



**FINDINGS, CONCLUSIONS LAW, AND ORDER**

**Findings of Fact**

1. The applicant, Martin Maestrejuan, is requesting approval for a preliminary plat of the Flying Arrow Landing Subdivision. The subdivision will consist of 12 residential lots and one (1) road lot (Attachment A). The proposed subdivision is located on parcel R37244011, 27.12 acres, at 18257 Batt Corner Rd., Wilder, ID; also referenced as a portion of the SW¼ of Section 34, T4N, R5W, BM, Canyon County, Idaho.
2. The property is currently zoned "A" (Agricultural, Exhibit 3d of the staff report). The 2030 Canyon County Comprehensive Plan's future land use designation is "Rural Residential" (Exhibit 3c, staff report).
3. The proposed preliminary plat is also being considered concurrently with Case # CR2023-0006, a Conditional Rezone of Parcel R37244011 to a "CR-R-R" (Conditional Rezone - Rural Residential) zone (Exhibit 23, Staff Report).
4. The subject property is located within the Homedale Area of Impact. According to 09-05-17 of the Canyon County Code, the County recognizes that the City of Homedale has also developed a comprehensive plan that addresses this area of impact. The City has no zonings for the Area of Impact and defers to the county for zonings and future land use of properties in the AOCI (Section 09-05-19 of the Canyon County Code). The City of Homedale has approved the request of the applicant to waive the requirement for the development to connect to the city water service (Exhibits 6f and 16, Staff Report). The applicant's letter of intent (Exhibit 2a, Staff Report) states the preliminary plat includes curbs and gutters along the private road as requested by Homedale. Sidewalk improvements are waived.
5. Each lot of the subdivision will be served by individual wells and septic systems. As a condition of approval, Southwest District Health approval is required. Evidence of approval will be the district's signature on the final plat.
6. Two private roads, Bow Lane and Lothbrook Lane, provide access to Batt Corner Road, a public road. The private road names are approved (RD2021-0030, Exhibit 6e of the staff report). A road user's maintenance agreement is required as a condition of approval per CCZO Section 07-10-03(1)B3). Also, the private road must be constructed per CCZO Section 07-10-03(3) before the signing of the final plat by the Board of County Commissioners.
  - a. Lot 5 includes a 20' wide access easement for Parcel R37244 per the agreement between the developer and neighbor (Exhibit 2e, Staff Report). The size of the easement does not meet County requirements for residential ingress/egress (CCZO Section 07-10-03). Therefore, the easement is for agricultural access only.
7. The subject property abuts Bohner Road and Batt Corner Road, public roads in the Golden Gate Highway District's jurisdiction. The highway district has submitted comments regarding site visits to address site distancing issues from the private road access onto Batt Corner (Attachment D). As a condition of approval, Golden-Gate Highway District #3 approval is required. Evidence of approval will be the district's signature on the final plat.
8. Post-development stormwater run-off is to be contained within two stormwater retention ponds within easements on Lots 4 and 12. Access to the drainage pond on Lot 4 will be provided via existing ditch easement access which will require irrigation district approval. Maintenance of the ponds will be the responsibility of the Flying Arrow Landing Homeowner's Association.

9. The property has water rights available from the Wilder Irrigation District. The District's box gravity feeds water in an underground pipe to a pressurized pump station on the property. The preliminary plat identifies the pressurized irrigation line main and service locations for each lot. As a condition of approval, irrigation district approvals of water delivery and drain modification are required before the Board signs the final plat (Exhibit 9, Staff Report). The plat also shows a new pump station and irrigation piping for the adjacent neighbor (R37244) per the agreement between the developer and neighbor (Exhibit 2c, Staff Report).
  - a. As a condition of approval, Wilder Irrigation District or Boise Project Board of Control approval is required to use the ditch access, and a storm drainage maintenance plan is required and must be recorded either as a maintenance agreement or part of the CC&Rs (Exhibit 9, Staff Report).
10. The development is not located in a floodplain (Flood Zone X, FEMA Panel 16027C0200F).
11. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Affected agencies, including the City of Homedale, were noticed on March 4, 2024. Property owners within 600' from the exterior boundaries of the subject parcel were noticed on March 4, 2024. A newspaper notice was published on March 9, 2023. A notice was posted on the subject property on March 4, 2024.
12. The record includes all testimony, the staff report, exhibits, and documents in Case File No. SD2023-0009.

### **Conclusions of Law**

#### ***CCZO Section 07-17-09(5): Preliminary Plat – Board Action***

- A. *The board shall consider the commission's recommendation at a noticed public hearing.*
  - a. On November 2, 2023, the Planning and Zoning Commission recommended the denial of SD2023-0009 due to the recommendation of denial to the conditional rezone (CR2023-0006). See Exhibit 11 of the staff report.
  - b. On January 18, 2024, the Board of County Commissioners heard Cases CR2023-0006 and SD2023-0009. After considering the staff report and exhibits, testimony, and exhibits provided during the hearing (Exhibit 14, Staff Report), the Board made a motion to approve Cases CR2023-0006 and SD2023-0009 (Exhibit 15, Staff Report).
- B. *The board shall base its findings upon the evidence presented at the board's public hearing, and within thirty (30) calendar days declare its findings. It may sustain, modify, or reject the recommendations of the commission and make such findings as are consistent with the provisions of this chapter and the Idaho Code. The findings shall specify:*
  1. *The ordinance and standards used in evaluating the application;*
  2. *The reasons for approval or denial; and*
  3. *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- 6513 (Subdivisions);
- B. Idaho Code, Section 31-3805 & 67-6537 (Water Rights/Irrigation Water Delivery);
- C. Idaho Code, Section 22-4503 (Right-to-Farm Act);
- D. Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- E. Canyon County Zoning Ordinance (CCZO), Article 17 (Subdivision Regulations).

- The preliminary plat was found to be complete by the County Engineer (Attachment B) subject to conditions of approval.

F. Canyon County Code Section 09-01-17, Homedale – Area of City Impact Agreement.

- According to Section 09-05-19 of the Canyon Country Code regarding Applicable Ordinances and Standards within the Homedale Area of City Impact (AOCI), Canyon County subdivision ordinance requirements and standards apply in the AOCI. The city waives connection to city service well (Exhibit 6f and 16, Staff Report). The applicant agreed to add curbs and gutters along the private road based on the City's request (Exhibit 2a, Staff Report). Sidewalk improvements are waived.

**Conditions of Approval**

1. All subdivision improvements (such as drainage, irrigation, curb and sidewalks, and private roads) and amenities shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat.
  - a. Construction drawings and design information for required improvements shall be reviewed and approved by the County Engineer prior to construction commencing.
2. Historic irrigation lateral, drain, ditch flow patterns, and easements shall be maintained unless approved in writing by the local irrigation entity.
3. Development shall comply with irrigation district requirements (Attachment E). Evidence shall include written correspondence from the irrigation district prior to the Board of County Commissioner's signature on the final plat.
  - a. Approvals for the pressurized irrigation system per IC 31-3805 shall be obtained prior to improvement construction.
  - b. The final plat shall remedy the overlapping easements shown in the preliminary plat, especially along the eastern boundary of the subdivision, unless it can be demonstrated that the uses are not in conflict.
  - c. Use of any irrigation/ditch maintenance roads within an irrigation easement must be approved by the local irrigation district.
4. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
5. Development shall comply with the requirements of the local highway district. All comments provided by the highway district shall be addressed prior to final plat approval (Attachment D). Prior to the Board of County Commissioner's signature on the final plat, the highway district signature on the final plat shall be completed.
6. Development shall comply with Southwest District Health requirements. Prior to the Board of County Commissioner's signature on the final plat, Southwest District Health's signature on the final plat shall be completed.
7. Development shall comply with Fire District requirements (Attachment C). Evidence shall include written correspondence from the Fire District prior to the Board of County Commissioner's signature on the final plat.
8. A Road and 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.
9. 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. An irrigation and stormwater retention maintenance plan shall be included in the recorded CC&Rs prior to the signing of the final plat by the Board.
11. All conditions of the approved development agreement associated with CR2023-0006 shall be incorporated into the final plat prior to the signing by the Board.

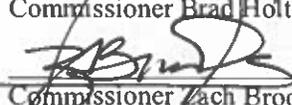
**Order**

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2023-0009, the Board of County Commissioners **approve** Case No SD2023-0009, a preliminary plat for Flying Arrow Landing Subdivision subject to conditions of approval as enumerated herein.

DATED this 17 day of April, 2024.

CANYON COUNTY BOARD OF COMMISSIONERS

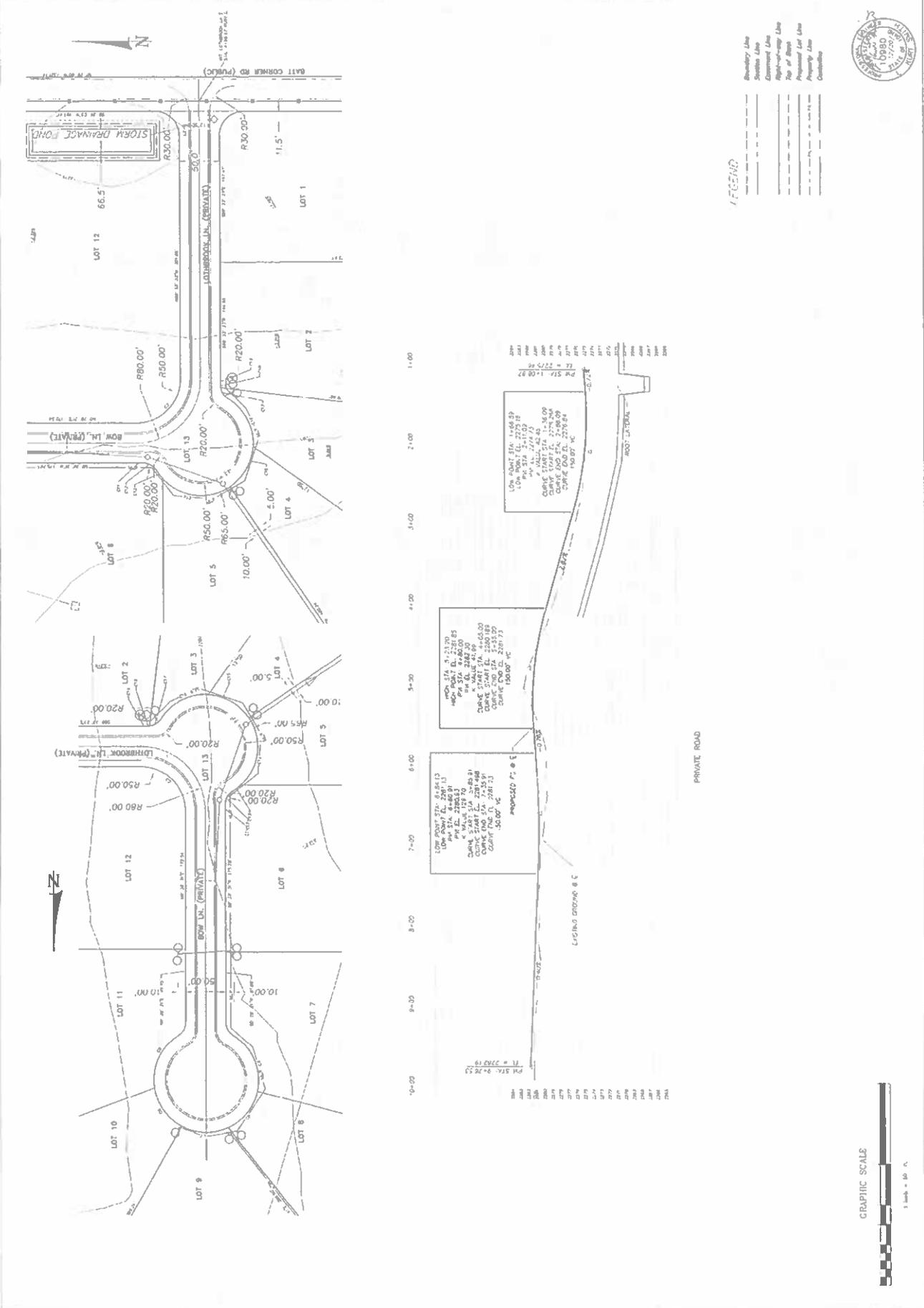
- Motion Carried Unanimously
- Motion Carried/Split Vote Below
- Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	/	_____	_____
<u>did not participate</u> _____ Commissioner Brad Holton	_____	_____	_____
 _____ Commissioner Zach Brooks	X	_____	_____

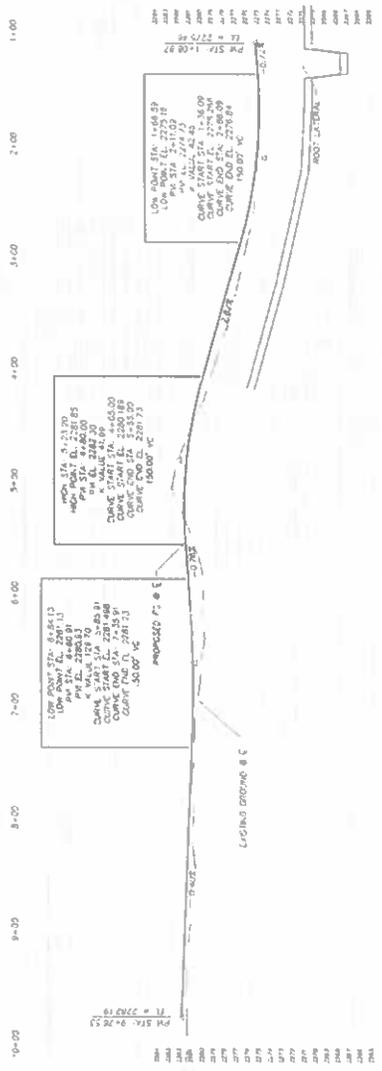
Attest: Rick Hugaboom, clerk  
 By: [Signature]  
 Deputy

Date: 4-17-24





Line Type	Symbol
Boundary Line	---
Setback Line	---
Easement Line	---
Right-of-Way Line	---
Top of Bank	---
Proposed Lot Line	---
Property Line	---
Contour Line	---





GRAPHIC SCALE  
 1 inch = 100 ft

- LEGEND**
- Boundary Line
  - Setback Line
  - Right-of-Way Line
  - Top of Slope
  - Proposed Lot Line
  - Existing Lot Line
  - Existing Property Line
  - Proposed Easement
  - Proposed Easement

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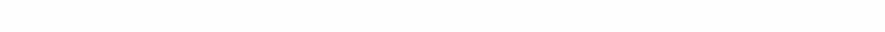
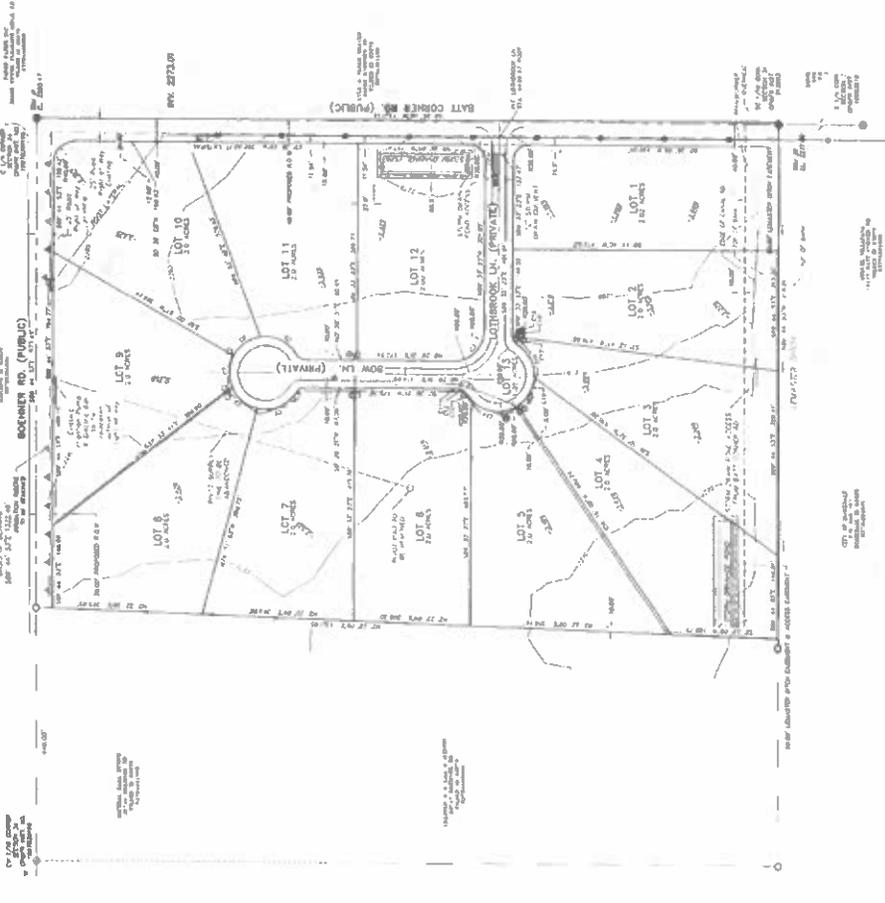
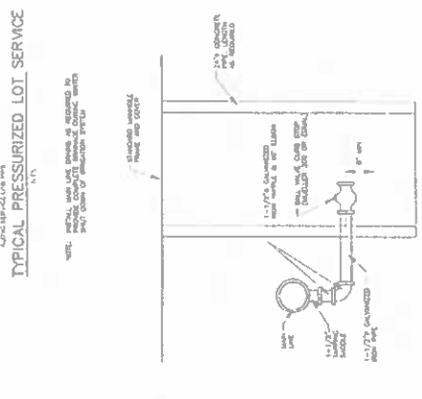
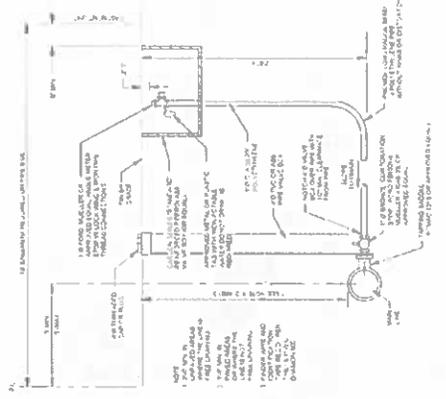
- Proposed Lot Line
- Proposed Easement

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- Proposed Easement

- Proposed Lot Line
- Proposed Easement





Canyon County, 111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605  
 ▪ Engineering Division ▪

### Preliminary Plat Check-List

<b>Applicant:</b> Martin Maestrejuan	<b>Case Number:</b> SD2023-0009
<b>Subdivision Name:</b> Flying Arrow	<b>Plat Date (Review #):</b> 9/11/2023 (2)

#### CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data. *Italicized items are supplemental to CCZO 07-17-09.*

<b>GENERAL REVIEW ITEMS</b>	<b><u>Meets Code / Comments</u></b>
1. Complete initial review of <b>all</b> information given graphically and by note on the plat	<input checked="" type="checkbox"/>
2. Check for compliance with FCOs and/or Development Agreement from entitlement process if applicable	<input checked="" type="checkbox"/> DA Submitted, CR running concurrently to this application
3. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	<input checked="" type="checkbox"/> Per <a href="#">CCZO 09-05-19</a> Canyon County subdivision ordinance is applicable in Homedale's AOI.
4. Check for applicable agency comment. These comments could have been made at the entitlement stage or after.	<input checked="" type="checkbox"/> No agency comment for new application as of 9/12/23  Some agency comments from previous applications for the subject parcel were reviewed
5. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner	<input checked="" type="checkbox"/>

Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in ordinance and may not be strictly required.

<b>A. FORM OF PRESENTATION</b>	<b><u>Meets Code / Comments</u></b>
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission)	Meets Code
2. Size of Drawing (No larger than 24' x 36") <ul style="list-style-type: none"> <li>Obtain electronic version of all submittals</li> </ul>	Meets Code
<b>B. IDENTIFICATION AND DESCRIPTIVE DATA</b>	<b><u>Meets Code / Comments</u></b>
1. Proposed name of subdivision and its location by section, township, and range <ul style="list-style-type: none"> <li>Name of sub needs to be reserved through DSD GIS</li> </ul>	Meets Code
2. Reference by dimension and bearing to a section corner or quarter section corner	Meets Code
3. Name, address and phone number of developer	Meets Code
4. Name address and phone number of the person preparing the plat	Meets Code
5. North arrow	Meets Code
6. Date of preparation	Meets Code
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	Meets Code
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. <ul style="list-style-type: none"> <li>Check for consistency between pre-plat and vicinity map</li> </ul>	Meets Code

<b>C. EXISTING CONDITIONS DATA</b>	<b><u>Meets Code / Comments</u></b>
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope	Meets Code
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	Meets Code pending a few minor drafting updates
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract <ul style="list-style-type: none"> <li>Future use of remaining wells, if applicable</li> </ul>	Meets Code
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract	N/A

<p>5. Existing zoning classification, by note</p> <ul style="list-style-type: none"> <li>Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application</li> </ul>	<p>Meets Code</p>
<p>6. Approximate acreage of the tract, by note</p>	<p>Meets Code</p>
<p>7. Boundary dimensions of the tract</p>	<p>Meets Code</p>
<p>8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract</p>	<p>Meets Code</p>
<p><b>D. PROPOSED CONDITIONS DATA</b></p>	<p><b><u>Meets Code / Comments</u></b></p>
<p>1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract</p> <ul style="list-style-type: none"> <li>Confirmation that highway district will allow proposed access if new access is on an arterial.</li> <li>Check alignment of stub streets with adjacent developments, if applicable</li> <li>Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040)</li> <li>Private road names need to be reserved through DSD GIS. Private roads require a separate application.</li> <li>Public road names must be checked for availability with DSD GIS</li> <li>If typical sections are shown make sure they are consistent with what will be required</li> </ul>	<p>Meets Code</p> <p>Private roads and driveways will need to be constructed to requirements of <a href="#">07-10-03</a>. Which includes approval from fire district.</p>
<p>2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot.</p> <ul style="list-style-type: none"> <li>Curve table is present and matches data shown graphically</li> <li>Minimum lot size</li> <li>Average lot size (calculated as total residential area divided by the number of residential lots)</li> <li>Check block numbering</li> <li>Consider any phasing shown</li> </ul>	<p>Meets Code</p> <p>Pending small update to note 9</p>
<p>3. Location, width and use of easements</p> <ul style="list-style-type: none"> <li>Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.</li> <li>Show easements for all shared infrastructure</li> </ul>	<p>Meets Code</p>
<p>4. Designation of all land to be dedicated or reserved for public use with use indicated</p>	<p>N/A</p>
<p>5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any</p>	<p>N/A</p>

6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided	N/A
<p>7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development</p> <ul style="list-style-type: none"> <li>• <i>Check mapping layers for above special development items. Include wetland and natural drainage ways.</i></li> <li>• <i>Consider recommended conditions related to special development areas and related reports</i></li> </ul>	Meets Code
8. All roads must be labeled as either "private" or "public" behind or beneath the road name	Meets Code
<b>E. PROPOSED UTILITY METHODS</b>	<b>Meets Code / Comments</b>
<p>1. <b>Sewage:</b> A statement as to the type of proposed sanitary sewage facilities</p> <ul style="list-style-type: none"> <li>• <i>Preliminary location/layout of proposed sewage facilities</i></li> <li>• <i>Nutrient-Pathogen study if required by SWDH</i></li> <li>• <i>If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary sewer plan. DSD should complete high level feasibility review of shared utilities</i></li> </ul>	Meets Code
<p>2. <b>Water Supply:</b> A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> <li>• <i>Preliminary location/layout of proposed potable water facilities</i></li> <li>• <i>If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary potable water plan. DSD should complete high level feasibility review of shared utilities</i></li> </ul>	Meets Code
<p>3. <b>Storm Water Disposal:</b> A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system</p> <ul style="list-style-type: none"> <li>• <i>Include statement that all storm water shall be retained on site, if appropriate</i></li> <li>• <i>Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, ect</i></li> <li>• <i>Maintenance easements for storm drain facilities treating drainage from public roads should be in place</i></li> </ul>	Meets Code
<p>4. <b>Irrigation System:</b> A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system</p>	<p>Meets Code</p> <p>Is there any anticipated issues with shoulder season irrigation needs for ≈2</p>

<ul style="list-style-type: none"> <li>• Irrigation Supply And Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: <ul style="list-style-type: none"> <li>- Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and</li> <li>- Copies of the community association's or similar organization's documents which may be required precedent to the establishment of an irrigation distribution system within the proposed development.</li> </ul> </li> </ul>	<p>acre lots given the limitations in the <a href="#">domestic exemption</a> (&lt; 0.5 acre yards)?</p>
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<p><b>5. Utility Easement:</b> The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.</p>	<p style="text-align: center;"><b>Meets Code</b></p> <p>There seems to be some overlapping easements, especially along the eastern boundary of the subdivision. For example, will the owner/users of Root lateral allow the required 10 ft utility easement to be located within the Root Lateral easement or should they be stacked? And the 10 ft utility easement along the eastern boundary of lot 12 is overlapped entirely by the storm pond easement and the Root Lateral easement.</p> <p>See recommended condition of approval #3b.</p>
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**CURRENT RECOMMENDED CONDITIONS**

1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
2. Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and highway district signature on the final plat.
3. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
  - a. Approvals for the pressurized irrigation system per IC 31-3805 shall be obtained prior to improvement construction.
  - b. The final plat shall remedy the overlapping easements shown in the preliminary plat, especially along the eastern boundary of the subdivision, unless it can be demonstrated that the uses are not in conflict.

4. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from the Southwest District Health prior to the first public hearing held for the preliminary plat and Southwest District Health signature on the final plat.
5. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
6. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping.
7. Construction drawings and design information for required improvements shall be reviewed and approved by the County Engineer prior to construction commencing.

**FOR DEVELOPMENT SERVICES INTERNAL USE ONLY**

Date Reviewed	Reviewer
8/28-9/5 2023	Devin Krasowski + Ivan Kowalczyk
9/12/23	Devin Krasowski

**COMPLIANCE WITH CONDITIONS OF APPROVAL:**

Concurrent with CR2023-0006 DA conditions pending

<b>Pink</b>	<b>Planning</b>
<b>Blue</b>	<b>Planning &amp; Engineering</b>
<b>Green</b>	<b>Engineering</b>

# FLYING ARROW LANDING SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE NE 1/4 SW 1/4  
OF SECTION 34, TOWNSHIP 4 NORTH,  
RANGE 10 EAST, COUNTY OF OREGON,  
CLATSOP COUNTY, OREGON  
2021

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	62.86	40.00	90°00'00"	38.66	44.72	S89°23'23"W 444.30' 23°W
C2	47.43	30.00	90°00'00"	28.43	33.50	S45°26'30"W 345.26' 30°W
C3	86.27	54.00	89°52'00"	52.88	61.44	S44°37'19"W 444.37' 19°W
C4	20.94	20.00	90°00'00"	12.94	14.57	S39°26'31"W 339.26' 31°W
C5	15.04	15.00	78°00'00"	8.87	10.27	S47°04'18"E 447.04' 18"E
C6	60.00	70.00	49°50'30"	36.18	44.07	S49°53'16"W 449.53' 16"W
C7	60.00	70.00	49°50'30"	36.18	44.07	S49°53'16"W 449.53' 16"W
C8	60.00	70.00	49°50'30"	36.18	44.07	S49°53'16"W 449.53' 16"W
C9	60.00	70.00	49°50'30"	36.18	44.07	S49°53'16"W 449.53' 16"W
C10	20.94	20.00	90°00'00"	12.94	14.57	S39°26'31"W 339.26' 31°W
C11	6.63	105.00	133°00'	6.63	11.37	S1°30'03"E 317.30' 03"E
C12	21.56	20.00	114°00'00"	20.53	32.74	S27°44'23"W 327.44' 23°W
C13	15.31	65.00	124°00'00"	15.48	25.47	S11°47'11"W 301.47' 11"W
C14	86.64	65.00	78°00'00"	61.83	70.57	S55°05'07"W 355.05' 07"W
C15	80.14	65.00	81°00'00"	66.70	70.57	S43°03'41"E 353.03' 41"E
C16	70.04	65.00	81°00'00"	66.70	70.57	S43°03'41"E 353.03' 41"E
C17	17.19	20.00	149°12'31"	16.87	28.57	S45°49'11"E 405.49' 11"E
C18	4.34	20.00	178°00'00"	4.33	8.67	S87°50'30"E 487.50' 30"E
C19	4.31	105.00	178°00'00"	4.31	7.31	S87°50'30"E 487.50' 30"E
C20	47.12	50.00	89°59'20"	42.42	54.43	S44°31'38"E 344.31' 38"E

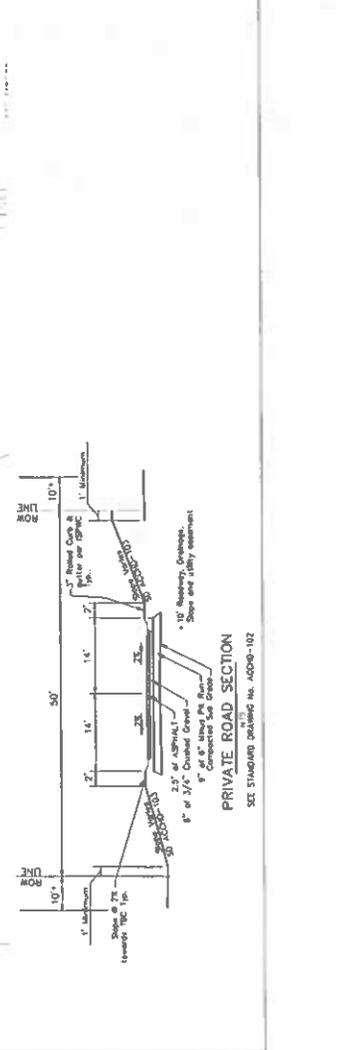
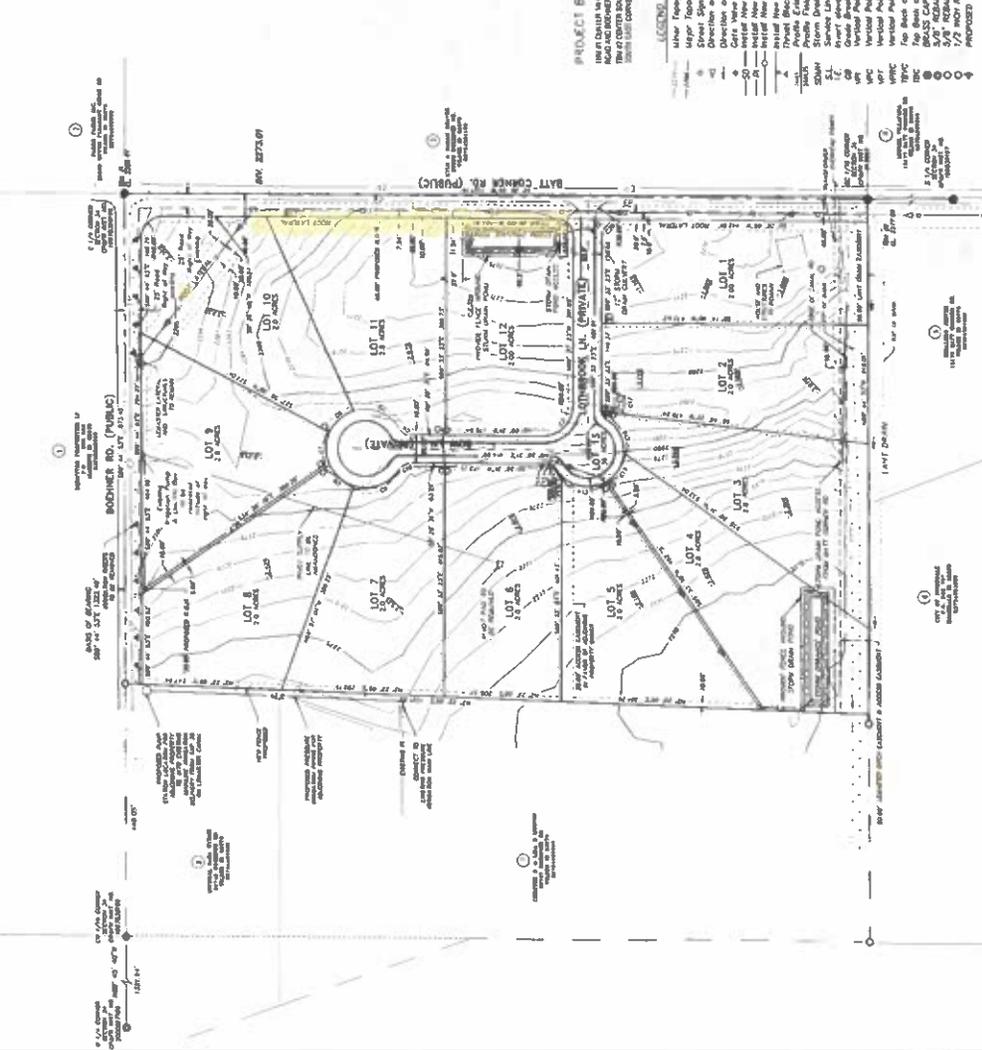
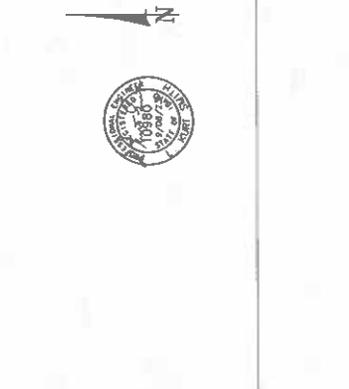
**NOTES**

1. All lot lines shown to a scale of 1/4" = 100'. All other lines shown to a scale of 1" = 100'.
2. Any modification of this plat and survey with the applicable zoning regulations in effect at that time.
3. All lot lines shown to a scale of 1/4" = 100'. All other lines shown to a scale of 1" = 100'.
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20. All lot lines shown to a scale of 1/4" = 100'. All other lines shown to a scale of 1" = 100'.

**PROJECT BENCHMARKS**

MARK IN DASHES TO SHOW LOCATION OF BENCHMARK IN THE PROJECT AREA. THE BENCHMARK IS TO BE SET BY THE SURVEYOR AT THE TIME OF THE SURVEY. THE BENCHMARK IS TO BE SET AT THE CORNER OF THE LOT OR AT THE CORNER OF THE TRACT. THE BENCHMARK IS TO BE SET AT THE CORNER OF THE LOT OR AT THE CORNER OF THE TRACT.

MARK	DESCRIPTION	COORDINATES
1	Iron Pipe	5000.00, 5000.00
2	Iron Pipe	5000.00, 5000.00
3	Iron Pipe	5000.00, 5000.00
4	Iron Pipe	5000.00, 5000.00
5	Iron Pipe	5000.00, 5000.00
6	Iron Pipe	5000.00, 5000.00
7	Iron Pipe	5000.00, 5000.00
8	Iron Pipe	5000.00, 5000.00
9	Iron Pipe	5000.00, 5000.00
10	Iron Pipe	5000.00, 5000.00
11	Iron Pipe	5000.00, 5000.00
12	Iron Pipe	5000.00, 5000.00
13	Iron Pipe	5000.00, 5000.00
14	Iron Pipe	5000.00, 5000.00
15	Iron Pipe	5000.00, 5000.00
16	Iron Pipe	5000.00, 5000.00
17	Iron Pipe	5000.00, 5000.00
18	Iron Pipe	5000.00, 5000.00
19	Iron Pipe	5000.00, 5000.00
20	Iron Pipe	5000.00, 5000.00





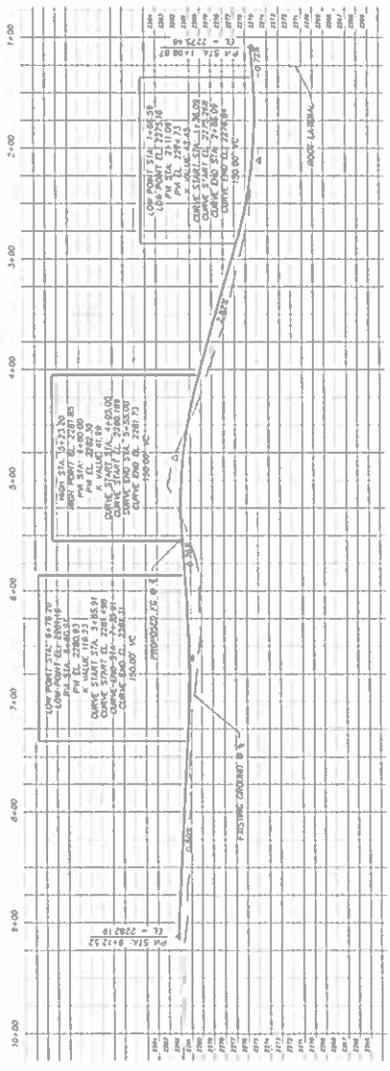
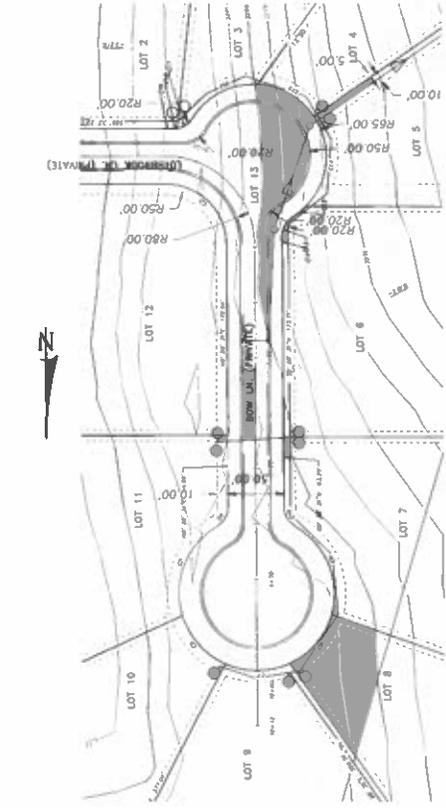
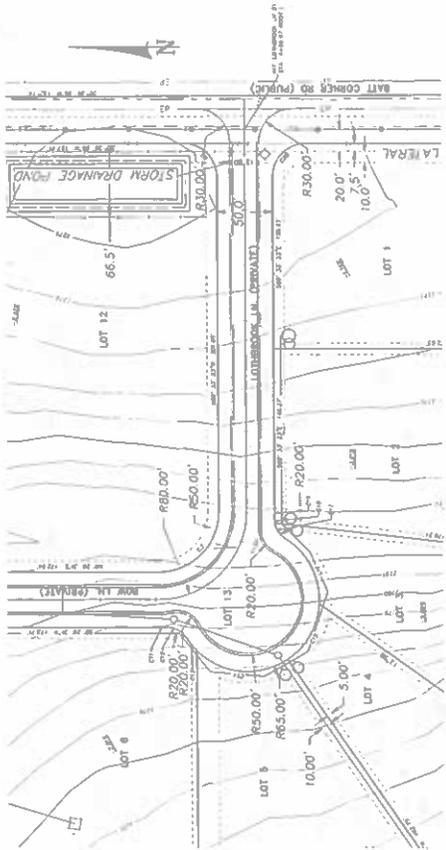
**LEGEND**

- Boundary Line
- Center Line
- Right-of-Way Line
- Proposed Lot Line
- Proposed Lot Line
- Contour

PLANNING ARROW LANDING SUBDIVISION  
 GRADING & DRAINAGE PLAN  
 SHEET 1 OF 2  
 JOB NO. W237243  
 CLIENT  
 MARTIN MAESTRUJAN  
 12257 BAIT CORNER RD.  
 WILDER, IDAHO 83676  
 (275) 741-7028

INTERMOUNTAIN ENGINEERING PC  
 2401 SOUTHSHORE BLVD. SUITE 100  
 (208) 941-1242  
 (208) 490-2499 FAX

NO.	DATE	DESCRIPTION
1	11-18-21	LA. 2024 BY 115
2	11-18-21	LA. 2024 BY 115
3	11-18-21	LA. 2024 BY 115
4	11-18-21	LA. 2024 BY 115
5	11-18-21	LA. 2024 BY 115
6	11-18-21	LA. 2024 BY 115
7	11-18-21	LA. 2024 BY 115
8	11-18-21	LA. 2024 BY 115
9	11-18-21	LA. 2024 BY 115
10	11-18-21	LA. 2024 BY 115
11	11-18-21	LA. 2024 BY 115
12	11-18-21	LA. 2024 BY 115
13	11-18-21	LA. 2024 BY 115
14	11-18-21	LA. 2024 BY 115
15	11-18-21	LA. 2024 BY 115







Chris Wolf  
Commissioner Dist 1

Brandon Badiola  
Commissioner Dist 2

Mike Gooding  
Commissioner Dist 3

# WILDER RURAL FIRE PROTECTION DISTRICT

601 Patriot Way  
Wilder, ID 83676

208-482-7563



Steve Rhodes  
Fire / EMS Chief

Chad Christiansen  
Assistant Chief

Jeanne Maloney  
Secretary

September 26, 2023

Ivan Kowalczyk  
Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, Suite 140  
Caldwell, ID 8305

**Subject:** Case # CR2023-0006/SD2023-0009  
**Applicant:** Martin Maestrejuan

Dear Ivan:

Wilder Rural Fire Protection District is in receipt of a letter dated 9/21/2023 from Pam Dilbeck, requesting that we provide comments about the subject case.

The applicant is requesting a rezone of 27.17 acres from Agricultural to a Rural Residential zone and he intends to have 12 residential lots with one private road lot on the property.

In order to approve the access roads, the applicant must provide a site plan (plat) of the subdivision which outlines the proposed 12 residential lots, while adhering to the International Fire Code. Wilder Fire District recommends a secondary emergency exit for emergency vehicle use and appropriate turnarounds and main road needs to meet all driving material requirements and approval before any building can begin.

If you have any questions, don't hesitate to call me at 208-482-7563.

Sincerely,

Chad Christiansen

CC/jmm



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

May 16, 2023

Canyon County Development Services Department  
Attn: Ivan Kowalczyk, Planner  
111 North 11<sup>th</sup> Ave., Ste. 310  
Caldwell, ID 83605  
Phone: (208)454-7459  
Email: [ivan.kowalczyk@canyoncounty.id.gov](mailto:ivan.kowalczyk@canyoncounty.id.gov)

RE: Case Name: Maestrestrejuan, Case Number: CR2023-0006, Parcel #: R37244011

Mr. Kowalczyk:

On behalf of the Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Rezone submitted to GGHD in an email dated May 15, 2023. The subject parcel is located on the southwest corner of the intersection of Boehner Road and Batt Corner Road in portions of the NE1/4SW1/4, Section 34, T4N, R5W, BM.

The application requests a rezone of Parcel #R37244011 from A (Agricultural) to R-R (Rural Residential) for the entire property, 27.17 acres, with the purpose of creating a 12-lot subdivision via the subdivision process. A preliminary plat has been submitted concurrently with the rezone request. Proposed access for the subdivision would be from Batt Corner Road to a private road in the subdivision. Batt Corner Rd is a Minor Collector according to the GGHD's 2019 Functional Classification Map.

At this time, and based upon said written information provided with the application, the following findings and conditions of approval apply:

1. Proposed access on Batt Corner Rd to meet the rural roadway spacing requirements of Section 3061.010 and applicable standard drawings of the ACCHD Standards.
2. It appears legal access is available to the property for the requested use.
3. It does not appear any undue interference with existing or future traffic patterns will be created by the requested use.
4. A site visit by GGHD representatives is required to address possible site distance issues, if any.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available.

GGHD requests Canyon County Development Services incorporate these comments and any subsequent comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

Christopher S. Pettigrew, P.E.  
*Project Manager/Engineer, Transportation Services Group  
Technical Resources Team Lead (Central)*

CC: Bob Watkins, GGHD Director of Highways

**DONALD BARKSDALE**  
CHAIRMAN OF THE BOARD

**FRED BUTLER**  
VICE CHAIRMAN OF THE BOARD

**ROBERT D. CARTER**  
PROJECT MANAGER

**THOMAS RITTHALER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**MARY SUE CHASE**  
ASSISTANT SECRETARY-TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

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

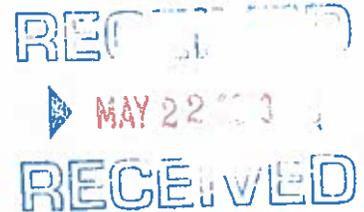
NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

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

17 May 2023

Canyon County DSD  
111 North 11<sup>th</sup> Ave., Ste. 140  
Caldwell, Idaho 83605

RE: Martin Maestrejuan                      CR2023-0006/SD2023-0009  
18257 Batt Corner Rd  
Wilder Irrigation District                      W-1156-2  
Lemaster Lateral 03+60, Root lateral and Laht Drain  
Sec.34, T4N, R5W, BM.



Ivan Kowalczyk:

The United States' Lemaster and Root Lateral along with the Laht Drain lies within the boundary of the above-mentioned location. The easement for these facilities 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 these facilities. We assert the federal easement 20 feet southwest and 20 feet northeast of the Lemaster Lateral, 20 feet east and 20 feet west of the Root Lateral and 50 feet north and 50 feet south of the Laht Drain from the facilities centerline. Whereas this area is for the operation and maintenance of our facilities, no activity should hinder our ability to do so.**

The Boise Project does not approve landscaping other than gravel within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

Fencing, gates and pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments. No exceptions will be granted.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

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.

Crossing agreements must be secured and signed by all parties prior to March 1<sup>st</sup> of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15<sup>th</sup> of each year. However, on a case-by-case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15<sup>th</sup> if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and the Bureau of Reclamation and is to include all appurtenant boxes and/or structures and must be warranted by the landowner/developer/contractor for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

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 1 full size copy of the irrigation and drainage plans.**

**Wilder Irrigation District and Boise Project will need to be informed as to whom will own and operate any pressure irrigation system.**

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

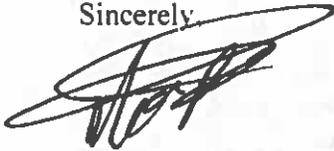
Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

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 and may be requested during the construction phase as well.

Contractor will be required to contact the Division 5 Watermaster prior to any construction at 208-482-6203 to identify all Boise Project facilities located on the project.

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: Matt Freelove  
Lisa Sweet

Watermaster, Div; 5 BPBC  
Secretary – Treasurer, WID

File



Director Decision  
Private Road Width Reduction – SD2021-0049

Canyon County Code of Ordinances 16-007, Article 10

Development Services Department

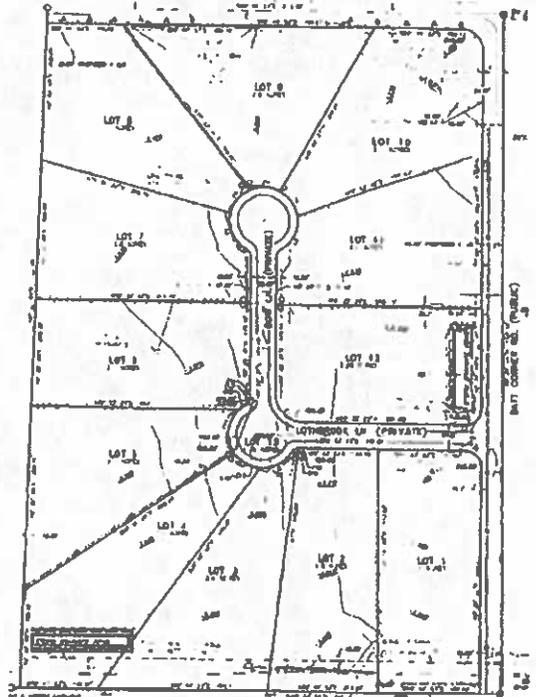
<b>Case Number:</b>	<b>SD2021-0049 - Admin Decision for Flying Arrow Landing Subdivision</b>
<b>Parcel:</b>	<b>R37244011</b>
<b>Property Owner:</b>	<b>Martin Maestrejuan</b>

**Request:** Martin Maestrejuan. is requesting a private road width reduction for two (2) proposed private roads ( Lothbrook Ln. and Bow Ln.) to 50 ft. as part of the preliminary plat application for Flying Arrow Landing Subdivision.

**Finding:** Pursuant to CCZO §07-10-03(C), a private road shall be shown as a separate, non-buildable lot in accordance with §07-17-31. §07-17-31 requires a minimum private road lot width of sixty feet (60'). The road lot with may be reduced to not less than fifty feet(50') in accordance with §07-10-03 (1) D.

Consistent with Section 07-10-03(1) D of the Canyon County Zoning Ordinance, the private road lot width reduction will provide adequate access to the proposed lots within Flying Arrow Subdivision.

Physical characteristics of the site do not require a width reduction; however, installation of curb & gutter per City of Homedale required a modification to the site design and required a width reduction of the private roads. There is no evidence that the reduction will cause injury, damage or a safety hazard.



**Decision:** The application to complete an private road width reduction per Section 07-10-03(1)D is **APPROVED**.

Steve Fultz  
Steve Fultz, Director

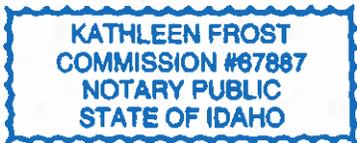
1/19/22  
Date

State of Idaho )

SS

County of Canyon County )

On this 19th day of January, in the year of 2022, before me Kathleen Frost, a notary public, personally appeared Stephen Fultz, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.



Notary K. Frost  
My Commission Expires 6-3-2022

**Issuance of a Certificate of Address**

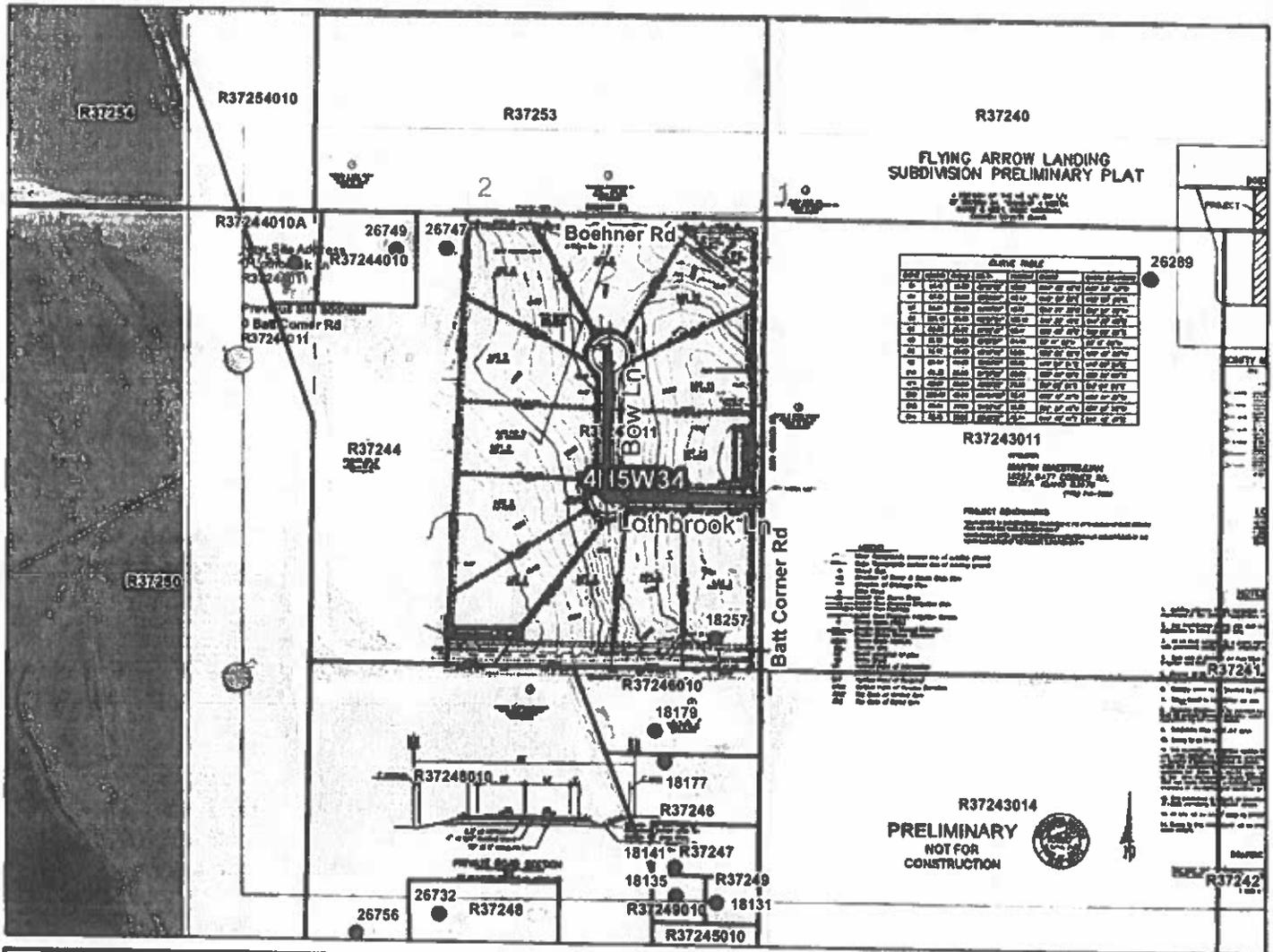
**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11th Avenue, #140, Caldwell, ID 83605  
 www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Addressing Ordinance § 06-05-19 Authority: This article is authorized by Idaho Code sections 31-714 and 31-828 and article 12, section 2 of the Idaho constitution. (2) Purpose: The purpose of this article is to promote the public health, safety, general welfare, peace, good order, comfort and convenience of the county and the inhabitants thereof and to provide for: A. The coordination of street names and a numbering grid system; B. Coordination of addresses for the quick efficient delivery of emergency services; C. The administration and enforcement of this article by defining the powers and duties of the director.

**New Private Roads**  
**Lothbrook Ln & Bow Ln**

Effective Date: 10/20/2021  
 Address Issued By: TAlmeida



The Canyon County Assessor, Canyon County Sheriff's Office, Canyon County Elections, applicable USPS post office, applicable Fire District, applicable Highway District and interested agencies are notified of the new address. It is the owner's responsibility to place new address numbers or replace old address numbers on the property, mail box and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance 06-05-19. The address or address change should reflect within six (6) weeks of date on Canyon County Issuance of Certificate Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

**Addresses are subject to change upon discrepancies with addresses out of sequence and are also subject to change upon driveway location.**

**Legend**

- Address Point
- ▨ Caldwell
- ▨ City Limits
- ▨ Nampa
- ══ Highway
- ══ Interstate
- ══ Roads

**SCALE** 1 in = 463 feet Map Scale: 1:5,560

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties.