



Canyon County Board of Commissioners
Sierra Vista Properties, Inc. – RZ2022-0011

Findings of Fact, Conclusions of Law, and Order

Zoning Map Amendment “A” to “RR”

Findings of Fact

1. The applicant, Sierra Vista Properties, Inc., is requesting a zoning map amendment (rezone) of Parcel R37496 (± 90.57 acres) from an “A” (Agricultural) zone to a “R-R” (Rural Residential) zone. The subject property is located at 8718 Purple Sage, Rd., Caldwell; also referenced as a portion of the SW¼ of Section 27, T5N, R2W, BM, Canyon County, Idaho.
2. The rezone is being considered concurrently with a preliminary plat (including irrigation and drainage) for Mint Farm Estates. The proposed plat includes 39 residential lots (SD2022-0034).
3. The subject property is designated “Residential” on the Canyon County Comprehensive Plan Future Land Use Map (Exhibit 5d of the staff report).
4. The site is not located within an area of city impact.
5. The subject property is located within Canyon Highway District No. 4, Middleton Fire District, Middleton School District and Black Canyon Irrigation District.
6. A neighborhood meeting was conducted on June 29, 2022 pursuant to CCZO §07-10-15 (Exhibit 4 of the staff report).
7. Notice of the Planning and Zoning public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on July 18, 2022, newspaper notice was published on December 18, 2022, property owners within 600’ were notified by mail on December 15, 2022, and the property was posted on December 27, 2022.
8. The Planning and Zoning Commission heard cases RZ2022-0011 and SD2022-0034 on January 5, 2023 and forwarded a recommendation of denial to the Board of County Commissioners with the FCOs signed on January 19, 2023. (Exhibit E & F BOCC Addendum)
9. Notice of the BOCC hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on May 17, 2023, newspaper notice was published on June 1, 2023, property owners within 600’ were notified by mail on May 31, 2023, and the property was posted on June 8, 2023.
10. The Board of County Commissioners heard this case on July 12, 2023, took testimony, considered exhibits not previously submitted, and continued the hearing to a date certain of August 24, 2023. Late Exhibits were posted to the hearing case on the Canyon County website for public review. On August 24, 2023 the hearing was continued to August 31, 2023 at 1:30 p.m.
11. The record includes all testimony at the public hearing held on January 5, 2023 and July 12, 2023, the staff report, exhibits, and documents in Case File No. RZ2022-0011.

Conclusions of Law

For this request, the Board of County Commissioners find and conclude the following regarding the Standards of Review for a Zoning Map Amendment (CCZO §07-06-05):

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

Conclusion: The proposed zoning map amendment is generally consistent with the 2020 Canyon County Comprehensive Plan.

Finding: The property is identified as “residential” on the 2020 Canyon County Comprehensive Plan - Future Land Use Map (Exhibit 5d of the staff report). The project aligns with the following goals and policies of the 2020 Comprehensive Plan:

Chapter 1. Property Rights

Policy 1. No person shall be deprived of private property without due process of law.

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

Chapter 2. Population

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 4. Economic Development

Policy 7. Canyon County should identify areas of the county suitable for commercial, industrial, and residential development. New development should be located in close proximity to existing infrastructure and in areas where agricultural uses are not diminished.

Chapter 5. Land Use

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

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

Residential Land Use 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 8. Public Services, Facilities and Utilities

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.

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

Conclusion: The proposed zoning map amendment is more appropriate than the current zone.

Finding: The property is identified as "Residential" on the 2020 Canyon County Comprehensive Plan - Future Land Use Map (Exhibit 5d of the staff report). Although the property is active agricultural ground and near other large agricultural properties and uses, the property is also located near existing residential subdivisions (Exhibit 5e of the staff report) and similar zones (Exhibit 5f of the staff report) which supports a rural residential development and lifestyle. The property is adjacent to the Middleton Area of City Impact where residential development is promoted.

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

Conclusion: The proposed zoning map amendment is compatible with the surrounding land uses.

Finding: The applicant is proposing to rezone the 90.57 acre subject property to "R-R" (Rural Residential). Within a one (1) mile radius, there are 26 platted subdivisions for a total of 495 lots with a 2.35-acre average lot size (Exhibit 5e of the staff report). The following land use decisions have been made within the vicinity of the subject property:

- RZ2018-0006 Edward Vance: Approval of a zoning map amendment from an "A" Zone to a "R-R" Zone.
- RZ2021-0012 Reynolds Brothers, LLC: Denial of a zoning map amendment from an "A" Zone to a "R-1" (Single Family Residential One-acre average minimum lot size) Zone. The Board of County Commissioner requested it be rezoned to an "R-R" Zone instead.
- RZ2021-0034 John Cotner: Approval of a zoning map amendment from an "A" Zone to a "R-R" Zone.

- RZ2021-0036 – Richards/Larsen: Approval of a conditional rezone from an “A” Zone to a “CR-R-1” Zone.

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

Conclusion: The proposed zoning map amendment will not negatively affect the character of the area.

Finding: The request is located near existing residential subdivisions (Exhibit 5e of the staff report) and similar zones (Exhibit 5f of the staff report) which supports rural residential development and lifestyles. Therefore, the request is found to be compatible with the rural character of the area. Development mitigation will be applied at the time of platting.

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

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 will be required.

Finding: The request includes a preliminary plat (SD2020-0034) which demonstrates future development proposes individual septic systems and domestic wells. The property is not located within nitrate priority area. Nitrates in wells within the area appear to be low (1.1-2.2mg/L). IDEQ (Idaho Dept. of Environmental Quality) nitrate threshold is 10mg/L. (Exhibit 5h of the staff report). No comments were received from IDWR (Idaho Dept. of Water Resources) or IDEQ (Idaho Dept. of Environmental Quality). SWDH (Southwest District Health) did not express concerns with the development. Therefore, compliance with agency requirements and standards will be implemented at the time of platting.

The county engineer provided comment in favor of a community drinking water system and a central wastewater system consistent with current department policies for groundwater protection. (Exhibit G1 BOCC Addendum)

Future development will utilize surface water rights from Black Canyon Irrigation District (BCID) via a pressurized irrigation system. At the time of platting, the development shall be required to meet BCID requirements and standards. Drainage will be addressed via the subdivision plat for this development through borrow ditches and retention ponds.

F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?

Conclusion: The property has legal access to Purple Sage Rd., at the existing home site location.

Finding: The property has frontage on Purple Sage Rd., a public road.

Canyon Highway District No. 4 does not oppose the use of the access subject to conditions of the subdivision plat.

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?

Conclusion: Although Canyon Highway District #4 finds that traffic impacts can be addressed by requiring right-of-way dedications, frontage improvements, internal road improvements and development impact fees, cumulative impacts to the existing road system are not adequately addressed.

Finding: Canyon Highway District #4 finds the request does not warrant a TIS (Traffic Impact Study). Traffic impacts will be mitigated through impact fees, internal street improvements, frontage improvements, access improvements and right-of-way dedication that shall be completed prior to final plat approval.

Although, Canyon Highway District #4 finds mitigation measures through impact fees and other subdivision improvements, it does not address the cumulative traffic impacts found in the area. Between 2018-2022, land use decisions allowed approximately 215 residential lots within a one-mile radius (Exhibit 14). This request will allow 39 residential lots within the area. The September 2021 TIS provided by the applicant (Exhibit 13) states site access and Purple Sage Road requires a stop-controlled T-intersection by 2023 and that the Lansing Lane and SH-44 intersection is anticipated to operate at LOS F during PM peak hours by 2023 if improvements such as a single-lane roundabout or traffic signal with left-turn lanes on Lansing Lane approaches are not completed. Impact fees do not guarantee improvements will be completed within the 2023 timeframe as stated in the TIS. Until cumulative impacts can be adequately addressed, this finding cannot be supported.

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

Conclusion: Essential services will be impacted by the requested rezone.

Finding: The property is served by Middleton Fire District, Middleton School District and Canyon County Sheriffs.

Middleton School District finds the request will impact Mill Creek Elementary School which is over capacity by 123% (Exhibit 10). The development would potentially create 20-27 new students. Until the impact to the school district can be adequately addressed, this finding cannot be supported.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners DENY Case #RZ2022-0011, a zoning map amendment from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone for Parcel No. R37496 containing approximately 90.57 acres.

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

1. Re-apply for a zoning map amendment or conditional rezone once the following has occurred:
 - a. Middleton School District capacity impacts are adequately addressed or minimized through Middleton School District-approved mitigation measures.
 - b. Site Access/Purple Sage Road and Lansing Lane/SH-44 improvements are constructed and completed to adequately address cumulative impacts.

This decision is final. Pursuant to Idaho Code Section 67-6535(b), the applicant or affected person may first seek reconsideration within 14 days prior to seeking judicial review.

DENIED this 31 day of Aug., 2023.

	Yes	No	Did Not Vote
 Commissioner Leslie Van Beek	✓	_____	_____
 Commissioner Brad Holton	X	_____	_____
 Commissioner Zach Brooks	X	_____	_____

Attest: Chris Yamamoto, Clerk

By 
Deputy

Date: 8-31-23



Canyon County Board of Commissioners
Mint Farm Estates Subdivision - SD2022-0034

Findings of Fact, Conclusions of Law, and Order

Preliminary Plat: Mint Farm Estates

Findings

1. Sierra Vista Properties, Inc. is requesting approval of a Preliminary Plat, Irrigation, & Drainage plan for Mint Farm Estates Subdivision (Attachment A).
2. The plat contains a total of 39 residential lots on approximately 90.57 acres with an average residential lot size of 2.04 acres.
3. The subject property, parcel no. R37496 is located at 8718 Purple Sage, Rd., Caldwell, Idaho, in a portion of the SW $\frac{1}{4}$ of Section 27, T5N, R2W, BM, Canyon County, Idaho.
4. The subject property is currently zoned "A" (Agricultural). A zoning map amendment to change the zoning of the property from "A" (Agricultural) to "R-R" (Rural Residential) was applied for concurrently with the plat (Case No. RZ2022-0011).
5. The subject property is designated "residential" on the Canyon County Comprehensive Plan Future Land Use Map (Exhibit 5d of the staff report).
6. The subject property is not located within an Area of City Impact.
7. The subject property is located within Canyon Highway District No. 4, Middleton Fire District, Middleton School District and Black Canyon Irrigation District.
8. Internal public roads will provide access to the residential lots (Attachment A).
9. Pressurized irrigation is proposed for the subdivision via water right from Black Canyon Irrigation District (Attachment A & Exhibit 3 of the staff report).
10. Individual septic systems and individual domestic wells are proposed for each residential lot (Attachment A).
11. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on July 18, 2022, newspaper notice was published on December 18, 2022, property owners within 600' were notified by mail on December 15, 2022, and the property was posted on December 27, 2022.
12. The Planning and Zoning Commission heard cases RZ2022-0011 and SD2022-0034 on January 5, 2023 and forwarded a recommendation of denial to the Board of County Commissioners with the FCOs signed on January 19, 2023. (Exhibit E & F BOCC Addendum)
13. Notice of the BOCC hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on May 17, 2023, newspaper notice was published on June 1, 2023, property owners within 600' were notified by mail on May 31, 2023, and the property was posted on June 8, 2023.
14. The Board of County Commissioners heard this case on July 12, 2023, took testimony, considered exhibits not previously submitted, and continued the hearing to a date certain of August 24, 2023. Late Exhibits were posted to the hearing case on the Canyon County website for public review. On August 24, 2023 the hearing was continued to August 31, 2023 at 1:30 p.m.
15. The record includes all testimony at the public hearing held on January 5, 2022 and July 12, 2023, the staff report, exhibits, and documents in Case File No. SD2022-0034.

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."

The Planning and Zoning Commission recommended denial of the zoning map amendment (RZ2022-0011) for the following reasons:

- Middleton School District finds the requested development will impact Mill Creek Elementary School which is over capacity by 123% (Exhibit 10). The development would potentially create 20-27 new students.
- The development does not address the cumulative traffic impacts found in the area. Between 2018-2022, land use decisions allowed approximately 215 residential lots within a one-mile radius (Exhibit 14). The request will allow 39 residential lots. The September 2021 TIS provided by the applicant (Exhibit 13) states site access and Purple Sage Road requires a stop-controlled T-intersection by 2023 and that the Lansing Lane and SH-44 intersection is anticipated to operate at LOS F during PM peak hours by 2023 if improvements such as a single-lane roundabout or traffic signal with left-turn lanes on Lansing Lane approaches are not completed. Impact fees and site improvements such as public right-of-way dedications do not guarantee improvements will be completed within the 2023 timeframe stated in the TIS.

The Board of County Commissioners followed the Planning and Zoning Commission recommendation and DENIED case file RZ2022-0011 on July 12, 2023.

Since the rezone has been denied and the preliminary plat application was submitted concurrently, the property is remains "A" (Agricultural) which does not allow for the development of two-acre average minimum lot sizes. Therefore, the preliminary plat is inconsistent with Canyon County Code.

Order



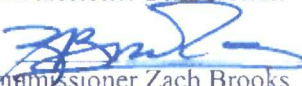
Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2022-0034, the Board of County Commissioners DENY case file SD2022-0034, a Preliminary Plat (including irrigation/drainage plans) for Mint Farm Estates Subdivision.

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


1. Re-apply when a zoning map amendment or conditional rezone has been approved.

This decision is final. Pursuant to Idaho Code Section 67-6535(b), the applicant or affected person may first seek reconsideration within 14 days prior to seeking judicial review.

DENIED this 31 day of August, 2023.

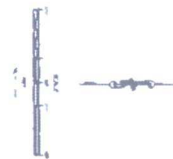
	Yes	No	Did Not Vote
 Commissioner Leslie Van Beek	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Commissioner Brad Holton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Commissioner Zach Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest: Chris Yamamoto, Clerk

By: 
Deputy

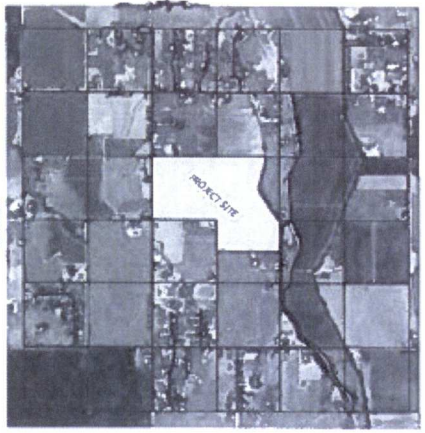
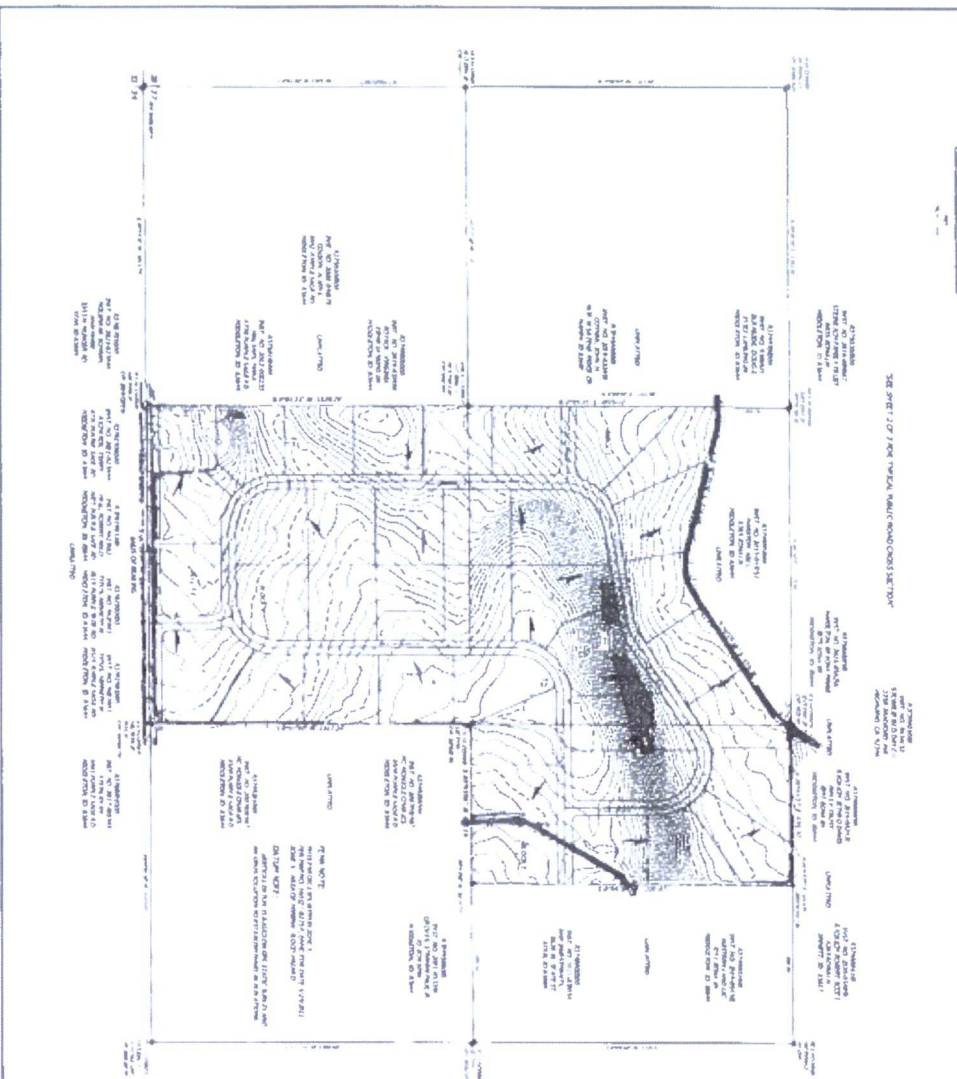
Date: 8/31/23

PRELIMINARY PLAT OF MINT FARM ESTATES SUBDIVISION
 LOCATED IN THE E1/2 OF THE SW1/4 AND THE W1/2 OF THE SW1/4 OF SECTION 27,
 T. 5 N., R. 2 W., 8 W. CANYON COUNTY, IDAHO
 2022



NO. OF LOTS: 10
 TOTAL ACRES: 10.00
 TOTAL SQUARE FEET: 435,600

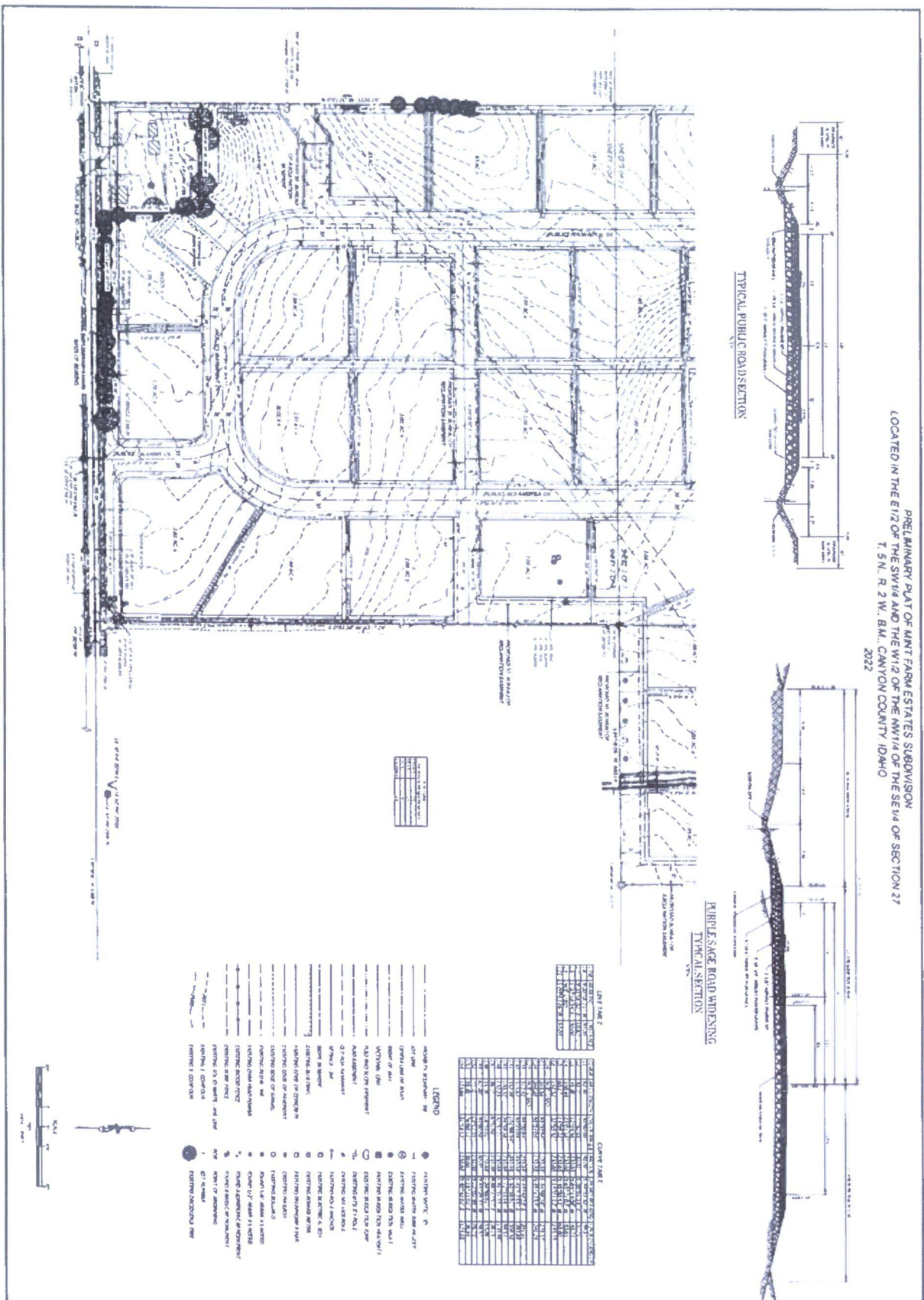
NO.	ACRES	SQ. FT.
1	1.00	43,560
2	1.00	43,560
3	1.00	43,560
4	1.00	43,560
5	1.00	43,560
6	1.00	43,560
7	1.00	43,560
8	1.00	43,560
9	1.00	43,560
10	1.00	43,560



NOTES:
 1. THE SUBDIVISION IS SHOWN AS BEING SUBJECT TO THE FOLLOWING:
 a. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 b. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 c. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 d. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 e. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 f. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 g. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 h. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 i. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 j. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 k. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 l. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 m. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 n. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 o. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 p. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 q. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 r. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 s. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 t. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 u. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 v. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 w. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 x. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 y. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.
 z. EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT.

TITLE: TOPOGRAPHIC SURVEY MINT FARM SUBDIVISION T. 5 N., R. 2 W., 8 W. CANYON COUNTY, ID		2030 S. WASHINGTON AVE ENNETT, ID 83817 (208) 398-8104 FAX (208) 398-8105 WWW.SAWTOOTHES.COM		DATE/DEVELOPER: AMMON ANDELLIN MFT RANCHES P.O. BOX 30 OLA, ID 83857 (208) 963-1188	
SHEET NO. 1 OF 2	DATE 6/2022	SHEET NO. 1 OF 2	SHEET NO. 1 OF 2	SHEET NO. 1 OF 2	SHEET NO. 1 OF 2

PRELIMINARY PLAN OF MINT FARM ESTATES SUBDIVISION
 LOCATED IN THE 1/2 OF THE SW/4 AND THE W/2 OF THE NW/4 OF THE SW/4 OF SECTION 27
 T. 5 N., R. 2 W., B.M., CANYON COUNTY, IDAHO
 2022



TYPICAL PUBLIC ROAD SECTION

TYPICAL HORSE ROAD WIDENING

TABLE 1
 ELEVATION DATA

POINT	ELEVATION (FEET)
1	4250.00
2	4250.00
3	4250.00
4	4250.00
5	4250.00
6	4250.00
7	4250.00
8	4250.00
9	4250.00
10	4250.00
11	4250.00
12	4250.00
13	4250.00
14	4250.00
15	4250.00
16	4250.00
17	4250.00
18	4250.00
19	4250.00
20	4250.00
21	4250.00
22	4250.00
23	4250.00
24	4250.00
25	4250.00
26	4250.00
27	4250.00
28	4250.00
29	4250.00
30	4250.00
31	4250.00
32	4250.00
33	4250.00
34	4250.00
35	4250.00
36	4250.00
37	4250.00
38	4250.00
39	4250.00
40	4250.00
41	4250.00
42	4250.00
43	4250.00
44	4250.00
45	4250.00
46	4250.00
47	4250.00
48	4250.00
49	4250.00
50	4250.00
51	4250.00
52	4250.00
53	4250.00
54	4250.00
55	4250.00
56	4250.00
57	4250.00
58	4250.00
59	4250.00
60	4250.00
61	4250.00
62	4250.00
63	4250.00
64	4250.00
65	4250.00
66	4250.00
67	4250.00
68	4250.00
69	4250.00
70	4250.00
71	4250.00
72	4250.00
73	4250.00
74	4250.00
75	4250.00
76	4250.00
77	4250.00
78	4250.00
79	4250.00
80	4250.00
81	4250.00
82	4250.00
83	4250.00
84	4250.00
85	4250.00
86	4250.00
87	4250.00
88	4250.00
89	4250.00
90	4250.00
91	4250.00
92	4250.00
93	4250.00
94	4250.00
95	4250.00
96	4250.00
97	4250.00
98	4250.00
99	4250.00
100	4250.00

LEGEND

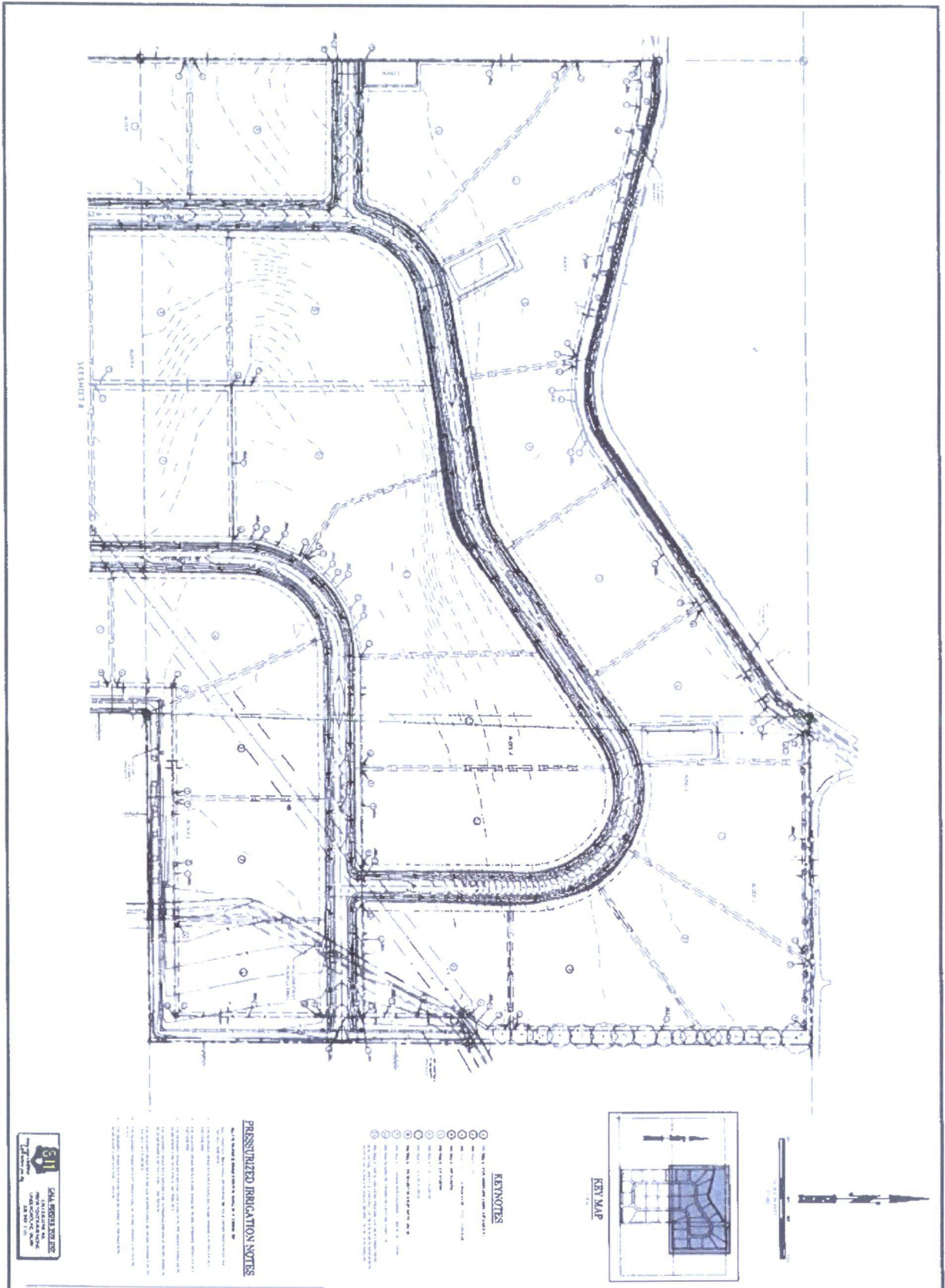
- 1. CENTERLINE OF ROAD
- 2. RIGHT-OF-WAY LINE OF ROAD
- 3. CENTERLINE OF DRIVE
- 4. RIGHT-OF-WAY LINE OF DRIVE
- 5. CENTERLINE OF ALLEY
- 6. RIGHT-OF-WAY LINE OF ALLEY
- 7. CENTERLINE OF TRAIL
- 8. RIGHT-OF-WAY LINE OF TRAIL
- 9. CENTERLINE OF PATH
- 10. RIGHT-OF-WAY LINE OF PATH
- 11. CENTERLINE OF FENCE
- 12. RIGHT-OF-WAY LINE OF FENCE
- 13. CENTERLINE OF STREAM
- 14. RIGHT-OF-WAY LINE OF STREAM
- 15. CENTERLINE OF CREEK
- 16. RIGHT-OF-WAY LINE OF CREEK
- 17. CENTERLINE OF RIVER
- 18. RIGHT-OF-WAY LINE OF RIVER
- 19. CENTERLINE OF LAKE
- 20. RIGHT-OF-WAY LINE OF LAKE
- 21. CENTERLINE OF POND
- 22. RIGHT-OF-WAY LINE OF POND
- 23. CENTERLINE OF DAM
- 24. RIGHT-OF-WAY LINE OF DAM
- 25. CENTERLINE OF BRIDGE
- 26. RIGHT-OF-WAY LINE OF BRIDGE
- 27. CENTERLINE OF TUNNEL
- 28. RIGHT-OF-WAY LINE OF TUNNEL
- 29. CENTERLINE OF CANAL
- 30. RIGHT-OF-WAY LINE OF CANAL
- 31. CENTERLINE OF DITCH
- 32. RIGHT-OF-WAY LINE OF DITCH
- 33. CENTERLINE OF FLOODPLAIN
- 34. RIGHT-OF-WAY LINE OF FLOODPLAIN
- 35. CENTERLINE OF WETLAND
- 36. RIGHT-OF-WAY LINE OF WETLAND
- 37. CENTERLINE OF SWAMP
- 38. RIGHT-OF-WAY LINE OF SWAMP
- 39. CENTERLINE OF MARSH
- 40. RIGHT-OF-WAY LINE OF MARSH
- 41. CENTERLINE OF BAY
- 42. RIGHT-OF-WAY LINE OF BAY
- 43. CENTERLINE OF SOUND
- 44. RIGHT-OF-WAY LINE OF SOUND
- 45. CENTERLINE OF STRAIT
- 46. RIGHT-OF-WAY LINE OF STRAIT
- 47. CENTERLINE OF GULF
- 48. RIGHT-OF-WAY LINE OF GULF
- 49. CENTERLINE OF BAYOU
- 50. RIGHT-OF-WAY LINE OF BAYOU
- 51. CENTERLINE OF ESTUARY
- 52. RIGHT-OF-WAY LINE OF ESTUARY
- 53. CENTERLINE OF TIDAL WATERSHED
- 54. RIGHT-OF-WAY LINE OF TIDAL WATERSHED
- 55. CENTERLINE OF NON-TIDAL WATERSHED
- 56. RIGHT-OF-WAY LINE OF NON-TIDAL WATERSHED
- 57. CENTERLINE OF RAINFALL
- 58. RIGHT-OF-WAY LINE OF RAINFALL
- 59. CENTERLINE OF SNOWMELT
- 60. RIGHT-OF-WAY LINE OF SNOWMELT
- 61. CENTERLINE OF GLACIER
- 62. RIGHT-OF-WAY LINE OF GLACIER
- 63. CENTERLINE OF ICEBERG
- 64. RIGHT-OF-WAY LINE OF ICEBERG
- 65. CENTERLINE OF HAIL
- 66. RIGHT-OF-WAY LINE OF HAIL
- 67. CENTERLINE OF Sleet
- 68. RIGHT-OF-WAY LINE OF Sleet
- 69. CENTERLINE OF Snow
- 70. RIGHT-OF-WAY LINE OF Snow
- 71. CENTERLINE OF Rain
- 72. RIGHT-OF-WAY LINE OF Rain
- 73. CENTERLINE OF Dew
- 74. RIGHT-OF-WAY LINE OF Dew
- 75. CENTERLINE OF Frost
- 76. RIGHT-OF-WAY LINE OF Frost
- 77. CENTERLINE OF Ice
- 78. RIGHT-OF-WAY LINE OF Ice
- 79. CENTERLINE OF Snow
- 80. RIGHT-OF-WAY LINE OF Snow
- 81. CENTERLINE OF Rain
- 82. RIGHT-OF-WAY LINE OF Rain
- 83. CENTERLINE OF Dew
- 84. RIGHT-OF-WAY LINE OF Dew
- 85. CENTERLINE OF Frost
- 86. RIGHT-OF-WAY LINE OF Frost
- 87. CENTERLINE OF Ice
- 88. RIGHT-OF-WAY LINE OF Ice
- 89. CENTERLINE OF Snow
- 90. RIGHT-OF-WAY LINE OF Snow
- 91. CENTERLINE OF Rain
- 92. RIGHT-OF-WAY LINE OF Rain
- 93. CENTERLINE OF Dew
- 94. RIGHT-OF-WAY LINE OF Dew
- 95. CENTERLINE OF Frost
- 96. RIGHT-OF-WAY LINE OF Frost
- 97. CENTERLINE OF Ice
- 98. RIGHT-OF-WAY LINE OF Ice
- 99. CENTERLINE OF Snow
- 100. RIGHT-OF-WAY LINE OF Snow

TITLE: TOPOGRAPHIC SURVEY
 MINT FARM SUBDIVISION
 T. 5 N., R. 2 W., B.M.
 CANYON COUNTY, ID.

2030 S. WASHINGTON AVE.
 EMERYT, ID 83617
 (208) 398-8104

OWNER/DEVELOPER
 AMMON ANDELIN
 M&T RANCHES
 P.O. BOX 30

NO.	BY	DATE	DESCRIPTION
1	MAJ	10/1/21	REVISED PER COUNTY SURVEYORS COMMENTS
2	MAJ	10/29/21	REVISED PER DEVELOPMENT SURVEYORS COMMENTS



PASSERIALIZED IMPLICATION NOTES

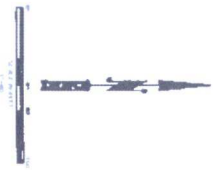
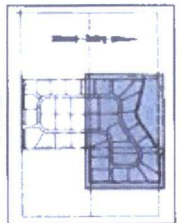
1. THIS DRAWING IS THE PROPERTY OF ROCK SOLID CIVIL, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROCK SOLID CIVIL, LLC.

2. THIS DRAWING IS THE PROPERTY OF ROCK SOLID CIVIL, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROCK SOLID CIVIL, LLC.

3. THIS DRAWING IS THE PROPERTY OF ROCK SOLID CIVIL, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROCK SOLID CIVIL, LLC.

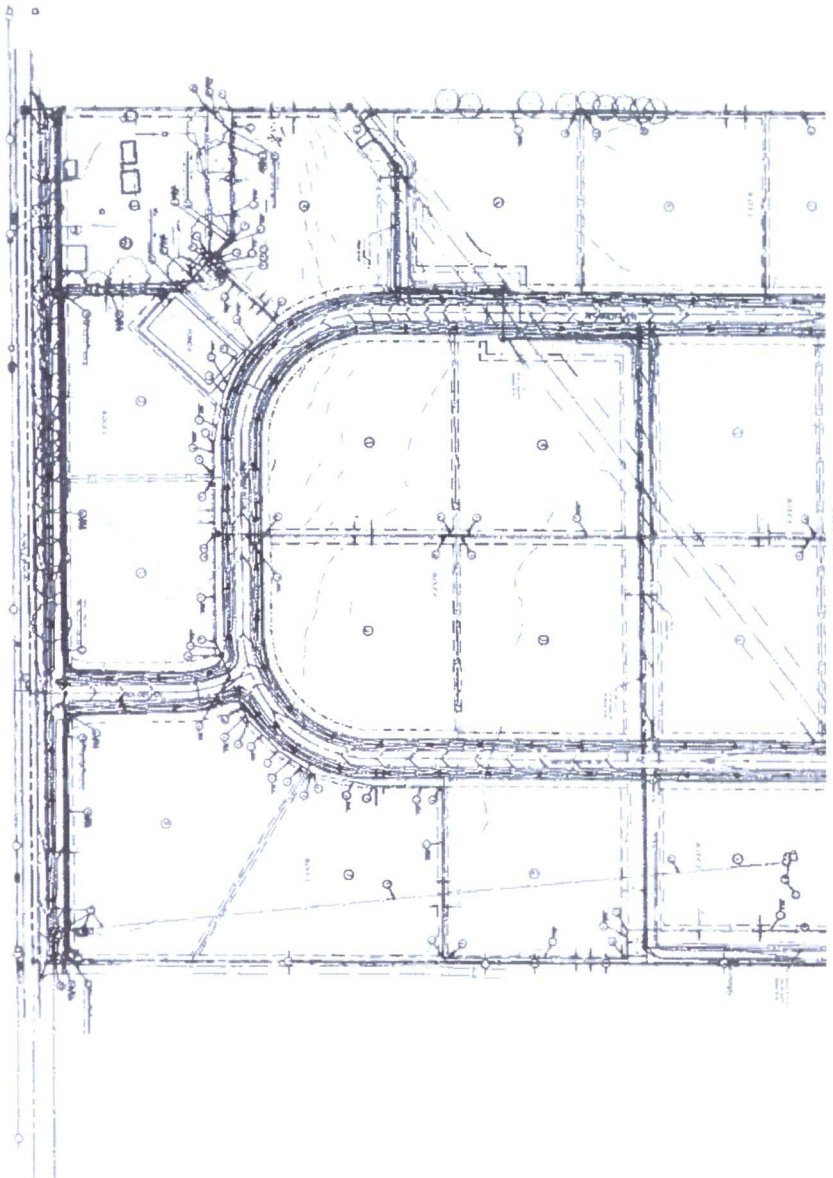
4. THIS DRAWING IS THE PROPERTY OF ROCK SOLID CIVIL, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROCK SOLID CIVIL, LLC.

- KEYNOTES**
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 - 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 - 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 - 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 - 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 - 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 - 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 - 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.



AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

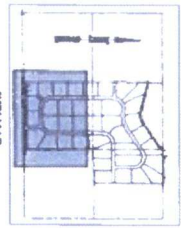
	Project Name	MINT FARM ESTATES CANYON COUNTY, IDAHO	REUSE OF DRAWINGS THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROCK SOLID CIVIL, LLC.		Revisions	
	Sheet No.	7			Rev.	Description



PRESSURIZED IRRIGATION NOTES

1. THIS DRAWING IS FOR THE DESIGN OF PRESSURIZED IRRIGATION SYSTEMS ONLY.
2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS REVIEWED ALL AVAILABLE RECORD DRAWINGS AND SURVEY DATA.
3. THE DESIGNER HAS ASSUMED THAT ALL EXISTING UTILITIES HAVE BEEN PROPERLY LOCATED AND DEPTHS ARE CORRECT.
4. THE DESIGNER HAS ASSUMED THAT ALL EXISTING EROSION CONTROL MEASURES ARE MAINTAINED AND EFFECTIVE.
5. THE DESIGNER HAS ASSUMED THAT ALL EXISTING EROSION CONTROL MEASURES ARE MAINTAINED AND EFFECTIVE.
6. THE DESIGNER HAS ASSUMED THAT ALL EXISTING EROSION CONTROL MEASURES ARE MAINTAINED AND EFFECTIVE.
7. THE DESIGNER HAS ASSUMED THAT ALL EXISTING EROSION CONTROL MEASURES ARE MAINTAINED AND EFFECTIVE.
8. THE DESIGNER HAS ASSUMED THAT ALL EXISTING EROSION CONTROL MEASURES ARE MAINTAINED AND EFFECTIVE.
9. THE DESIGNER HAS ASSUMED THAT ALL EXISTING EROSION CONTROL MEASURES ARE MAINTAINED AND EFFECTIVE.
10. THE DESIGNER HAS ASSUMED THAT ALL EXISTING EROSION CONTROL MEASURES ARE MAINTAINED AND EFFECTIVE.

- KEYNOTES**
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 - 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 11. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 12. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 13. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 14. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 15. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 16. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 17. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 18. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 19. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

	Project Name	MINT FARM ESTATES CANYON COUNTY, IDAHO	REUSE OF DRAWINGS THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF ROCK SOLID CIVIL. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.		Revisions			
	Sheet No.				<table border="1"> <thead> <tr> <th>Δ</th> <th>Date</th> <th>Describe</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Δ	Date	Describe
Δ	Date	Describe						