60'         4.5"         PVC         SDR 17           Length of Headpipe         20'         Length of Tailpipe         N/A           Packer         E         Y         N         Type         N/A           10.Fill TER PACK:         E         E         E         E         E				-			_			_		
Length of Headpipe 20' Length of Tailpipe N/A Packer I Y I N Type Rubber K-Packer	From (ft)	To (ft)	Slot size	Nun	iber/ft			Ma	terial	Ge	uge or Se	alubert
Packer IX CIN Type Rubber K-Packer 10.FILTER PACK:	302	362	.020	6	0'			PVC		SDF	R17	
Packer IX CIN Type Rubber K-Packer 10.FILTER PACK:		100 C	1	124	1							
Packer II Y IN Type Rubber K-Packer										1		-
Packer IX CIN Type Rubber K-Packer 10.FILTER PACK:	ength a	f Heartai	20'	-	-			h of To	anine N	1/A		
10.FILTER PACK:	Dacker F		AL THE	Ru	bbe	rK-	Pa	iker	shiha 🗔		100 C	
The second se				•								
Filter Material From (ft) To (ft) Quantity (los or ft ³ ) Placament method				-	_					-		_
			Fre	im (ft)	To	) (fi)	Qu	antity (ibe	or m	Plac	comont m	ethod
N/A		VA					77					1
Constant and an and an an an an an and a second second	100-00	1.1.1.1.1.1	da sada	1426-23	130	1.012	1.1	No.	Carlos and	640.0	25.000	12.50

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11. FLOWING ARTESIAN: Flowing Artesian? Y X N Artesian Pressure (PSIG)

Describe control device

Well t Draw 300'		O Y		Alt
300		80 0		X
191 at				
			ommente:	
Bore	From	1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	3 and/or repairs or abandonment:	1 2
Dia. (in)	(11)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Y
10"	0	2	Top Soil	+ -
	2	15	Hard Clay	+
	15	45	Clay w/ Gravel	+
	45	140		+
6"	140	157		-
1000	157	197		-
1100	197	201		X
1.1.2	201	235	the second se	1 x
	235	249		1^
	249		Fine Red Sand w/ Clay	x
1	258	274	Light Brown Clay w/ Sand Streaks	ΙŶ.
	274	280	Blue Clay	1^
12"	280	290	Blue Clay	-
6"	290	301	Blue Clay	-
	301	362	Blue Clay w/ Coarse Sand Layers	1 x
			one only the course band cayors	1
-		1.1.1.1	The second s	-
1	367	174	and the second se	-
ne och		22.003		
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	123.134		RECEIVED	
1.28	2012	1.53	and the design of the second se	
			MAR 2 1 2018	-
1		Still St	1111 2 1 2010	1973
1	1.018		WATER RESOURCES	= 7
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1.5	1	1		1.0
1000		1000		
-	S. Des.	N. MA		
		1.10		10000
	10.01	1222		182
Comole	ted Depth	(Manon		0
			a one of the second sec	0
Date St	arted: Ma	ir 0, 2	Data Completed: Mar 15, 201	8
14. DR	ILLER'S	CERT	<b>TIFICATION:</b> mum well construction standards were complie	

*Principal Driller	Date Mar 16, 2018
*Driller	Date
*Operator II	Date Mar 16, 2018
Operator I	Date

3			854395		
Form 238-7 IDAHO DEPARTMENT OF WATER RES	OURCES		Office Use C	4073	-
6/02 WELL DRILLER'S REPOR	Т	Ins	spected by		6
1. WELLTAG NO. D 0053422		(Tu	/p Rge	_Sec	
DRILLING PERMIT NO.	12. WELL TESTS:	Lat	1/4 1/4 _ 1: : : Long	1/4	
Water Right or Injection Well No.			Kair 🗇 Flowing A		
2. OWNER:	Yield gat/min.	Drawdown	Pumping Level	Time	
Name Pre settle ment, Financing,	2.0		300'	30Min	
Address 13549 W. TERMARK St. City 150150 State FJ. Zip 8373					
	Water Temp61	. F.	Bottor	m hole temp.	
3. LOCATION OF WELL by legal description: You must provide address or Lot, Blk, Sub. or Directions to well.	Water Quality test or co	omments: 70		afer	
Twp North & or South			Depth first Wa	iter Encounter 18	90'
Rge East  or West		OG: (Describe r	epairs or abandonment	) Wate	er
Sec	Bore Dia, From To	Remarks: Lithole	ogy. Water Quality & Tem	perature Y	N
Lat: : : Long: : : :	12' 0 45	Cluy, V	spred hrand.		X
Address of Well Site 12965 Crimson Clover Way	12 10 20	<u>Survey (</u>	lay Brow	· <b>^</b> ;	×
(Give at least nerve of road + Desarce to Road or Langmark)	12' 30 40	- Arawn	Play kind	/	X
Lt. 8_ Bik Sub. Name Wild Prairie Est	8 40 50	film s	ord to Cluy. 1	24	
	8 50 80.	Sandy	Clay		X
4. USE:	8 80 110	Sand	Through		$\mathbf{\underline{\vee}}$
Comestic     Communicipal     Communication     Communication     Communication     Communication     Communication	8 150 200	<u></u>	Nown	X_	7
	6" 285 30	Blue	Clay Clay		<u>А</u>
5. TYPE OF WORK check all that apply (Replacement etc.)	30 323	Brown	Sun	X	
Chiew Well C Modify C Abandonment C Other	327 335	Now	Cluf	×	<
6. DRILL METHOD:	1 335 33/	1yourh	Jagel	×  -	_
Kair Rotary Cable Mud Rotary Other	1 35 485	have	Sand & Wa	the v	
7. SEALING PROCEDURES					
Seal Material From To Weight / Volume Seal Placement Method					
Bertonit O 152 1600600 Duer Bore	<b>}</b>	÷		·	
Was drive shoe used?					
Was drive shoe seal tested?		Recommence		A-7	
8. CASING/LINER:		pump	Set [ 30		
Diameter From To Gauge Material Casing Liner Welded Threaded					7
61: +2 380.25 Stel 7 1 K					
4"-20 340 1600 pre 0 2 0	<b> </b>				
Length of Headpipe Length of Tailpipe	RE	CETVE	n	1.54760	
Packer I Y I N Type			<u> </u>		-
9. PERFORATIONS/SCREENS PACKER TYPE		<u>C 3 0 2008</u>			
Perforation Method <u>Fectory</u> SID+	WAT	ER RESOURCE	s		
Screen Type & Method of Installation PVC From To Stot Size Number Diameter Material Casing Liner		STERN REGION			
-280-320 4" PVC 0 K	Completed Depth	330		(Measurable	e)
	Date: Started	1/26/08	Completed	12/9/08	-
	14. DRILLER'S CER				
10. FILTER PACK Filter Materialy From To Weight / Volume Placement Method	I/We certify that all mini time the rig was remove	mum well constru-	ction standards were con	nplied with at the	
Silica Serve 260 340 2006 Power from	1	1 cl l	I Non		/
	Company Name 4	y J'AT	well Drilling_	Firm No. 56	
11 STATIC WATER LEVEL OR ARTESIAN PRESSURE:	Principal Driller	ary/10	Date Date	12/8/0	08
185 ft. below ground Artesian pressurelb. Depth flow encountered 981 ft. Describe access port or control devices:	Dr ler or Operator It	Matthe L	asting Date	12/8/00	8
Cap	Operator I		Date		
		incinal Driller and	Bin Operator Required		

l

Operator I must have signature of Driller/Operator II. FORWARD WHITE COPY TO WATER RESOURCES

orm 238-7 1/97 JGE

#### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

2. OWNER: Name Brian Palleson Address 1400 S. Whitewater Ct. City Nampa State JD Zip 83686 3. LOCATION OF WELL by legal description: Sketch map location must agree with written location. Sketch map location must agree with written location. W Twp 2 North X or South Rge. 3 East or West X Sec. 13 1/4 SW 1/4 NW Gov't Lot County Canyon Lat: South County Canyon Lat: Long Address of Well Site 12772 Anakate Lane City Nampa (Give at least name of road - Distance to Road or Landmerk) Lt. 4 Bik. 1 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
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. W
City Nampa State JD Zip 83686 3. LOCATION OF WELL by legal description: Sketch map location must agree with written location.
3. LOCATION OF WELL by legal description:         Sketch map location must agree with written location.         N         Image: Sketch map location must agree with written location.         N         Image: Sketch map location must agree with written location.         N         Image: Sketch map location must agree with written location.         N         Image: Sketch map location must agree with written location.         N         Image: Sketch map location must agree with written location.         N         Image: Sketch map location must agree with written location.         N         Image: Sketch map location must agree with written location.         Sketch map location must agree with written location.         Sketch map location must agree with written location.         Image: Sketch map location must agree difference to Road or Landmarki         Lt. 4       Blk. 1         Sub. Name Foothill Ranch         4. USE:         X Domestic       Municipal         Monitor       Irrigation         Thermal       Injection         Other       Structure difference         5. TYPE OF WORK: check all that apply       (Replacement etc         X New Well       Modify         Abandonment       Other
Sketch map location must agree with written location.  N Twp 2 North X or South The Reference to Reference t
North X       or       South         Rge.       3       East       or       West X         Sec.       13       10 arres       40 scres       40 scres         Sec.       13       10 arres       40 scres       40 scres         Gov't Lot       County Canyon       Long       Address of Well Site       12772 Anakate Lane         City Nampa       City Nampa       City Nampa         Lt. 4       Bik. 1       Sub. Name Foothill Ranch         4. USE:       X Domestic       Municipal       Monitor       Irrigation         Thermal       Injection       Other       City Replacement etc         5. TYPE OF WORK: check all that apply X New Well       (Replacement etc       City Replacement etc         6. DRILL METHOD:       Interthol       Interthol       Interthol
Image: Sec. 13       1/4       Sw 1/4       Sw 1/4         Image: Sec. 13       1/4       Sw 1/4       Sw 1/4         Gov't Lot       County Canyon       Long         Address of Well Site       12772 Anakate Lane         City Nampa       City Nampa         Lt. 4       Bik. 1       Sub. Name Foothill Ranch         4. USE:       X Domestic       Municipal       Monitor         Injection       Other       Injection       Other         5. TYPE OF WORK: check all that apply       (Replacement etc.)         X New Well       Modify       Abandonment       Other         6. DRILL METHOD:       Image: South and the set of the
Rege. 3 East or West X Sec. 13 1/4 SW 1/4 NW Gov't Lot County Canyon Lat: Long Address of Well Site 12772 Anakate Lane City Nampa LL 4 Bik. 1 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:
Rege. 3 East or West X Sec. 13 1/4 SW 1/4 NW Gov't Lot County Canyon Lat: Long Address of Well Site 12772 Anakate Lane City Nampa LL 4 Bik. 1 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:
Sec. 13 Gov't Lot Sov't Lot Lat: Address of Well Site 12772 Anakate Lane City Nampa LL 4 Bik. 1 Sub. Name Foothill Ranch 4. USE: X Domestic Thermal Injection S. TYPE OF WORK: check all that apply X New Well Modify Abandonment Other 6. DRILL METHOD:
Gov't Lot S Gov't Lot Lat: Address of Well Site 12772 Anakate Lane City Nampa City Nampa City Nampa Lt. 4 Bik. 1 Sub. Name Foothill Ranch 4. USE: X Domestic Thermal Injection S. TYPE OF WORK: check all that apply X New Well Modify Abandonment Other 6. DRILL METHOD:
Gov't Lot County Canyon Lat: Long: Address of Well Site 12772 Anakate Lane City Nampa Lt. 4 Bik. 1 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:
Address of Well Site 12772 Anakate Lane (Give at least name of road - Distance to Road or Landmark) LL 4 Bik. 1 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:
City Nampa       (Give at least name of road + Distance to Road or Landmark)       Lt.     4     Bik.     1     Sub. Name     Foothill Ranch       4.     USE:     X     Domestic     Municipal     Monitor     Irrigation       5.     TYPE OF WORK: check all that apply X New Well     Modify     Abandonment     Other       6.     DRILL METHOD:
Lt. 4 Bik. 1 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:
4. USE:       X Domestic       Municipal       Monitor       Irrigation         Thermal       Injection       Other       Other         5. TYPE OF WORK: check all that apply       (Replacement etc.)         X New Well       Modify       Abandonment       Other         6. DRILL METHOD:       Image: Comparison of the state of the stat
4. USE:       X Domestic       Municipal       Monitor       Irrigation         Thermal       Injection       Other       Other         5. TYPE OF WORK: check all that apply       (Replacement etc.)         X New Well       Modify       Abandonment       Other         6. DRILL METHOD:       Image: Comparison of the state of the stat
X Domestic       Municipal       Monitor       Irrigation         Thermal       Injection       Other       Other         5. TYPE OF WORK: check all that apply       (Replacement etc.         X New Well       Modify       Abandonment       Other         6. DRILL METHOD:       Image: check all that apply       Image: check all that apply       Image: check all that apply
Thermal Injection Other 5. TYPE OF WORK: check all that apply (Replacement etc X New Well Modify Abandonment Other 6. DRILL METHOD:
5. TYPE OF WORK: check all that apply (Replacement etc X New Well Modify Abandonment Other 6. DRILL METHOD:
X New Well Modify Abandonment Other 6. DRILL METHOD:
X New Well Modify Abandonment Other 6. DRILL METHOD:
6. DRILL METHOD:
Air Rotary Cable X Mud Rotary Other
7. SEALING PROCEDURES:
Seal/Fitter Pack AMOUNT METHOD
Material From To Sacks or Pounds
Bentonite Grout 0 307 48 Bags Tremie
8/16 Sand 307 520 2.2 Yds Overbore
Was drive shoe used? Y X N Shoe Depth(s)
Was drive shoe used? Y X N Shoe Depth(s)
Was drive shoe used?     Y     X     N     Shoe Depth(s)       Was drive shoe seal tested?     Y     X     N     How?
Was drive shoe seal tested? Y XN How?
Was drive shoe seal tested? Y X N How? 8. CASING/LINER:
Was drive shoe seal tested? Y X N How? 8. CASING/LINER: Diameter From To Guage Material Casing Liner Welded Thread
Was drive shoe seal tested?     Y     X     How?       8. CASING/LINER:     Diameter     From     To     Guage     Material     Casing     Liner     Welded     Thread       6"     +2     17     .250     Steel     X     X
Was drive shoe seal tested? Y X N How? 8. CASING/LINER: Diameter From To Guage Material Casing Liner Welded Thread

X Scre	9005		Screen "	Type PV	Ċ	- 100	
From	То	Sto1 Size	Number	Diameter	Material	Casing	Liner
477	517	.020		6"	PVC	53	X
1.111				n - 53	SDR17	12	1.00
						2.24	

#### **10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:**

205	ft. below ground	Artesian pressure				
Depth flow a	ncountered 478		t.	Describe access port or co	Introl	
devicës: Ça	ip.		Sector and the			

83	72	16	7
	0.00.000		

	01106 03	se ong	
Inspec	ted by		
Twp	Rge	- 190	Sec
	1/4	1/4	1/4

Long

11. WELL TESTS:

Pump	Bailer	X Air	Flow	ng Art	esian
Yield gal./min.	Drawdown	Pur	iping Level	43	Time
30	400		400		2 Hr.
100363 49493			$\mathbf{T} \ge$	32	

Lat

Water Temp. 56 Water Quality test or comments:

Bottom hole temp. 56

S 23

Depth first Water Encounter 326

12. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

From	To	Remarks: Lithology, Water Quality & Temperature	Y
0	1.	Top Soil	2133
1			
4	15	Brown Clay w/Gravel	e construire a ser construire
15			
34			
46			
55	83	Sticky Tan Clay	
83			
106			
110			
114		•	
175			843 - 1945 2011 - 1925
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<b>.</b>			100
		WATER RESOURCES	50 D
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d Denth	547	Мазе	urable)
in and a s	212		
	0 1 4 15 34 46 55 83 106 110 114 175 240 260 326 330 339 351 357 417 432 462 465 478 504 517	0       1         1       4         4       15         15       34         34       46         55       83         83       106         100       110         110       114         114       175         240       260         226       330         339       351         357       417         432       462         465       478         504       517         517       520	O         1 Top Soll         1         4 Cliche         4         15 Brown Clay w/Gravel         15         34 Gravel & Boulders         34         46 Brown Clay w/Gravel         46         55 Gravel & Boulders         55         83 Sticky Tan Clay         83         106 Tan Clay w/Gravel         106         110 Sticky Tan Clay         83         106 Tan Clay w/Gravel         106         110 Sticky Tan Clay         83         106 Tan Clay w/Gravel         106         110 Sticky Tan Clay         83         106 Tan Clay w/Gravel         106         110 Sticky Tan Clay         110         114 Sticky Tan Clay         110         114 Sticky Tan Clay         240         260 Sandy Tan Clay         240         260 Sandy Tan Clay         260         326 Sticky Tan Clay         330         339 Sticky Tan Clay         260         326 Sticky Tan Clay         339         351 Sticky Blue Clay         351         357 Fine Blue Sand         357         417. Sticky Blue Clay         452 Fine Blue Sand         455 Fine Blue Sand         455 Fine Blue Sand         465 Fine Blue Sand         454         465 Fine Blue Sand         455 A78 Sticky Blue Clay         478         504 Fine Blue Sand         478         504 Fine Blue Sand         517         520 Sticky Blue Clay         RECEIVED         NOV 16 2005         WATEA RESOURCES         WESTERN REGION

**13. DRILLER'S CERTIFICATION:** 

...

IWe 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 & De Ramitt	Date 11/14/2005

(Sign once if Firm Officia) & Operation (Sign once if Firm Official) & Operation (Sign once if Firm once if Firm Official) & Operation (Sign once if Firm once if Fi	alor	ť,
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6	Form	238-7
	11/97	

W

#### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

Use Only Office Inspected by Twp Rge Sec

836

553

8

1. WELL TAG NO. D 0039397	1/4 1/4 1/4
DRILLING PERMIT NO.	Ad MAREAL TERTO, Lat : Long: ; ;
Other IDWR No.	11. WELL TESTS:
	Pump Bailer X Air Flowing Artesian Yield gal./min. Drawdown Pumping Level Time
2. OWNER: Name Bradshaw Construction	50+ 460' 460' 4 Hrs.
Name Bradshaw Construction	
City Caldwell State ID Zip 83605	
	Water Temp. 56 Bottom hole temp. 56
3. LOCATION OF WELL by legal description:	Water Quality test or comments:
Sketch map location must agree with written location.	Depth first Water Encounter 326
N	12. LITHOLOGIC LOG: (Describe repairs or abandonment)
	Bore
Twp 2 North X or South	Dia. From To Remarks Lithology Water Quality & Temperature Y N
E Rge 3 East or West X	<u>12" 0 1 Top Soil</u>
Sec. 13 1/4 SE 1/4 NW 1/4 10 acres 10 acres 180 acres	12" 1 3 Brown Cliche
Gov't Lot County Canyon	12" 3 14 Brown Clay w/Gravel
s Lat: A cong	12" 14 34 Gravel & Boulders 12" 34 47 Brown Clay w/ Gravel
Address of Well Site Unakate Ln	<u>12"</u> 34 <u>47 Brown Clay w/</u> Gravel 12" 47 <u>54 Gravel &amp; Boulders</u>
(Gwe at least name of road + Distance to Road or Landmark)	12" 54 83 Sticky Tan Clay
Lt. 5 Blk. 1 Sub. Name Eoothill Ranch	12" 83 97 Tan Clay w/Gravel
	12" 97 175 Tan Clay w/ Sand Strips
4. USE:	12" 175 242 Sticky Tan Clay
X Domestic Municipal Monitor Infgation	12" 242 261 Sandy Tan Clay
Thermal Injection Other	12" 261 326 Sticky Tan Clay
5. TYPE OF WORK; check all that apply (Replacement etc.)	12" 326 329 Fractured Sandstone X
X New Well Modify Abandonment Other	<u>12" 329 330 Sticky Tan Clay</u>
	11" 330 338 Sticky Tan Clay
6. DRILL METHOD:	<u>11" 338 351 Sticky Blue Clay</u> <u>11" 351 357 Fine Blue Sand X</u>
Air Rotary Cable X Mud Rotary Other	
	11" <u>357</u> 4 <u>13 Sticky Blue Clay</u> 11" <u>413</u> 421 <u>Blue Sand w/ Clay</u> Seams X
7. SEALING PROCEDURES:	11" <u>421</u> 457 <u>Sticky</u> Blue Clay
Seal/Filter Pack AMOUNT METHOD	11" 457 462 Fine Blue Sand X
Pounds	11" 462 469 Sticky Blue Clay
Bentonite 0 301 64 Bags Tremie	11" 469, 481, Fine Blue Sand X
8/16 Sand 301 542 2.2yds Overbore	11" 481 493 Sticky Blue Clay
	11" 493 495 Fine Blue Sand X
Was drive shoe used? Y X N Shoe Depth(s) 0	11" 495 535 Sticky Blue Clay
Was drive shoe seal tested? Y XN How? N/A	11" 535 540 Fine Blue Sand X
	11" 540 542 Sticky Blue Clay
8. CASING/LINER:	summarian ( summarian summarian )
Diameter From To Guage Material Casing Liner Welded Threaded	
6" +2 <u>10 250 Steel</u> X I X	Commission and a second s
6" 10 470 SDR1PVC X C X 6" 490 530 SDR1PVC X X X	RECEIVED
	and the second sec
Length of Headpipe Length of Tailpipe	OCT 2 1 2005
9. PERFORATIONS/SCREENS:	
Perforations Method	WATER RESOURCES
X Screens Screen Type Factory	Completed Depth 542 (Measurable)
From To Skit Size Number Diameter Material Casing Liner	Date: Started 10/3/2005 Completed 10/14/2005
	IVI THE VO
	13. DRILLER'S CERTIFICATION:
530 540 .020 <u>6" SS</u> X	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

#### **10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:**

203	ft. below ground	Arte
Depth flow encou	ntered 535	fi
devices: Cap	·	

esian pressure t. Describe access port or control

	4		
Firm Official	T		
and 7	DA	Qui	te
Driller or Operator	Par	- and	

Date 10/17/2005

Date 10/17/2005

(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

lb.



Other IDWR No. 2. OWNER:

Kuna

5

X Domestic

Thermal

X New Well

6. DRILL METHOD: Air Rotary

Matorial

Was drive shoe used?

Was drive shoe seal tested?

8. CASING/LINER:

Bentonite

6/9 Sand

City

Lt 4

4. USE:

1. WELL TAG NO. D 0042565 DRILLING PERMIT NO. 895434-840813

Name Galeazzi Homes, LLC Address 13100 Laken Lane

3. LOCATION OF WELL by legal description:

2

3

13

43 30.760

Sketch map location must agree with written location

Twp.

Rge.

Sec

Lat:

(Give at least name of road + Distance to Road or Landmark)

Municipal

Injection

Blk. 3

5. TYPE OF WORK: check all that apply

Modify

Cable

From

301'

Y XN

7. SEALING PROCEDURES: Seal/Filter Pack

Gov't Lot

#### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

State ID Zip 83634

or

or

SE

Irrigation

(Replacement etc.)

METHOD

Overbore

Poured

South

1/4

116 38.690'

West X

NW

North X

1/4

Long:

Sub. Name Foothill Ranch

Other

Other

Canyon

City Nampa

East

10 acres

County

Monitor

AMOUNT

Sacks or Pounds

126 Sack

How?

2.2yds

Shoe Depth(s)

Other

Abandonment

X Mud Rotary

То

0 301'

Y XN

549'

Address of Well Site 12575 Anakate

inspected by

Twp	Rge		Sec	
	1/4		1/4	1/4
Lat:		1	Long:	1

#### 11. WELL TESTS:

Pump	Bailer	X Air Flow	ring Artesian
Yield gal./min	Drawdown	Pumping Level	Time
60 gpm	440'	440'	2 Hrs.

Water Temp. 56 Water Quality test or comments

Bottom hole temp. 56 Depth first Water Encounter 350"

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

8ore Dia	From	То	Remarks: Lithology, Water Quality & Temperature	Y
10"	0	1000 0 here an -	Top Soil	3 +
10"	2'	5'	Tan Clay	250 S.
10"	5'	52'	Gravel & Sand	
10"	52'	59'	Tan Clay	na an
10"	59'	71'	Gravel & Sand	0.04 <b>*</b>
10"	71'		Sticky Tan Clay	1.0
10"	110'	148'	Sandy Tan Clay	1 25
10"	148'	243	Tan Clay w/Sand Seams	Ø - Ø.
10"	243'	350'	Blue Clay w/Sandstone	
10"	350'	442'	Blue Clay w/Sand Seams	x
10"	442'	450'	Sandstone	3 <b>n</b> 10
10"	450'		Blue Clay w/Sand Strips	* <b>x</b> *
10"	465'	470'	Sandstone	80 <b>°</b> 75
10"	470'		Blue Clay	- 11
10"	526'		Blue Sand	×
10"	541'		Sticky Blue Clay	•
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2) - 2 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1		1.223.17	WATER RESOURCES	
1000			WESTERN REGION	S 8
	244 C 100 P			-
1.1		1.22		20 - 24 
Complete	d Depth 5	49'		surable)
Date: Sta	arted 7/1	0/2006	Completed 7/16/2006	
	_	_		

#### Diameter From То Guage Material Casing Welded Threaded Liner 6" +29' .250 Steel x X 6" 9 449' SDR1PVC X X 6" 469' 529' SDR1PVC Х х Length of Headpipe Length of Tailpipe 9. PERFORATIONS/SCREENS: Perforations Method X Screens Screen Type SDR-17 PVC From То Slot Size Number Diameter Material Casino 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 encor	intered 450	ft. Describe access port	-
devices: Cap	1.2.25		

for a contract of the second s		eriung	rum	360
Firm Official and	Ka	T	Date	7/19/2006
Driller or Operator	Kui (Sign once if F	irm Official & Operator)	Date	7/19/2006

FORWARD WHITE COPY TO WATER RESOURCES

9

Form 238-7 6/07

Describe control device

## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

10
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1. WE	LL TAG	NO. D	007039	18 15-8	TTE		-	1		12. S	TATIC
										Death	ı first wa
Water	right or in	njection v	well #	-	a state i a	C. C. C.	DOM: NO		2.1.46	-	temp,
	NER:	1000	Salters		1.000	15.32		10.00	31/2557		ibe acc
Name	Jame	s &Ka	thleen i	Donalds	son	1.944				Well	01-03
		63 W S	Spring	<b>River</b> D	R	n	Lie.		1.86		down (ie
City E	loise		0.3	St	ale ID	- 2 <u>-</u>	7in 83	709		328	ingeneration (in
3.WEL	LLOCA			202.00				1997 - P		520	
			er Per	ith 📋	n. 3			1 L.		Water	quality
1	3		SÆ	III S/I	rkge. <u>-</u>	NIAA	asi 🛄	or \	Vest 🔀	13. LIT	
Sec			10 atres	1/4 S/E	- 1/4	14/44	1/4			Bore	From
Gov't L	nt in		County C	anyon						Dia. (in)	(ft)
1.01		43 0	30.635	000	10.10					10	0
Lat		116	38.610	No. All Control of Con		(Deg	3. and De	imat mi	nutes)	10	1
CONIN.				ckledg		(Dec	. and Da	cimel mi	nutes)	10	10
							_			10	30
Unve of logs	I martin of raid	• Distance is		Cit	y Namp	)a	_		_	8	45
Loi	B	Bc.	Sub I	Name						6	120
4. USE								_		6	160
		T Musici		Monitor [	Inicatio		Thomas			6	230
Othe	r		per tet c	NOTATION F			I NEM		IRJECTION	6	241
	E OF W	Sector Sector Sector	1.655	(18)	20. S		- 99 -			6	279
X New	well	Repla	cement w	M 🗖 Me	todify exts	atine we	di la			6	282
Abar	donment		ther			init? are		1.14	100	6/12	285
	L METH		Rolary	Cable		her	44			6	307
7. SEA	LING PE	ROCED		) Quantity							
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B. CAS			Gauge/	_	_					-	
(nominal)	From (A)	To (it)	Schedule	Mate	Ishe	Casing	Liner Ti	bebeev	Welded		-
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19937	1998		1002/10/1							1 1 1 1	-
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Was driv	e shoe u	sed? D		Shoe D	epth(s) 2	99					
			REENS			0					
										-	
Perioras	ons 🗖	YLAN	Method	45	alat In						100
Manufac	tured sci	reen 🔀	Y DN	Type 15	SIDE JO	nnso	n v w	Ire	222	+ +	-
Method a	of installs	ation VV	ash into	o sand	14.4	1					-
From (it)	To (R)	Slot size	Number/f	Diameter		dat	-				-
313			( verification	(Inominal)				e or Sch	edule	Comple	led Dep
313	328	15		5	stainle	SS	.250		101	Date Sta	O here
							1.1.1				
								-		14. DR I/We ce	
Length o	f Headol	_{pe} 15		Lena	th of Tails	vine Wi	ash in	valve	6"	the time	
Packer (		N Type	<u>З lip п</u>	ibber K	pack					Сотра	
10.FILTI	ER PAC	K:			1. 2					*Princip	ol Debi-
Filter	Material	From	n (ft) Ti	o (R) Qu	antity (ibs o	e ft ² )	Place	nent me	hod	sh	
										*Driller	
										*Operat	or II
11. FLO	WING A	RTESI4	AN:					-		0	
				esian Pre	ssuna (PS	(G)				Operato	ar a <u></u>

#### WATER LEVEL and WELL TESTS: ster encountered (R) 160 Static water level (ft) 160 (%F) Cold Bottom hole temp. (°F) COld cess port removable well cap Test method: Discharge or yield (gpm) Flowing artesian **Test duration** el) Pump Boller Air (minutes) hŝ 60

The state of the second se			Ē
Nater quality test	or comments:	"" - A Contraction of	

#### GIC LOG and/or re maire or at ..... .....

Bore Dia.	From (ft)	То	Remarka, lithology or description of repairs or	W	nter
(in) 10		(11)	abandonment, water terrip.	Y	N
10	0	1	topsoil	1	X
10	10	10	clay		X
10	30		gravel		X
8	45	45	sandy clay		X
6	120	120 160	sandy clay or sand and clay layers	1	X
6	160	230			X
6	230	230	med to fine brown sand	X	2
6	230		tan sticky clay	1000	X
6		279		X	1.
-	279	282	blue clay	1233	X
6	282	285		X	1653
6/12	285	307	blue clay	1.0	X
6	307	328	med blue sand	X	
			RECEIVED		
	22 Call 12		JUL 2-8 2016	1	
			WATER RESOURCES WESTERN REGION		
		1			
-	-	1		-	23257
Comple	led Depth	(Measu	unable): 328	1000	
	arted: De			5	
We ce	ILLER'S rtify that the rig v	ali mini vas rem	TFICATION: mum well construction standards were complied woved.	and the second second	
Compa	ny Name	Nu A	cre Drilling LLC Co. No. 701		_
Princio	al Driller	D	Det Dec 1	9. 201	5

*Principal Driller	Date Dec 19, 2015
*Driller	Date
*Operator II	Date
Operator I	Date

l	23
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### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WE	LL TÁG	NO. D	00690;	23								
DrithO	1. WELL TAG NO. D       0069023       12. STATIC WA         Dritling Permit No.       0100383 - 875040       Depth first water         Water right or injection well #       Water temp. (%F)       Water temp. (%F)         Name Cotner Building Company       Describe access       Well test:											
Water	- right or i	njection	well #									
2. OW	NER: _	25								- vva		
Name	Cotne	er Build	ding Co	mpany						Ue:		æss
Addre	ss PO	Box 7	85	S							li test: rawdown (h	
City N	leridia	ก		S	ate ID		Zin 8	3680		-  -"	awaanna (ii	rei)
3.WEL	L LOC	ATION:								-  -		
Twp. 2	N	orth 🔀	or Sou	,th 🔲	Ros 3	1	Epat F		Maret F	a Wat	er quality	/ test
Sec. 1	3			1/4 SV	V 14	NE	1		THOSE PA	<u>13. L</u>	ITHOLO	GIC
							dree			Bon Die	From	
Gov't Lo	ot		County C	anyon						<u>(In)</u>		+
Lat 43	40	°,	30.712			@	lg, and	Decimal	ninutes)	10	2	+
Long. 1	10	0,	30.305	Inchvie		(De	ig. and	Decimal r	ninutes)	м	8	╉
Address	s of Well	Site 12	338 Ra	Inchvie	W Dr.						16	╋
Give at least	name of fee	• Creatings is	o Mand or Land	Cil	y want	μα				. н	32	+-
Lot 8		_{lk.} 1	Sub. (	Name Va	lleyvie	w Ra	inch			6"	45	
4. USE:								_		- H	65	
Dom	iestic [	Munici;	pal 🔲 I	Vionitor	] Irrigeti	on [	The	rmai [	injectio	"n — "	72	<u> </u>
	r										78	
5. TYPI		ORK:		311 🗖 N						H	123	┼
Aban	danmeni		ther		loony ex	isting w	ell				129	11
6. DRIL	L MET)	IOD:									135	11
🗙 Air R	olary	🗌 Mud	Rolary	🗋 Cable		ther					148	1
7. SEAL	ING PE	ROCED	URES:								161	1
3/4 b	material entonit	e O	(m) to m 45	) Quantity	(beenfr') Oibs	Plac	ement	method/pr	ocadura	┥┝┈╦╴	165	1
	entonit		40	100	UIDS	dry p	our			┥┝╌╦╴	176	
L										┛┝╌╦╴	192	$\frac{1}{1}$
B. CASI Diameter	From (t)	ERC	Geuge/			۱				<u> </u>	199	2
(nominal) 6"			Schedule	Mati		_	_		bebleW t		205	2
	+2	229	.250			X			2		207	2
5"	225	230	.258	steel		X		_	X		215	2
											217	2
											229	2
Was driv	e shoe u	ised? 🗵		Shoe D	epth(s)						+	┣
			REENS								+	<u> </u>
Perforatio	ons 🗖 '	YIN	Melhod								+	
				Type Wir	e wrap	(joh	nsor	1)				
Method o	installs	ution W8	ish in2:	30		<u> </u>		<u> </u>			I	
				Diameter (nominal)						,		L
		_	Numberm	Francist inter	<u> </u>		Gi	luge or So	hedule	Comp	leted Dept	th (M
230	235	.016		5"	stainle	ess					Started: M	
			<u> </u>	<u> </u>					_		RILLER'	
		<b>F</b> 10	<u> </u>		[					I/We c	certify that	t all i
Length of	Headpi	pe <u>DIL</u>	dauble	Leng	th of Tail	pipe 🚞	-				ne the rig	-
Packer 🛙	BY 🗖	N Туре		wper						Сотр	any Nam	e <u>C</u>
10.FILTE		<u>K:</u>								*Princi	ipal Drifte	r /
Fcter	Material	From	n (fl) To	(ft) Qu	antity (Ibs o	or #3)	Pla	m triamed	sthod	Ì	101	1
L										*Drille	' <del>t</del>	
L										*Opera	ator II	_<
11. FLOV	VING A	RTESIA	N:					· · · · · ·		Opera	tor I	
Flowing A	rtesian?		🗷 N Arte	esian Pres	sure (PS	SIG)						
Describe										algu	ature of i	r'rink
							_					

C STATIC WATER LEVEL and WELL TE	ESTS:
epth first water encountered (it) 123	Static water level (it) 112ft

Vater temp. (°F) 610egF Bot	ttom hole temp. (°F)
-----------------------------	----------------------

ess port well cap

1	Well test:			Test m	ethod:		
	Drawdown (feet)	Discharge or yield (gpm)	Test durations (minutes)	Pump	Bater	Air	Flowing
ĺ		75gpm	45			×	
	<u>_</u>	L					ō

test or comments:

GIC LOG and/or repairs or abandonment:

Bore Dia.	From (ft)	To (R)	Remarka, lithology or description of repairs or abandorment, water temp.	W	later
<u>(m)</u> 10"	0	2		Y	N
10	2	8	top soil		X
м	8		gravel and sand		X
		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	1	X
	78	117	dry cemented sand	1	X
	117	123	tan clay	1	X
	123	129	cemented sand	X	
Й	129	135	sandy tan clay	<u> </u>	x
	135	148	tan sand	x	<u> </u>
	148	161	tan clay	†	x
	161	165	tan sand	X	<u> </u>
	165	176	tan clay	<u> </u>	×
	176	192	tan sand	X	<u> </u>
н	192	195	sandy tan clay	<u> </u>	X
	195	199	tan sand	x	
"	199	205	tan clay	-^-	- <u>x</u>
	205		fine tan sand	×	-^-
- <b>-</b>	207		tan clay	<u> </u>	
	215		tan sand		X
	217		tan clay	<u> </u>	
	229	235	tan sand		<u>×</u>
				×	
+			RECEIVED		
			- Hikt - 0 9 - game		
			JUN 0 8 2015		
			00.000		
			WATER RESOURCES WESTERN REGION		
I.					
Complete	ed Depth	(Measu	rable).235ft		
Dale C-	rted: Ma	v 27. 2			
			2015 Date Completed, Jun 2, 2015		

S CERTIFICATION:

all minimum well construction standards were complied with at was removed.

Coonse/Well Drilling Co. No. 409 Date Jun 3, 2015 bon Date Jun 3, 2015 Date Date

Principal Driller and rig operator are required.

Form 238-7						804021	12
11/97 JGE	IDAHO DEPARTMENT OF W			ES		Office Use On	ly l
	WELL DRILLER	S REPOR	IT .		in la	spected by	
1. WELL TAG NO. D	0029637				P	WP Rge	Sec
DRILLING PERMIT NO.					L -	1/41/4	1/4
Other IOWR No.		- 11. WE		STS:	; Li	it: : : Long	9
2. OWNER:			Pump gal./min.			Air Flowing	
NameMARVIN WEAVE	ER		ger./min. 40		Drawdown	areas and a second seco	Time
Address 9731 RIM ROAD		-	40		0	110	2 HR
City NAMPA	State ID Z/p 83686			1			
3. LOCATION OF WE	LL by legal description:	Water Ten				Bottom hole temp.	
Sketch map location must agree		Water Que	ality test o	r comme	nts:		
N						pth first Water Encourt	
		12. LIT	HOLO	GIC L	OG: (Descr	ibe repairs or abandon	ment)
Twp.	2 North 🐹 or South 🗌	Bore	From				Water
W Rge	3 East Or West X	Dia. 10	Prom 0	To 2	Remerks: Libo	logy, Water Quality & Terr	perature Y N
Sec.	13 1/4 SE 1/4 NE 1/4	4	2	18	SAND/ GR		
Govit	ot County CANYON 100 acres		16	18	SAND/ GR	AVEL MOSTLY S	
S Lat:	Long:	- 6	18	38	MOSTLY S	AND/ GRAVEL	
Addres	of Well Site SAME		38	45	HARD CLA	Y	
(Great least name of road + Distor	City	╴┟╌╴┽	45	70	SANDY CL	AY	
Lt. Bik.	sub. Name	╴┟──┶┼	70	75	YELLOW C	LAY	
		= <b> </b> +-	<u>75</u> 90	472	SANDI SON	AE CLAY	
4. USE: XDomesticMunic		+-	173	180	<u>LATERS S/</u> CLAY	AND/ CLAY	X
Thermal Injecti			180			T SHALE	X
	on						
6. DRILL METHOD:	Abendonment Other						
7. SEALING PROCED	URES:						
Seal/Filter Peck	AMOUNT METHOD	╽┝──┼					
Meterial From	Pounds	╽┠╾╌┼╸		12			
BENTONITE	0 18 500# POUR						
[							
Was drive shoe used? XY							
AARD CHAR BUILD SECTORE			·				
8. CASING/LINER:			<u> </u>	ļ-		HVED	
	ge Material Casing Liner Welded Threaded				1 1 1 1 1		
6 +2 173				<del></del>	1111	1 6 2003	
				12	- 306		
					WATE	R HESOURCES	
Longth of Headpipe	Length of Tailpipe				WES		
9. PERFORATIONS/SC	REENS:						
	lethod						
Screens S	creen Type	Completed	Denth 44				
From To Siol Size P	Number Diameter Materiel Casing Liner	Date: Star	ted 6/24	12003		Completed average	(Measurable)
						Completed 6/27/2	003
		13. DRIL	LER'S	CERI	<b>TIFICATIO</b>	N:	
		the time the r	ig was rer	nitium we noved.	W construction a	tandards were complie	ed with at
<b>10. STATIC WATER LE</b>	EVEL OR ARTESIAN PRESSURE:					rim I	No. <u>101</u>
106 ft. below groue	nd Arteslan pressure Ib	Firm Official	Ü	uc	Mar	Data	7/8/2003
Depth flow encountered	ft. Describe access port or control	and	(	1		1.	
WOTINDO.		Onlifer or Ope		m	$\sim$	an Data	7/8/2003
				(SIG	n once if Firm Offi	cial & Operator)	

12 

FORWARD WHITE COPY TO WATER RESOURCES

## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0073192 Dritting Permit No. 979410 - 980407	12. STATIC WATER LEVEL and WELL TESTS:  Depth first water encountered (ft) 110  Static water level (ft) 110							
Water right or injection well #	Water temp (°F) 61 Bottom hole temp (°F) 61							
Name Justin Winkler	Describe access port Sanitary Well Cap							
Address 9799 Rim Rd.	Well test: Test method:							
	Drawdown (leet) Discharge or Test duration Fibien							
3. WELL LOCATION:	Image: transmit (vector)         yield (gpm)         (minutes)         Pump         Saiter         Air         artesi           175         60         60         III         III         IIII         IIIII         IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII							
Twp. 2 North or South Rge 3 East or West								
Sec. 13 NE 1/4 NE 1/4 1/4 1/4 1/4 1/4	Water Quality test or comments: Good/No odor							
Gov/tLot County Canyon	13. LITHOLOGIC LOG and/or repairs or abandonment:							
Lal 43 * 30.835 /Dec and Decimal minutes	s) Bore Bore Bore Bore Bore Bore Bore Bore							
Long 116 * 38.035 (Dec and Decimal minutes	s) Dia. From To Remarks, lithology or description of repairs or Wate							
Gov't Lot         County         Canyon           Lat.         43 ° 30.835         (Deg and Decimal minutes)           Long.         116 ° 38.035         (Deg and Decimal minutes)           Address of Well Site         9799 Rim Rd.         (Deg and Decimal minutes)	s) (in) (fl) (fl) abandonment, water temp. Y							
Ca. Namas								
City Nampa	10 2 10 Clay							
Lot. Bik Sub Name	10 10 18 Gravel							
4. USE:	10         18         42         Sand & Clay         3           6"         42         110         Clay         3							
Domestic Municipal Monitor Imigation Thermal Invector								
Other	6 120 145 Clautetrine of cand							
5. TYPE OF WORK check all that apply (Replacement etc	6         120         145 Clay/strips of sand         3           c.)         6         145         160 Sand         X							
New Well Replacement well Modify existing well	6 160 175 Clay							
Abandonment Other	6 175 176 Sandstone/cracks X							
6. DRILL METHOD:	6 176 177 Shale							
Air Rolary Mud Rotary Cable Cother	6 177 180 Sandstone/Cracks X							
7. SEALING PROCEDURES								
Seel material From (h) To (h) Quantay (bs or h ² ) Placement method/proced								
Chips 0 47 20 Bags Poured								
8. CASING/LINER:								
Diameter From To Gauge/ (nominal) (ft) (ft) Schedute Meterial Casing Liner Threaded Wel	RECEIVED							
6" +2 171 250 Steel								
	NOV 0 7 2016							
Was drive shoe used? XY N Shoe Depth(s) 171°	WATER RESOURCE							
9. PERFORATIONS/SCREENS:	WATER RESOURCED WESTERN REGION							
Perforations Y X N Method								
Manufactured screen Y X N Type								
Method of installation								
From (h) To (h) Stot size Number/1 Deameter Material Gauge or Scher	duta							
	Completed Depth (Measurable) 180							
Length of Headpipe Length of Tailpipe	Date Started 10/4/2016 Completed 10/6/2016							
Packer Y X N Type	14. DRILLER'S CERTIFICATION							
10. FILTER PACK:	IWe certify that all minimum well construction standards were complied with at							
Filter Material From (it) To (it) Quantity (bs or fi?) Plecement method	the time the rig was removed.							
	Company Name Can-Ada Well Drilling and Pump Co No 304							
11. FLOWING ARTESIAN:								
Flowing Artesian?	*Oridier Date							
Describe control device	Operator II Brad Skingerate Date 11/02/2016							
	Operator I Date							

* Signature of Principal Driller and ng operator are required

13

63

## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

R	Ξ	С	Ξ	ł	V	E	D
14		v	n	1	2	nic	
		٢.	Č.	Ľ	- Sen 1		

NAT	ER.	RES	SOU	RC	ES
WE	STE	IRN	RE	GIC	N

Air

X

Flowing

Water Y

N

X

X

X

X

Х

X

X

X

X

X

X

X

Х

Х

X

X

X

Static water level (ft) 105'

1. WELL TAG NO. D 0083136							WEST
Drilling Permit No. <u>891965</u>		12. 5	TATIC	WATER	LEVEL a	nd WELL TEST	S:
Water right or injection well #		Dept	) first wa	iter enco	untered (ft)	109' Sta	itic water level (f
2. OWNER:		Wate	temp.	(°F)	0	Bottom hole	temp. (°F)
Name James & Jolynn Aquino		Desc	ibe acc	ess port	vvell Ca	Bottom hole	
Address 8212 W. Sloan St.		vveil 1	lest:				Test method:
City Boise State ID Zip 83714		Onay	rdown (fa	~/ Y	scharge or ield (gpm)	Test duration (minutes)	Pump Bailer
3.WELL LOCATION:			95'	60	GPM	30 minutes	
		10000	-				
Twp. 2 North I or South Rge. 3 East or W	est 🗙				ommente:		
Sec. 13	- 1	Bore	HOLO	SIC LOC	and/or n	epairs or aband	lonment:
Gov't Lot County Canyon		Dia. (ia)	From (ft)	To (ft)		s, lithology or descr abandonment, we	iption of repairs or ter temp.
Lat. <u>43</u> • <u>30.901</u> (Deg and Decimel minu Long. <u>116</u> • <u>38.225</u> (Deg and Decimel minu	utes)	10"	0'		Topsoil		
Long. 110 • 38.225 (Deg and Decimal minu	des)	10" 10"	2'		Brown C		
Long. 10 0 38.225 (Deg and Decimal minu Address of Well Site 12185 Swainson Ln.	-	10"	5'		Hard Pa		
(City Minest name of table + Clatence to Head or Landmark) City		10"	11' 55'		Sandy (	Jay	
Lot 6 Bik 1 Sub Name Swainsons Point Sub		10*	63'		Sand Tan Cla		
4. USE:	-	6"	75'	93'	Tan Cla	<u>y</u>	
Domestic      Municipal      Monitor      Irrigation      Thermal      Irr		6"	93'	109'	Sandy C	lav	
Other	njection	6"	109'		Sand	лау	
5. TYPE OF WORK:		6"	122'		Tan Clay	V	
X New well Replacement well Modify existing well		6"	151'			Clay Strips	
L'Abandonment L'Other		6*	173'	187	Tan Clay	/	10
6. DRILL METHOD:		6"	187'	199'	Tan Clay	w/Sand Strip	8
X Air Rotary Mud Rotary Cable Other		6"	199'	207'	Tan Clay	/	
7. SEALING PROCEDURES:		6"	207'	209'	Sand		
Seal material         From (tt)         To (tt)         Quantity (lbs or ft ² )         Placement method/proces           3/4 Bent. Chips         0'         58'         37 bags         10" Overbore		6"	209'	215	Tan Clay	1	0.0
of bags to Overbore		6"	215'	221'	Sand		
8. CASING/LINER:			_				
Drameter						- 1. 1. m	
(nominal) Children Schedule Material Casing Liner Threaded W	/elded —						
6" +2' 214' .250 Steel							
	o H				_		
		-+		100000			
		-+					
Was drive shoe used? X Y N Shoe Depth(s) 214							
9. PERFORATIONS/SCREENS:							
		2					
Perforations I Y X N Method							
Manufactured screen X Y IN Type Johnson							
Method of installation Washdown							
From (it) To (it) Stot size Number/it Diameter Material Gauge or Schedu							
216' 221' .016 5" SS		omplete	d Depth	(Measur	able), 221	•	
	Da	te Star	ted: OC	t 22, 20	19	Data Consta	oct 24, 20
					FICATION	Date Complet	ed out 2 1, 20
		Ve ceri	ify that a	all minim	um well co	nstruction standa	ilomoo enew ah
Length of Headpipe Length of Tailpipe	the	e time i	lhe rig v	as remo	ved.		
Packer X Y N Type K-Packer	Co	mpany	Name	Adam	son Pum	p & Drilling	Co. No. 45
10.FILTER PACK:	*D.	-in-i	Onlier	ex-	. 9	Fela	
Filter Material From (ft) To (ft) Quantity (fba or ft ³ ) Placement method		ппара	Chiler	Da	R. C.	ganso	A Date Oct 3
	•Di	riller 🚽	Daw	1/1	avori	0	Date Oct 3
11. FLOWING ARTESIAN:	-0 ₁	perato	"				Date
	Op	erator	1. 30	hna	three R	utherfor	2 Oct 3
Flowing Artesian? TY IN Artesian Pressure (PSIG)		lanatu					
Describe control device	- 3	Ignatu	re or Pi	incipal l	Driller and	rig operator are	required
A							
Server 1							

221' Date Completed Oct 24, 2019 ATION: well construction standards were complied with at n Pump & Drilling Co. No. 457 Canson Date Oct 30, 2019 Date Oct 30, 2019 avro

m. Rutherford Date Oct 30, 2019

Describe control device .....

# Form 238-7 63

## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0080386									
Drilling Permit No. 888799	12. STATIC WATER LÉVEL and WELL TESTS:     Depth first water encountered (ft) 110     Static water level (ft) 110								
Water right or injection well #	Depth	first wa	ter enco	untered (ft) Static water level (ft) _	110				
2. OWNER: Joe Schaefer c/o Kinzler Builders	vvater	temp, (	F) 00	well cap					
			ss port	sentility and the second se					
Name Address 3260 Ginger Ln.	Well t	est: down (fee	. Di	Scharge or Test duration		Clausia a			
City Nampa State ID Zip 83686	UTBM	down (iea		ield (gom) (minutes) Pump Bailer	<u> </u>	Flowing			
3.WELL LOCATION:			50						
Two 2 North X or South D Page 3 Fact D as March X	Water	quality (	est or c	omments;	4				
Twp.         2         North X         or         South I         Rge.         3         East I         or         West X           Sec.         13		-		G and/or repairs or abandonment:					
10 acres 1/4 1/4 160 acres 1/4	Bore Dia.	From	To	Remarks, lithology or description of repairs or	TY	Nater			
Gov't Lot         County Canyon           Lat. 43         • 30.974         (Deg and Decimal minutes)           Long. 116         • 38.234         (Deg and Decimal minutes)	(in)	(ft)	(ft)	abandonment, water temp.	Y	N			
Lat 43 0 30.974 (Deg and Decimal minutes)	10"	0	1			X			
Long. 116 038.234 (Deg and Decimal minutes)		1	3	Tan clay		X			
Address of Well Site 12156 Swainsons Ln.		3		Tan clay w/gravel	_	X			
(Gree & Rend name of redd + Datance to Road or Landruck) City Nampa	6"	40	40 60	Tan sandstone with tan clay streaks	-	X			
		60		Tan clay Tan clay w/sand streaks	-	X			
Lot Blk Sub. Name	-	100	130	Tank clay w/small sand streaks	+	X			
4. USE: Domestic II Municipal I Monitor I Imigation II Thermal I Injection	61	130	214	Tan sand w/clay streaks	X	-			
Other	11	214	220	Sand	X	-			
5. TYPE OF WORK:		1			+^	+			
X New well Replacement well Modify existing well		Sector Sector	1.00		1	+			
Abandonment Other	1					+			
6. DRILL METHOD:				RECEIVED	-	-			
7. SEALING PROCEDURES:				11000	-	+			
Seal material From (tt) To (tt) [Quantity (lbs or ft)] Placement method/procedure 3/8 bentonite 0 40 1 150lbs dry pour				FEB 1 1 2019	-	-			
3/8 bentonite 0 40 1,150lbs dry pour			1			1			
				WATER RESOURCES					
8. CASING/LINER:				WESTERN REGION		1			
Diameter From (h) To (h) Gauge/ Material Casing Liner Threaded Welded		-							
6" +2 213 .250 steel 🗵 🗆 🗵									
5" 210 215 .180 steel 🛛 🗆 🖂		-				-			
		-		Constant Constant Constant Constant					
			-		-	-			
					1				
Was drive shoe used? X Y IN Shoe Depth(s) 213ft			100			-			
9. PERFORATIONS/SCREENS:			100			-			
Perforations I Y 🔀 N Method	-								
Manufactured screen X Y IN Type Johnson			1						
Method of installation Wash in					1	1			
From (ft) To (ft) Slot size Number/ft Diameter Material Gauge or Schedule									
Odf COOL COOL	Complet	ed Dept	(Measu	_{rable).} 220 ft					
215 220 .020 5 ⁴ stainless	Date Sta	rted: Jar	n 31, 2	019 Date Completed: Feb 4, 2019					
	14. DR	LLER'S	CERT	IFICATION:					
5.6	I/We ce	tify that	all minin	num well construction standards were complied	d with a	at			
Length of Headpipe 5 ft Length of Tailpipe N/A	uie ume	the ng (	vas rem	oved.					
Packer X Y IN Type double wiper	Compar	iy Name	Coon	se Well Drilling & Pump Co. No. 409	Į.				
10.FILTER PACK:				uge Coorde Date Feb 7		3			
Filler Material From (ft) To (ft) Quantity (lbs or ft ² ) Placement method			1						
N/A	*Driller ₍	MA	ANY	Date Feb 7	2019	1			
	*Operate	or II		Date					
11. FLOWING ARTESIAN:		1	2		2040				
Flowing Artesian? I Y IN Artesian Pressure (PSIG)	Operato		4.5	dan Heldserro Date Feb 7,	2019	·			
	* Slanet		_11	Dellas and to a					

## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

## RECEIVED

# JUL 0 2 2018 16

1. WELL TAG	NO. D 00	78523										WATER RESO		
Drilling Permit No 886435 Water right or Injection well #														
_{Name} Julia H	Ivslop							Desc	ribe acce	ess port	Well Cap			
Address 1013	39 Rim R	d	_					Well	test:			Test method:		
						2000		Dra	vdown (fee		ischarge or Test duration ield (gpm) (minutes)	Pump Bailer	Air	Flowin
City Nampa			Sta	ite <u>ID</u>	Zip 2	13080		<u></u> 1	20'		GPM 30 minutes		X	arlesia
3.WELL LOCA									_				ō	ŏ
Twp. <u>2</u> No Sec. <u>12</u>	orth 🔀 or	South		Rae. 3	Fast		West X	Water	quality	test or c	omments:			_
Sec. 12			IA SI	E 1/4	SE		Heat 🖂	13. LI	HOLO		G and/or repairs or aban	donment:		
	······	0 acres	40.6	cres 1/4	160 acres	1/4		Bore	From	То	Remarks, lithology or dead			Water
Gov't Lot	Cou	nty Ca	nyon					Dia. (In)	(ft)	(ft)	abandonment, w	ater temp.	Y	-
Lat. 43 Long. 116	o 31	.157			(Data and			10"	0'	2'	Topsoil			
116	0 38	.047			_ (Deg (and	I Decimal	minutes)	10"	2'	8'	Gravel & Sand			1
Address of Well	- 1013	Q Rin	Rd		_ (Deg and	Decimal	minutes)	10"	8'	17'	Sand			+ 5
								10 ⁿ	17'	43'	Sandy Clay			X
(Gree all least runne all road	• Digitation in Rolli	tor Landmin	City	, Nampa	3			6"	43'	46'	Sandy Clay			- x
Lot Bl								6"	46'	50'	Clay			Ť
4. USE:					_			6"	50'	66'	Sandy Clay			
Domestic	Municipal		nitor C			rmai f	<b>1</b> Inia -11-	6"	66'	72'	Clay			T x
Other						umat (		6"	72'	91'	Sandy Clay			Î
5. TYPE OF W	ORK							6"	91'	93'	Sand		X	
X New well	Replacem	eal well	Пм	odify avisti	ion wolt			6"	93'	101	Clay		+	X
Abandonment	Other	·		oony onat	ing wen			6"	101'		Sand		X	
6. DRILL METH								6"	105'		Clay		<u> </u>	x
X Air Rotary		агу Г	Cable	🗖 Oth	er			6"	107'		Sand		T X	
7. SEALING PR								6"	110'		Clay			X
Seal material			Quantity	(lbs or fl ³ )	Placement	method/g	monture	6"	125		Sand w/Clay Strips		X	
3/8 Bent. Chi	ps O'	43'	30 b	ags 1	0" Ove	bore		6"	135	the second se	Clay			
		-	1.0					6"	143'		Sand w/Clay Strips		x	X
8. CASING/LIN	ED.		<u> </u>					6"	154'		Clay			
Diameter (rominal) From (ft)	ER:	Nge/						6"	158'		Sand			X
		edule	Mate	rial C	asing Liner	Threade	d Welded	6"	160'		Sandy Clay		X	V
6" +2'	221' .2	250	Steel				X	6"	197		Clay w/Sand Strips			X
								6"	203'		Clay w/Sand Sinps		X	
								6"	212'		Sand		+	X
		<u> </u>	_					6"	215		Clay		X	
								6"	221		Sand			X
Was drive shoe u	ised? 🔀 Y		Shoe De	epth(s) 22	! <b>1'</b>				241	220	Sanu		X	
9. PERFORATIO													<u> </u>	
													<u> </u>	-
Perforations			A 11			_		-					_	
Manufactured scr	reen 🔀 Y		ype All	оу									<u> </u>	
Method of installa	tion Wash	down			_		N						-	
	Slot size Nu		Diameter		. 1		-							
I			(nominal)	Maleri	BI G	auge or S	ichedule	Comple	ted Dept	h (Meas	urable): 228'			
223' 228'	.016	5'	5"	SS				Data D	arted: Ju	in 20. 2	018	leted: Jun 25, 20	18	
												Neted: 23, 20		
								14. UR	aLLER's	3 GER1	FIFICATION: mum well construction stand	darda		
Length of Headpi	_{ne} 10'		Lenst	h of Tailpi	00			the tim	e the rig	Was ren	noved.	uards were compl	ied with	at
Packer 🛛 Y 🔲		Pack	er cenyl	n or raupt	ha				-				.7	
											nson Pump & Drilling			
10.FILTER PAC								*Princia	al Orilie	SE	ala (Idam	A Allan Jun	28, 20	18
Filter Material	From (ft)	To (	ft) Qua	untily (Ibs or :	t ³ ) Pl	acement r	nethod							100 C
								*Driller	5 20	em /V	AVARTO	Date Jun	28, 20	18
								*Opera	tor II			Dete		
	DTERIAN				_							Date	-	_
11. FLOWING A	RIESIAN;							Operate	or I			Date		

* Signature of Principat Driller and rig operator are required.

Flowing Artesian? TY X N Artesian Pressure (PSIG)

Describe control device _



## IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WEI	L TAG	NO. D	D00	803	26						
	Drilling Permit No. 888500										
Water right or injection well #											
2. OWNER:											
		Buildin									
Addre	ss 843	W. Ho	rizo	n W	lay			_			
City N	ampa	- 3U				Ste	te Idał	10	Zip 8	3686	
Twp. 2	N	orth 🔀	or	Sout	ъП		Ran 3		Fast <b>F</b>	or V	Meet 191
Sec. 12	2				1/4	SN	1 1/4	SE	1/	4	
								160 (	1741	•	
Govi Lo	k		Count	y 00	ariye M			-		-	
Lat. 1	16		18.8	50%	N	_		(D	eg and l	- Decimat mi	inutes)
Long.								- (D	an and f	ocimal mi	and and
Malla	d Dr	Site	JUGI L		Lay		Name	City 1	west	51 100	29
Gree al least	name al read	+ Unitaries (d							_		
Lot	В	ik	_ \$I	Jb. N	lame						
4. USE:		<b>.</b>		_		_	_				
	resuc L		pali	ЦМ	onitor	Ľ	_] Irrigati	on [	Ther	mal [	Injection
5. TYPI	E OF W	ORK:									
X New	well	Replac	emer	t we		Īм	odify exi	sting v	vell		
		⊡ o	ther_	_		-					
	LMETH		Deter				ru di				
					ЦС			ther_	-		
Seal	meterial	From		5 Fo (ft)	Que	nüly	(lbs or fi [*] )	Pla	cement n	ethod/pro	Cadura
3/8" E	lentoni	te O	-	74	1	750	) Ibs.	10"	Overl	ore	
_		-	···· -				_				
	NG/LIN										
Diameter (nominal)	From (ft)	To (ft)	Gau			Mate	dal	Casing	) Liner	Threaded	Welded
6"	2	238	.25	0	Stee	Ы		X			X
5"	229	240	.25	8	Stee	el 👘			X		X
5"	250	251	.25	8	Stee	a l			X		X
		-									m
Mae driv		used? D	N v		Cha	- D		238			
		ONS/SC				6 D.	spon(s) _	200			
	_										
		YXN				lat	0000				
vianutac	tured sci		Y L	N.	Type	501	113011	-			
Method (	of installa	ation Wa	29110	1044		_	1.50		_		
From (fl)	To (ft)	Slot size	Num	ber/it	Diam (nom	(Ishi)	Mat	oriel	Ge	uge or Sch	eluber
230	240	.015	1	0'	5	11	Stain	<b>ess</b>	304		
	<u> </u>										
Ξ											
ength of	f Headpi	pe <u>10.8</u>	2		_ L	engl	th of Tail	pipe :	7 [#]		
acker		N Туре	Rul	bbe	r K-	Pad	cker			_	_
	ER PAC										12
Filter	Material	From	n (A)	То	(用)	Qui	antily (lbs	or fi ³ )	Pla	ement me	thod
1	V/A										
								$\neg$			
	-			_	-	-					

#### **11. FLOWING ARTESIAN:**

Flowing Artesian?	N Artesian Pressure (PSIG)	
Describe control device		

12. STATIC WATER LEVEL and WELL	TEST8:
---------------------------------	--------

Depth first water encountered (ft)	Static water level (ft) 1	46'
Water temp. (°F) Cold	Rottom bole temp ( ⁰ E)	

Water temp. (°F)	Bottom hole temp. (°F)
Describe access port 6" Turtle Ca	p

Vell test:			Test m	ethod:		
Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
200'	48 GPM	1 HR.	10		X	
				Ō		Ē

13 1 ITHOLOGIC LOG and/or renain 1 1200

Die.			Remarks, lithology or description of repairs or	Water		
(In) 10"		3	abandonment, water temp.	Y	N	
IV I	0	26	Top Soil		X	
11 A	3 26	34	Gravel		X	
-	34		Sandy Gravel	100	X	
6"		72	Sandy Clay	-	X	
0	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	Х		
_	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	1	
_	251		Tan Clay		X	
					-	
			RECEIVED			
		_	JAN 07 2018			
			WATER RESOURCES WESTERN REGION			
-	_		CONTRACTION OF CONTRACT			
	led Depti		and a second			
ate Sta	nted: De	ю 10, 2	2018 Date Completed: Dec 14, 201	8		
Ne ce	ILLER'S	all mini	TFICATION: mum well construction standards were compliant		ĸ	
ompar	ny Name	Denr	is Phipps //eli Drilling In Co. No. 332			
			Date Dec 1			

*Driller		Date
	Candel Phise	
Operator I	Almara	Date Dec 14, 2018

REPORT OF WELL DRILLER State of Idaho 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.

Size of drilled hole: <u>// in/</u> Total depth of well: <u>5727</u> Standing water level below ground: <u>/37//</u> Temp. Fahr. <u>° Test delivery: /800</u> **VELL OWNER:** fane lddress and a nampag gpm cfs Pump? _ Bail or Wner's Permit No. Size of pump and motor used to make test: Sim Cal 300 fulling Length of time of test: 12 Ars. Min VATURE OF WORK (check): Replacement well Vew well 🔀 Deepened Abandoned Min. Drawdown: 50 ft. Artesian pressure: ft. later is to be used for: Junia trow above land surface Give flow cfs or gpm. Shutoff pressure: Controlled by: Valve Cap Plug No control Does well leak around casing? TETHOD OF CONSTRUCTION: Rotar Cable X Jug 🗌 Other (explain) <u>хо</u> [] CASING SCHEDULE: Threaded Yes DEPTH Welded D ft. to <u>344</u> Æ. <u>//a</u> "Diam. from <u>Ø</u> ft. to <u>79</u> "Diam. from <u>337</u> ft. to MATERIAL WATER 457 ft. FROM TO YES OR NC "Diam. from 2/3 - ft. to 5 īt. FEET FEET "Diam. from ft. to ft. 2 Ò Trand 250Nell Thickness of casing:_ Material: Żť H. 30 Steel 📈 concrete 🔲 wood 🛄 other 75 30 25 98 (explain) 98 IMS PERFORATED? Yes 🔀 No Type of 0.5 112 perforator used: 113 118 Size of perforations: by جدًا Y M Actus perforations from 2/2 ft. to 22/ ft. 137 134 Appropriations from 240 ft. to 2.59 ft. 134 400 houseperforations from 288 ft. to 298 ft. 133 162 WAS SCREEN INSTALLED? Yes No 1112 170 No 🗡 170 17.3 4/2 Manufacturer's name Jun o "casing (12 17.3 Model No. Type 180 110 Diam. /2 Slot size yit Set from 34/ ft. to 45 ft 202 218 Diam. /O Slot size 113 Set from a 4 ft. to zift CONSTRUCTION: Well³² gravel packed? Yes 22/ 218 10.0.1 221 210 epel No. X size of gravel placed from ____ft. to 140 259 Gravel placed from ft. to ft. Surface set provided? Yes No To what depth? 259 270 ft. Surface seal 270 27 374 26 ft. Material used in seal: 288 3/2 410 3/2 320 Did any strata contain unusable water? Yes \$ 20 340 No. Type of water: yes Depth of strata ft. Method of sealin, 200 3116 strata off:_ 246 240 11001 21.0 364 3/10 361 dal. No. Surface casing used? Yes Cemented in place? Yes 364 419 us No 419 430 L I Locate well in section 431 4.4.8 yes-448 457 457 508 yes Work started: ma Work finished: <u>OAF #</u> Well Driller's Statement: 66 This well was Secz drilled under my supervision and this report is true to the best of my knowledge. Name: Aaus 111.A AUT. Address: £0. Signed by: laset a Date: License No. IAN LOCATION OF WELL: County_ 1 Anys SE X S W X Sec. 1.2 T. 3 N/ R. 3" W Use other side for additional remarks  $USGS^{1}$ more loy on hack

508 ft 5 30xt Hard black & Alue clay 530 ft 5 48xt Hard Alue clay 548xt 562xt Loane lana u ter 5. 1.000 a Sec. **3**... 5 12

Form	238-7
1/78	

#### 100 STATE OF IDAHO DEPARTMENT OF WATER RESOURCES ----

USE TYPEWRITER OR BALLPOINT PEN

19

WELL	DRILL	ER'S F	REPOR	Т
State law requires that this rep	oort be filed wi	th the Direct	or Department	of Water Reso

Stats law requires that this report be filed w within 30 days after the comp	ith the lation c	Directo or aban	or, Dep donme	artment of Water Resources ent of the well.	903	
1. WELL OWNER	7	. WAT	ER LE	VEL		
Neme Melvin Farmer 7 Don Brandt Address 215 11th Ave. So., Nampa, ID 83651		Flow	ing?	rievel <u>72</u> feet below is □ Yes 및 No G.P.M. file	DW	
Owner's Permit No.		Cont	rolled b	sed-In pressure p.s. by: □ Valve □ Cap { eOF. Quality	🗆 Piua	
2. NATURE OF WORK	8.	WEL	L TEST	T DATA	20	
Image: Second state     Image: Second state       Image: Second state     Image: Second state       Image: Second state     Image: Second state		Ø P	ump	🗅 Bailer 🗆 Air 🖸	Other	
	-	Discharg 123	ge G.P.N O	A. Pumping Level	Hours Pu	beqmi
3. PROPOSED USE	-		_			
Domestic Of Irrigation Test I Municipal     Industrial Stock Waste Disposal or Injection     Other	9. Hole		OLOG		00100	Water
(specify type)	Diam.	_	To	Material Silt	83139	Yes No
4. METHOD DRILLED	Ē	9	20	Sand, Gravel & Cinder	<b>CS</b>	┢━╏─
□ Rotary □ Air □ Hydraulic   I⊅ Reverse rotary □ Cable □ Dug □ Other	<u> </u>	20	25	Brn. Sand Sand, Gravel, River	Rock	
		41	47	Brn. Clay		
5. WELL CONSTRUCTION	<u> </u>	47 65	98	Brn. Sand-Fine Brn. Clay		
Casing schedule: XI Steel Concrete Other		98	128	Brn. Sand w/Clay Str	eaks	
Thickness Diameter From To 250 Inches16 Inches +2 feet 228 feet		168	178	Brn. Clay w/Sand Str Brn. Sand	eaks	
inches 16 inches 268 feet 300 feet		1/8	203	Brn. Clay		
inches inches 320 feet 350 feet		<u>203</u> 227	<u>227</u> 254	Blue Clay Blue Sand-Med.		
<u></u>		254	268	Blue Clay w/Sand Str	eaks	╞┋┨━╸
Was a packer or seal used?  Yes  No		268	2/8	Blue Sand w/ClayuStr Blue Clay	eaks	
Perforated?		296	321	Blue Sand		┝╋╂┼──
Size of perforation inches by Inches	$\vdash$	321	358	Blue Clay Blue Sand		
Number From To		366	385	Blue Clay		╌┫╌┠╌╍
perforations feet feet		385	411	Blue Sand-Med.	<u>_</u>	
perforations feet feet feet		411	4.30	Blue Clay		
Manufacturer's name Roscoe Moss	- 1			A CELL		
Type Model No Diameter 16 Slot size 80 Set from 228 feet to 208 feet Diameter 16 Slot size 90 Set from 300 feet to 320 feet				DEC 20	\$	
Set from 350 feet to 410 feet	-		_	- 1814	Sourcos	
Gravel packed? & Yet D No D Size of gravel 3/8 minus	100	1.1.5.5	-ajk -		et the all the the	-fih-
Surface seal depth Teet to feet Surface seal depth441 Material used In seal:  Cament grout				Ague Ree		Ψ
🔊 Puddiing clay 🖓 Well cuttings		PIN	24 1	Depotitiven hor	y 8 1981	
Overbore to seal denth		_		MA MA		
Method of joining casing: C Threaded & Welded C Solvent		- · · · · · ·	f Wald Legional	Departmen	t of Water Re	sources
Cemented between strate			<u> </u>	1		
Describe access port 2" pipe welded on side of casin	g 10.	Wor	k starte	et <u>2-19-81</u> finished	3-7-81	-
6. LOCATION OF WELL	11	Den .	EPC C			
6. LOCATION OF WELL Sketch map location must agree with written location.		I/We c	ertify t	that all minimum well constru	ction standard	s were
Subdivision Nam DEC 15 1980		ompin		at the time the rig was remove		
W E Department of Water Resources		Firm Na	¥.	te Cope Drilling Co. Fir. 0. Box 561		
Lot No Block No		\ddress		m Official)	a <u>3-12-81</u>	<u> </u>
S County Canyon	-		,	and A		-
			(0	perator) Anio	es	
<u>SE % Sec. 24</u> , T. 2N N/S, R. 3W E/W.						<u> </u>

USE ADDITIONAL SHEETS IF NECESSARY - FORWARD THE WHITE COPY TO THE DEPARTMENT

Describe control device

#### IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

PAGE	10	fz
8606	86	20

1. WELL TAG NO. D 0057937	40.07						
Drilling Permit No. 912038 -860686	12. STATIC WATER LEVEL and WELL TESTS:						
Water right or injection well # 63-2754	Depth first water encountered (ft) 378 Static water level (ft) 378						
2. OWNER: Harvest Farm Co / Bing Frost Ranch Co.	Water temp. (⁰F) 68 see pg 2 Bottom hole temp. (⁰F) 71 see pg 2 Describe access port 2" pipe on side						
			s port _				
Name Address 13735 Missouri Ave	Well te		Dis	Charge or Test duration Test method:	-	lowing	
		lown (feel)	yle	eld (gpm) (minutes) Pump Baster 7	<u> </u>	irteslan	
		72	1				
3.WELL LOCATION:					1		
Twp. 2 North 🖾 or South 🔲 Rge. 3 East 🗋 or West 🗷				omments:		—	
Twp.         2         North IX         or         South I         Rge.         3         East I         or         West IX           Sec.         22	13. LIII Bora			and/or repairs or abandonment:		ater	
	Ola.	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Y	N	
Gov't Lot County_Canyon	(in) 24	0	4	Top soil	· ·	X	
Let N 43 0 29.703 (Deg. and Decimal minutes)	24	4		Cleachy	<del> </del>	1 x	
Long. W 116 • 40.697 (Deg. and Decimal minutes)	24	11		Brown clay, red&black cinder seams	<u> </u>	1 x	
Address of Well Site North of Missouri	24	141		Fine-Med brown sand		X	
(Give at least marks of road + Distance to Road or Landmark) City	24	159	175	Brown clay		X	
Lot Blk Sub. Name	24	175		Fine-coarse brown sand		X	
4. USE:	24	233		Brown clay w/fine-med sand seams		X	
4. USE:	24	297		Fine-med brown sand		X	
	24	316		Clay w/ sm fine-med sand seams	X	X	
5. TYPE OF WORK:	24	393		Fine blue sand w/ sm clay seams	X	X	
🗋 New well 🛛 Replacement well 🔲 Modify existing well	24	436		Brown clay, blue clay w/ gravel	X	X	
Abandonment Diher	24	438 468		Fine-coarse blue sand Blue clav	X		
6. DRILL METHOD:	24	400		Fine blue sand	<u> </u>	X	
Air Rotary Mud Rotary Cable X Other Reverse	24	500		Blue clay	×	+	
7. SEALING PROCEDURES: Seal material [From (ft)] To (ft)  Quantity (ibs or ft ² )] Placement method/procedure	24	533		Fine-medium blue sand	x	X	
Seal materiel From (ft) To (ft) Quantity (ibs or ft') Placement method/procedure Bentonite chips 0 516 67,500 Dry pour	24	554		Grey sandstone	<u> </u>	x	
	24	556		Fine-coarse blue sand	x	Ê	
	24	566		Grey clay		x	
8. CASING/LINER: Diameter Emm. (8) To (8) Gauge/ Malazal Casina Liner Through Malada	24	574		Fine-med blue sand	X	1	
(nominal) (10 (n) Schedule Material Casing Liner Integred Werded	24	596	610	Grey clay	1	X	
16 +2 536 .375 Steel	24	610	626	Fine blue sand	X	1	
16 566 575 .375 Steel 🛛 🗆 🗆 🖾	24	626		Grey clay		X	
16 595 608 .375 Steel 🛛 🗆 🗆 🖾	24	640		Fine blue sand w/sm grey clay seam	X		
16 628 640 .375 Steel	24	713		Grey sandstone		X	
	24	720		Fine-med blue sand	X		
Was drive shoe used?	24 24	727 732		Blue clay		<u>×</u>	
9. PERFORATIONS/SCREENS:	24	754		Fine blue sand w/sm grey clay seam Grey clay	X	+	
Perforations I Y X N Method	24			Grey sandstone w/sm sand seam		<u>×</u>	
Manufactured screen 🖾 Y 🔲 N Type Johnson Wire Wrap	27	101		Grey sandstone wish sand seam	×	+	
Method of installation Lower in						+	
Come (#1) To (#1) Statistics (https://piameter ) (totated)					L		
From (i)         Soft (i)         Soft (i)         Soft (i)         Soft (i)         Material         Gauge or Schedule           536         566         .025         16         S.S.         Iiii         Iiiii         Iiiiii         Iiiiiii         Iiiiiiii         Iiiiiiiiiii         Iiiiiiiiiiiii         Iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii		ted Dept		ulaulej.			
	Date St	tarted: Fe	eb 7, 2	011 Date Completed: Apr 7, 201	1		
575 595 .025 16 S.S.	😑 14. DF	RILLER'	S CER				
608 628 .025 16 S.S.		ertify tha e the rig		imum well construction standards were complie	ed with	at	
Length of Headpipe Length of Tailpipe 5'w/bottom plate		•			•		
Packer 🔲 Y 🗵 N Type	Compa	any Nam		co. No. 33	3		
10.FILTER PACK:	*Princi	pal D <b>/il</b> e		Date 4	18/	11	
Filter Material From (ft) To (ft) Quantity (ibs or ft ³ ) Placement method			19	Mund	10		
#10x20 Sand 516 757 48,000 Dry pour	*Driller	AN	the	Date	-/8-	//	
Drill Cuttings 757 771	*Opera	itor II		Date			
			15		110	1	
11. FLOWING ARTESIAN:	Operal		-0	Date 4	<i> 13</i>	ш	
Flowing Artesian? TY IN Artesian Pressure (PSIG)	* Sign	ature of	Princip	bal Driller and rig operator are required C $$ E	IV	ED	

APR 2 0 2011

#### **IDAHO DEPARTMENT OF WATER RESOURCES** WELL DRILLER'S REPORT

1. WELL	1. WELL TAG NO. D 0057937 Drilling Permit No. 912038-860686										
Drilling	Permit N	lo.	9120	38	-860	68	6				
Water rid	aht or inid	ection w	ell# ^C	23-2	2754	1					
2. OWN	ER:	Harve	est Fa	arm	ı Co						
Name _											
Address	2	1373									
City		Nam	pa			State	, ID	Zip	, 83	3686	
3.WELL									_	Χ.	
				outh		R	ae 3	B Fas		or V	Maet X
Twp2 Sec22	2				1/4	sŴ	1 1/4	NE	سا ^ 1//		
Gov't Lot Lat Long		(	County	Ca	апуо	n				•	
Lat	N	<u>43 o</u>	29.76	53				(Deg.	and D	ecimal mi	nutes)
Long	W1	16 •	40.6	97				(Deg. :	and D	ecimal mi	nutes)
Address	of Well S	Site N	orth a	of N	lissc	buri					
(Great least in					(	City	Nam	ра			
Lot.	iame of read i Call	Distance fi	Read or Li C. Ja	indma	rk)						
	0//			r. 646	arne _	12					
4. USE:	astic 🗖	Munici	pal 🔽	] м/	onitor	X	Intestic	n 🗖 1	[herr	mal 🗖	Injection
Other											
5. TYPE											
New v									ł		
Aband			lher								
6. DRILI Air Ro	<b>Ditary</b>	OD: ] Mud	Rotary	[	] Ca	ble	XO	ther <u>Re</u>	ever	se	
7. SEAL Seal					Quar	nlity (l	bs or f(*)	Placen	ient n	nethod/pro	cedure
8. CASI	NG/LIN	ER:									
Diameter (nominal)	From (ft)	To (ft)	Gauge Schedu			later	iał	Casing L	iner.	Threaded	Weided
16	710	717	.375	5	Stee	əl		×			×
16	727	732	.37	5	Stee	el l		X			X
<b></b>			<u> </u>	╈							
				-					_		
			<u> </u>					I —	_		
Was driv		-		_		e De	pth(s)				
9. PERF	ORATI	ons/s	CREE	NS:							
Perforati	ons 🔲 🕯	Y 🗆 i	Met	hođ							
Manufac	tured sci	reen [	Y 🗆	N	Туре	Joh	inson	Wire \	Nra	ip	
Manufactured screen X Y IN Type Johnson Wire Wrap Method of installation Lower in											
From (ft)	To (ft)	Slot siz	e Numb	er/fl	Diam		Mat	lerial	G	auge or S	chedule
640	710	.025	_		(nom 1	-	S.S.				
717	727	.025	_		1	-	S.S.		-		
732	752	.025	_			-	S.S.		<u> </u>		
		L			<u> </u>	-			L		
Length o	·				L	engi	n of Tai	ilpipe			
Packer [		IN Typ									
10.FILT						_					
Filter Material From (ft) To (ft) Quantity (ibs or ft ³ ) Placement method				Т	o (ñ)	Qui	antity (ibs	or ft ³ )	Pla	scement n	nethod
Filter	r Material										
Filter	r Material										
Filter	r Material		_								
Filter 11. FLO			IAN:								

Describe control device ____

#### 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft)	Static water level (ft)
Water temp. ( ⁰ F)	Bottom hole temp. ( ⁰ F)

Describe access port

Describe access	pont		-			
Well test:			_ Test m	ethod:		
Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian

Page 2 of 2

Water quality test or comments: _

## 13. LITHOLOGIC LOG and/or repairs or abandonment: Bore Dia. Remarks, lithology or description of repairs or abandonment, water temp. From (ft) To (ft) Water Y Ν (in) NOTE: Bottom hole temp taken with a Hobo temp logger. Bottom temp 71 @ 770' Water temp 68 taken during well pump test 757 Completed Depth (Measurable): Date Completed: Apr 7, 2011 Date Started: Feb 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
*Driller	Date
*Operator II	Date
Operator I	Date

Exhibit I, Attachment 9b

#### PRELIMINARY GEOTECHNICAL EVALUATION FOR "GOLDBERG COUNTRY SUBDIVISION" – AN 80<u>+</u> 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

EXHIBIT 106

# **TABLE OF CONTENTS**

SCOPE OF SERVICES	I
SITE DESCRIPTION	2
PROPOSED DEVELOPMENT	2
FIELD STUDIES	2
REGIONAL GEOLOGY	2
SITE SOILS	
Artificial Fill	
Native Alluvial Soils	
SURFACE & GROUND WATER	4
TECTONIC FAULTING AND REGIONAL SEISMICITY	
Secondary Seismic Constraints	
Summary:	
RESULTS OF LABORATORY TESTING	5
CONCLUSIONS	5
RECOMMENDATIONS - EARTHWORK CONSTRUCTION	
General	
Demolition	
Removals/Processing - General	
Transitional Pads	
Excavation Difficulty	7
Fill Placement	
Structural Fill and Import Soils	
Observation and Testing	
Ground Water	
Earthwork Settlements	
Slope Stability	
RECOMMENDATIONS - FOUNDATIONS	9
General	9
Conventional Foundation Recommendations	9
Seepage Bed Foundation Setback	
Foundation Settlement	10
PAVEMENT SECTIONS	
Pavement Construction and Maintenance	

OTHER RECOMMENDATIONS	
Site ImprovementsI	11
Landscape Maintenance and Planting I	12
Soil Corrosion	
Trench Excavation	12
Onsite Utility Trench Backfill I	12
Drainage	13
PLAN REVIEW	4
	) <b>r</b>
LIMITATIONS	4

## 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 Office (208) 888-7924 Fax 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<u>+</u> 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.

GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

#### **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

#### <u>Artificial Fill</u>

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**

#### <u>General</u>

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, which ever 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 I (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**

#### <u>General</u>

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 width and 250 pounds per square foot for each additional foot of width and 250 pounds per square foot for each 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.

ASSUMED TRAFFIC	SUBGRADE	MINIMUM ASPHALT	MINIMUM AGGREGATE THICKNESS (in.)			
RIGHT-OF-AWAY	R-VALUE	CONCRETE THICKNESS (in.)	Aggregate Base* (3/4" minus)	Subbase* (Uncrushed Aggregate)		
Parking and Drives No Truck Access TI = 6.0	10	2.5	4.0	12.0		
Truck Access TI = 8.0	10	3.0	6.0	16.0		

#### Hot-Mix Asphalt Pavement Sections

*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.

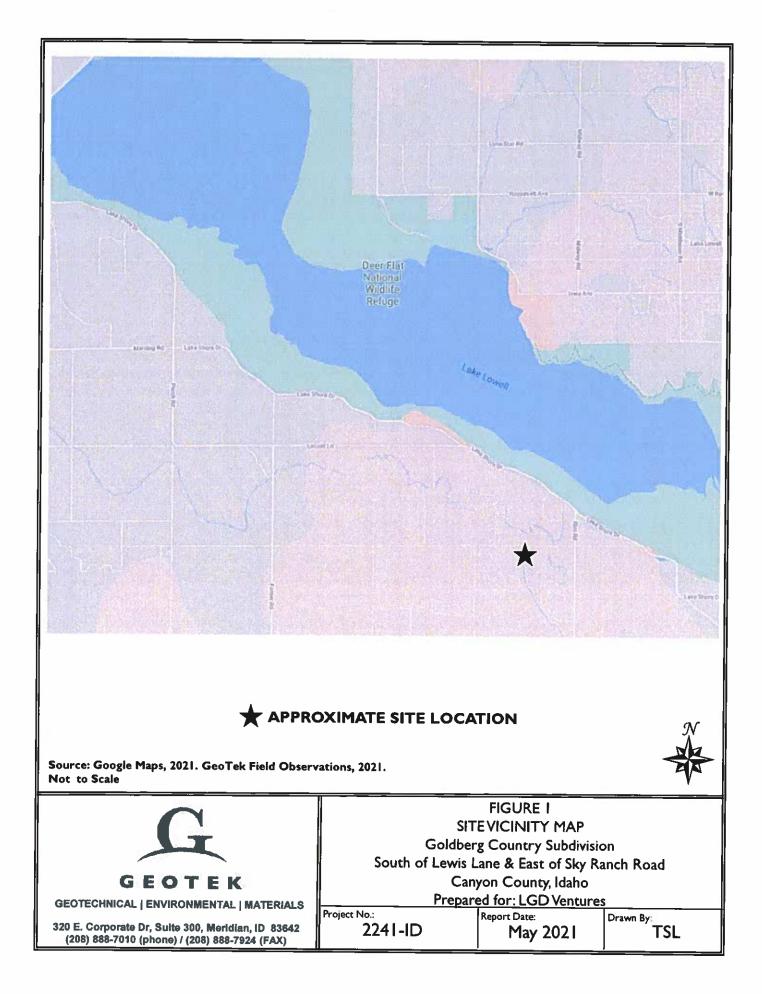
Respectfully submitted, **GeoTek, Inc.** 

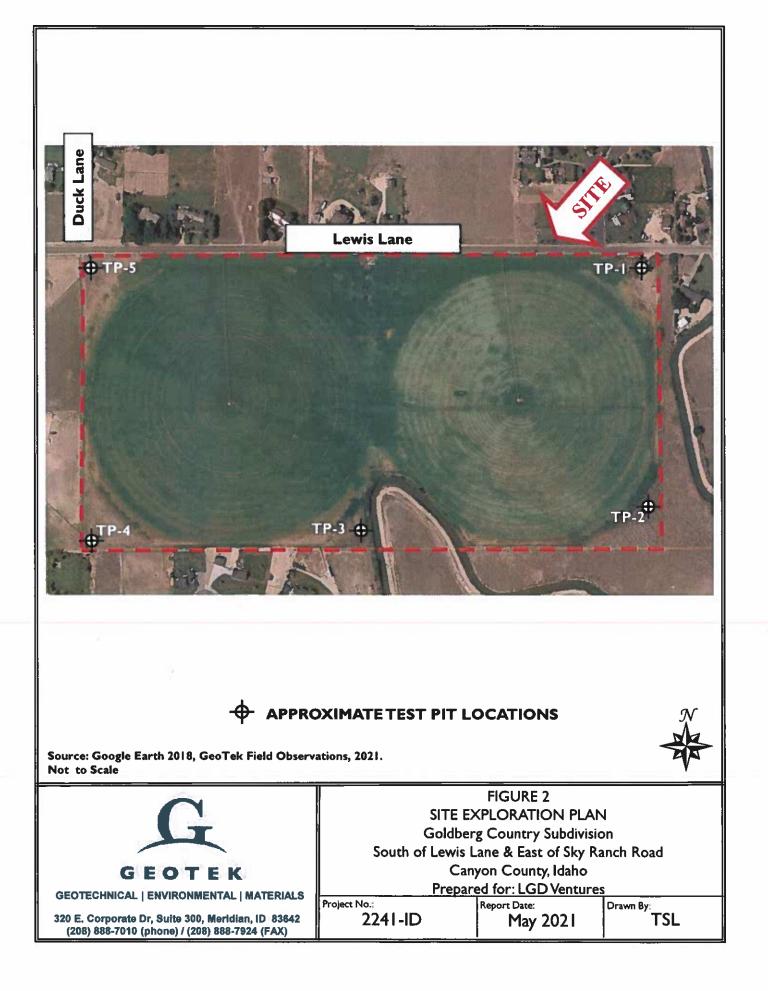
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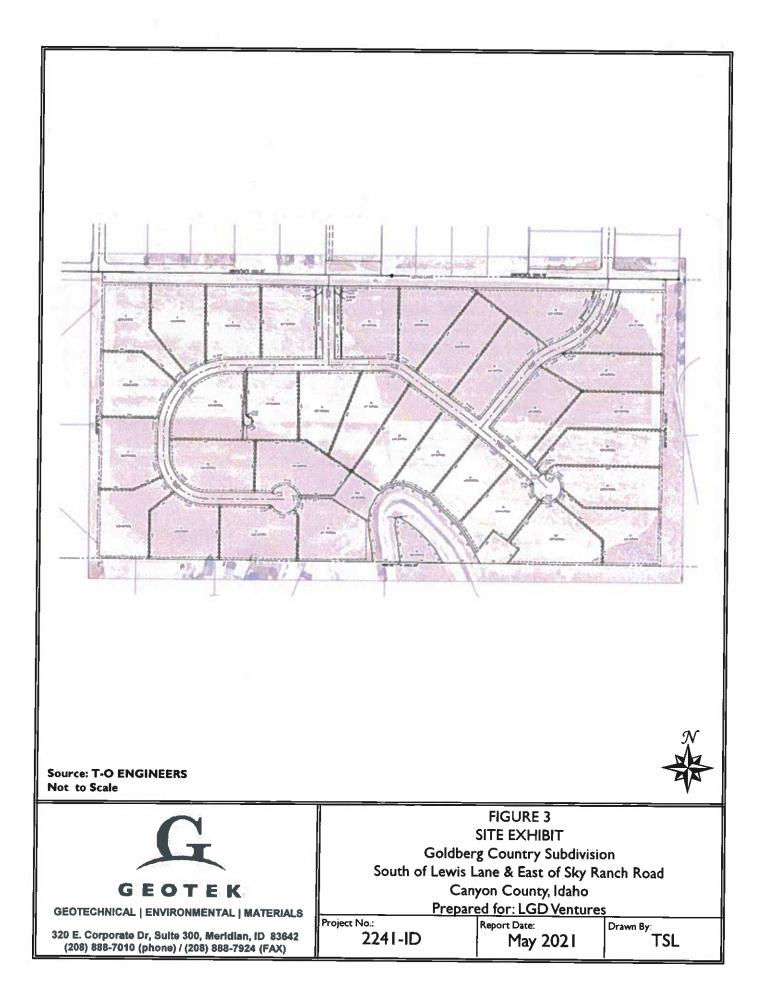
Tyler Lydeen, El Staff Professional



Luke J. Landriani, PE Senior Engineer







# **APPENDIX A**

### **REFERENCES**

- Ada County Highway District Development Policy Manual, Revised by Resolution No. 690, October 2003
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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.

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### **APPENDIX B**

### LOG GENERAL NOTES

CONSISTENCY OF FINE-GRAINED SOILS								
Unconfined Compressive Strength, Qu, 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						

Standard Penetration (SPT) or N	Relative Density
Value (SS) Blows/Ft	
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								
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							
difference in the state	GP-GM or GW-GM	Poorly/Well graded GRAVEL with Silt							
	GP-GC or GW-GC	Poorly/Well graded GRAVEL with Clay							
化自己发行 计安排	SP or SW	Poorly/Well graded SAND							
June June June .	SM	Silty SAND							
	SC	Clayey SAND							
the and the	SP-SM or SW-SM	Poorly/Well graded SAND with Silt							
AND THE TOP OF	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							
	СН	Fat CLAY							
	PCEM	PARTIALLY CEMENTED							
	CEM	CEMENTED							
	BDR	BEDROCK							

SAMPLING								
	SPT							
	Ring Sample							
NR	No Recovery							
$\geq$	Bulk Sample							
$\leq$	Water Table							

CONSISTENCY									
Cohesionless Soils Cohesive Soils Cementation									
٧L	Very Loose	So	Soft	MH	Moderately Hard				
L	Loose	F	Firm	н	Hard				
MD	Medium Dense	S	Stiff	VH	Very Hard				
D	Dense	VS	Very Stiff		-				
VD	Very Dense								

		10					<u> </u>
					TEST PIT LOG     PROJECT #:   2241-ID	ME	GED BY: TSL ETHOD: Backhoe
					PROJECT: Goldberg Country Subdivision	EXCA	VATOR: Just Dig It
					CLIENT: LGD Ventures		DATE: 4/20/21
G				ГЕ	K LOCATION: Southeast of the Lewis Lane & Duck Lane Intersection	ELEV	
Depth (ft)	Sample Type	Blows / 6 in.	Soil Pattern	USCS Symbol	TEST PIT NUMBER: TP-I MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS
				FILL	Lt. Brown to Brown, Artificial Fill Sandy Silt with Gravel, Moist	So	Roots/Organics to 0.5'
	$\boxtimes$			ML	Lt. Brown to Brown, Sandy SILT with Gravel, Moist	F	
2 -				ML	Lt. Brown, Sandy SILT with weak Cementation, Slightly Moist	S	
4				PCEM	Tan to Lt. Brown, PARTIALLY CEMENTED Silty Sand, Slightly Moist	МН	
5 -				GP	Tan to Lt. Brown, Poorly graded GRAVEL with Sand, Slightly Moist	D	
6 — 7 —							
8 <b>-</b> 9 <b>-</b>							Percolation Test Conducted at 7.0'
							Bing and the line line of the
10 -					END OF TEST PIT @ 10.0'		Piezometer Installed at 9.7'
11 -					NO GROUNDWATER ENCOUNTERED		
12 <b>-</b>							
14							
15 -	ľ						
16 -							
17 -							
18 -							
19 -							
20 -							

G	_				TEST PIT LOG         PROJECT #:       2241-ID         PROJECT:       Goldberg Country Subdivision         CLIENT:       LGD Ventures         LOCATION:       Southeast of the Lewis Lane & Duck Lane Intersection	ME EXCAV	ED BY: TSL THOD: Backhoe ATOR: Just Dig It DATE: 4/20/21 ATION:
Depth (ft)	Sample Type	Blows / 6 in.	Soil Pattern	USCS Symbol	TEST PIT NUMBER: TP-2 MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS
				FILL	Brown, Artificial Fill Lean Clay, Slightly Moist to Moist	So	Roots/Organics to 1.0'
1 <b>-</b> 2 <b>-</b>	$\boxtimes$			CL	Brown, Lean CLAY, Slightly Moist to Moist	F	
3 -				PCEM	Tan to Lt. Brown, PARTIALLY CEMENTED Sandy Silt, Slightly Moist	МН	
6				PCEM	Tan to Lt. Brown, PARTIALLY CEMENTED Gravel with Sand, Slightly Moist	н	Piezometer Installed at 7.7'
8 9 10 11 12 13					END OF TEST PIT @ 8.0' (PRACTICAL REFUSAL) NO GROUNDWATER ENCOUNTERED		
14							

$\square$		1	-	Y	TEST PIT LOG		1
							GED BY: TSL
					PROJECT #: 2241-ID PROJECT: Goldberg Country Subdivision		ETHOD: Backhoe
		1.05			PROJECT:         Goldberg Country Subdivision           CLIENT:         LGD Ventures	EXCA	VATOR: Just Dig It
							DATE: 4/20/21
G			2	ΓΕ	Southeast of the Lewis Line & Duck Line Intersection	ELEV	
Depth (ft)	Sample Type	Blows / 6 in.	Soil Pattern	LILI USCS Symbol	TEST PIT NUMBER: TP-3 MATERIAL DESCRIPTION AND COMMENTS	Consistency	REMARKS
	<u> </u>			ML	Brown, Artificial Fill Lean Clay, Slightly Moist Brown, Lean Clay, Slightly Moist	So	Roots/Organics to 0.5
1 <b>-</b> 2 <b>-</b> 3 <b>-</b>						F	
	X			CL-ML	Brown, Sandy Silty CLAY, Slightly Moist	F	
4 -				PCEM	Tan to Lt. Brown, PARTIALLY CEMENTED Silty Sand, Slightly Moist	МН	
6 -							
7 -							
8 -							
9 -				SP	Tan, Poorly graded SAND, Slightly Moist	D	Percolation Test Conducted at 8.0' Piezometer Installed at 9.2'
10 -	_				END OF TEST PIT @ 10.0'		
<b>-</b>  2 <b>-</b>					NO GROUNDWATER ENCOUNTERED		
13 🗕							
14 m							
16							
17 -							
18 -							
19 -							
20 -							

	TEST PIT LOG										
<u> </u>					PROJECT #: 2241-ID PROJECT: Goldberg Country Subdiv	LOGGI ME ^T	FHOD: Backhoe				
		- · · ·			CLIENT: LGD Ventures		DATE: 4/20/21				
		_	_								
C				<u>r e</u>							
Depth (ft)	Sample Type	Blows / 6 in.	Soil Pattern	USCS Symbol	TEST PIT NUMBER: TP-	Consis	REMARKS				
				FILL	Brown, Artificial Fill Lean Clay, Moist		Roots/Organics to 1.0				
1 -				PCEM	Tan to Lt. Brown, PARTIALLY CEMENTED Silty Sand win Slightly Moist	th Gravel, MH					
2 -				GP	Tan to Lt. Brown, Poorly graded GRAVEL with Sand, Sligh	htly Moist VD					
3 -											
4 -		2									
5 -											
6 -						D					
7 -											
8 -							Piezometer Installed at 9.2'				
9 =		1			END OF TEST PIT @ 9.0' NO GROUNDWATER ENCOUNTE						
12 -											
13 -		:									
14											
15 =											
16 -											
17 =											
18 -											
19 -			=	=							
20 -											

<u> </u>		100	_							
L						TES	ST PIT	LOG		2
						PROIECT #:	224			
			_	2 S		-				
I I		N 201				CLIENT:				DATE: 4/20/21
G			<u> </u>	r e			outheast of the Lewis Land	& Duck Lane Intersection	ELEV	
		24								
Depth (ft)	Sample Type	Blows / 6 in.	Soil Pattern	TEST PIT LOG         PROJECT #       2241-D         PROJECT #       2241-D         METHOD:       Backhoe         CLIENT:       LGD Ventures         LOCATION:       Southeast of the Lewis Lane & Duck Lane Intersection         TEST PIT NUMBER: TP-5       Sugardial Stand & Site, Sightly Moist         MATERIAL DESCRIPTION AND COMMENTS       PROJECT #         FILL       L. Brown to Brown, Artificial Fill Poorly graded GRAVEL with Sand & Site, Sightly Moist       D         GP       Tan to Lt. Brown, Poorly graded GRAVEL with Sand & Site, Sightly Moist       D         GP       Tan to Lt. Brown, Poorly graded GRAVEL with Sand, Slightly Moist       D         MEND OF TEST PIT @ 8.0°       NO GROUNDWATER ENCOUNTERED       D						
			FEMILETT		Lt. Brown to	o Brown, Artificial Fill P	oorly graded Gravel wit	h Sand & Silt, Slightly Moist		Roots/Organics to 0.5'
= 2 = 3 =					Slightly M	loist			D	
4 5 6				GP	Tan to Lt	:. Brown, Poorly gra	ided GRAVEL with	Sand, Slightly Moist	D	
7 <b>-</b> 8 -						END	OF TEST PIT (	0.8.0'		
9 <b>-</b> 10 -				1						
12 -				2						
13 -									2	
14 15										
16 -										
17 -										
18 -										
19 <b>-</b> 20 <b>-</b>										

# **APPENDIX C**

### FIELD TESTS AND OBSERVATIONS (2241-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.

LOCATION	USCS Soil Classification Symbol	INFILTRATION RATE (Inches/Hour)
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.

LOCATION	GROUND WATER ELEVATION
TP-I @ 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.

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
 Phone: (208) 888-7010 Fax: (208) 904-2980 **GEOTEK** (208) 904-2981 Report No: MAT:21-00356-S01 **Material Test Report** CC: Client: LGD Ventures PO Box 9325 Boise ID 83707 Project: 2241-ID Goldberg Country Subdivision THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL **Sample Details** Sample Description: Sample ID 21-00356-S01 ML, Sandy SILT with gravel **Date Sampled** 4/20/2021 Specification **General Sieve Set** Sampled By Tyler Lydeen Location TP-1, 0.5'-1.5' **Atterberg Limit:** Liquid Limit: N/A Plastic Limit: NP Plasticity Index: NP Grading: ASTM C 136, ASTM C 117 **Particle Size Distribution** Date Tested: **Tested By:** % Passing 100 % Passing **Sieve Size** Limits 1in 100 80 ∛in 97 ‰in 87 70 3/8in 84 60 78 No.4 No.8 75 50 No.16 73 40 No.30 70 30 No.50 66 No.100 61 20 No.200 53 10 £. ur. Mar Nor No.0 No.16 No 30 No.50 40.100 No.200 ġ Sieve COBBLES GRAVEL SAND FINES (53.3%) D85: 10.4100 D60: 0.1376 D50: N/A Coarse Fine Coarse Medium Fine D30: N/A Silt Clav D15: N/A D10: N/A (0.0%) (2.7%) (19.1%)(3.7%) (6.7%) (14.5%)

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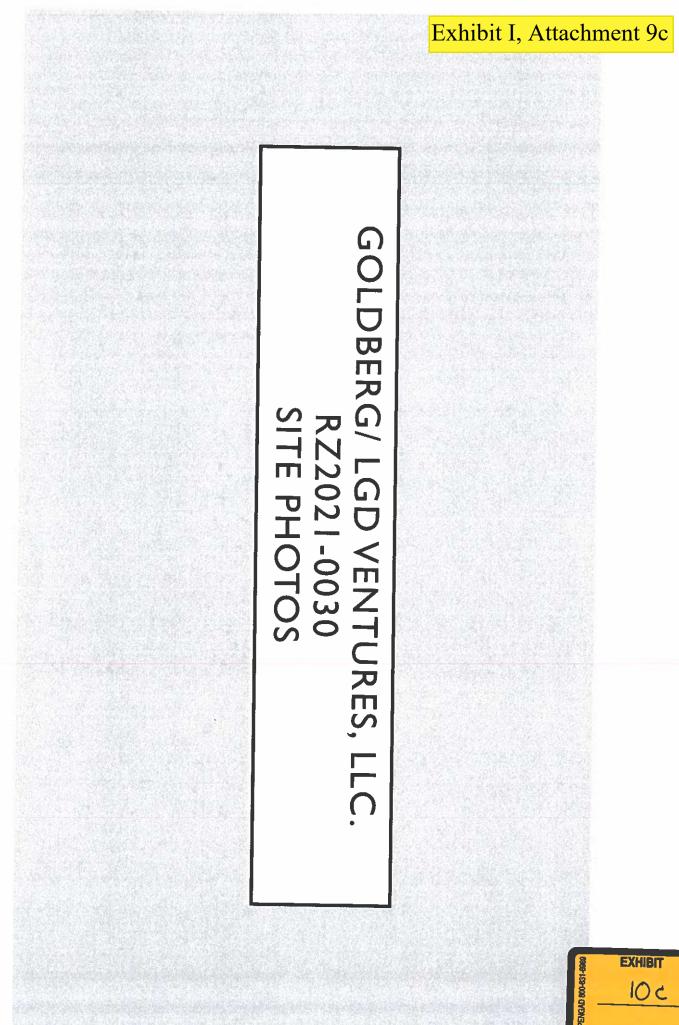
 Fax:
 (208) 904-2980
 (208) 904-2981



Report No: MAT:21-00356-S02

### Material Test Report

Materia	I est I	Repor	t						
PO B Boise Project: 2241-	Ventures ox 9325 ID 83707 ID erg Country S	Subdivision		CC:					
Sample Detail	5						HIS DOCUMENT SHALL NOT B		D EXCEPT IN FULL
Sample ID Date Sampled Specification Sampled By Location		21-003 4/20/20 Genera Tyler Ly TP-2, 1	21 I Sieve Se /deen	t			CL, Lean CLAY		
		·					Liquid	Limit: 28 Limit: 20	
article Size D	istribution						Grading: ASTM	C 136, AS	TM C 117
80 70 60 40 30 20	Ra Para						Tested By: Sleve Size No.4 No.8 No.16 No.30 No.50 No.100 No.200	% Passin, 100 99 98 96 93 90 85	g Limits
OBBLES (0.0%) (0.0%		Coarse (0.4%)	SAND Medium (4.3%)	Fine (9.3%)	FINES Silt	(85.5%) Clay		0: N/A 5: N/A	D50: N/A D10: N/A



10c

