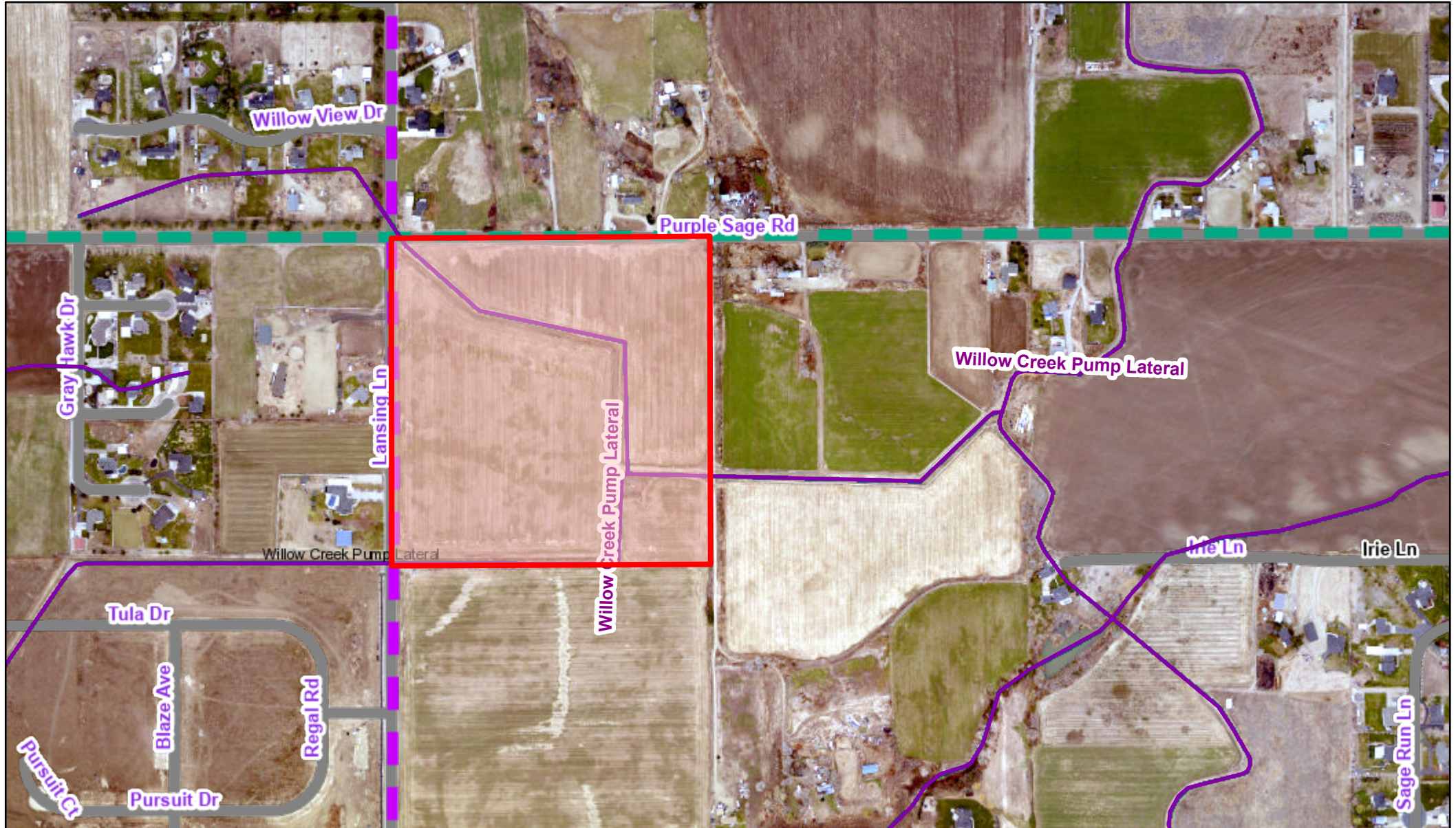


Canyon County, ID Web Map



6/27/2023, 1:31:43 PM



Multiple Parcel Search_Query result



Hydro_NHDFlowline



Hydro_NHDFlowline



CC_PrivateRoads

CanyonCountyRoads



Roads

ITDFunctionalClassification

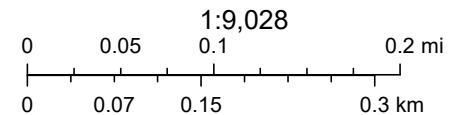
Major Collector

Minor Arterial

Canyon County Imagery_2019

Red: Band_1

Green: Band_2



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |

MASTER APPLICATION

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



PROPERTY OWNER	OWNER NAME: <u>ANN MARIE MOLENAAR-SCRAM</u>
	MAILING ADDRESS: <u>3353 N. MUNGER RD STAR, ID 83669</u>
	PHONE: <u>(208) 286-7114</u> EMAIL: <u>Schram, john.12@gmail.com</u>
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>Ann Marie Molenaar-Schram</u> Date: <u>8/1/2022</u>	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Maximilian Biron <u>Becky Yzaguirre</u>
	COMPANY NAME: <u>T-O Engineers</u>
	MAILING ADDRESS: <u>332 N. Broadmore Way, Nampa, ID 83687</u>
	PHONE: <u>(208) 442-6300</u> EMAIL: <u>ayzaguirre@to-engineers.com</u> <u>BYzaguirre</u>

SITE INFO	STREET ADDRESS: <u>24476 Lansing Ln., Middleton, ID 83644</u>			
	PARCEL #: <u>a portion of R3761701000</u> LOT SIZE/AREA: <u>45.87 acres</u>			
	LOT:	BLOCK:	SUBDIVISION:	
	QUARTER: <u>NW NW & NW SW</u>	SECTION: <u>34</u>	TOWNSHIP: <u>5N</u>	RANGE: <u>2W</u>
	ZONING DISTRICT: <u>A</u>		FLOODZONE (YES/NO): <u>No</u>	

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: <u>CR 2022-0025 / SD 2022-0041</u>	DATE RECEIVED: <u>8/5/2022</u>
RECEIVED BY: <u>SH</u>	APPLICATION FEE: <u>\$1400.00</u> (CK) MO (CC) CASH

+ 2,070.00
Total \$ 3,470.00

Revised 1/3/21



CR2022-0025/SD2022-0041
UPDATED CONTACT INFO

PRELIMINARY PLAT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: _____ Date: _____		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Samantha Hammond	
	COMPANY NAME: Ardurra	
	MAILING ADDRESS: 2471 S Titanium Pl. Meridian ID. 83642	
	PHONE: 208.323.2288	EMAIL: SHammond@ardurra.com

Updated Contact Information
←

SITE INFO	STREET ADDRESS:	
	PARCEL NUMBER:	
	PARCEL SIZE:	
	NUMBER OF LOTS:	
	PROPOSED SUBDIVISION NAME:	
	FLOOD ZONE (YES/NO)	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

SUBDIVISION WORKSHEET

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



GENERAL

1. **HOW MANY LOTS ARE YOU PROPOSING?**
Residential 37 Non-buildable 0 Common 0
2. **AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS**
1.02 ACRES

IRRIGATION

1. **IRRIGATION WATER IS PROVIDED VIA:**
☐ Irrigation Well ☒ Surface Water
2. **WHAT PERCENTAGE OF THE PROPERTY HAS WATER?** 82.7% %
3. **HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY?** 1 miner's inch per acre
4. **HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?**
Storm water from roads will drain to the pond on the south end of the property.
Each lot will have individual grading to retain storm water.
5. **HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?**
Infiltration swales are proposed to treat any storm water/ excess irrigation water
prior to it reaching the existing pond. The existing pond will act as a retention pond.

ROADS

1. **ROADS WITHIN THE DEVELOPMENT WILL BE:**
☒ Public ☐ Private ☐ N/A

* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat*

HILLSIDE DEVELOPMENT

1. **OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?**
Residential 0 Non-Buildable 0 Common 0
2. **WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?**
☐ YES ☒ NO

*If YES, a grading plan is required.

IRRIGATION PLAN APPLICATION

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



Applicant(s) Becky Yzaguirre 208-323-2288
Name Daytime Telephone Number
2471 S. Titanium Place Meridian, ID 83642
Street Address City, State Zip

Representative Name Same as applicant
Daytime Telephone Number / E-mail Address
Street Address City, State Zip

Location of Subject Property: NE of Meadow Park & Lansing Middleton
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 3761701000 Section 34 Township 5N Range 2W

This land:

- ☒ Has water rights available to it.
☐ Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? ☒ Yes ☐ No
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Black Canyon Irrigation District

Drainage: Black Canyon Irrigation District

3. How many acres is the property being subdivided? 45.87 acres

4. What percentage of this property has water? 82.7%

5. How many inches of water are available to the property? 1 miner's inch per acre

6. How is the land currently irrigated? ☒ Surface ☐ Irrigation Well
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided? ☐ Surface ☐ Irrigation Well
☒ Sprinkler ☐ Above Ground Pipe ☒ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

The Willow Creek Pump Lateral is located at the northern section line and flows west toward Lansing. A supply ditch runs parallel to the lateral and turns south to run parallel with Lansing. A powerroll sprinkler system irrigates the entirety of the site.

9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

Storm water from roads will drain to the pond on the south end of the property. Each lot will have individual grading to retain storm water.

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Infiltration swales are proposed to treat any storm water/ excess irrigation water prior to it reaching the existing pond. The existing pond will act as a retention pond.

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: Andrew Malinoski Schorn Date: 8/1/2022
Property Owner (Application Submitted)

Signed: [Signature] Date: 8/1/22
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

- 1 ☒ All canals, ditches, and laterals with their respective names.
- 2 ☒ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 ☒ Rise locations and types, if any.
- 4 ☒ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 ☒ Slope of the property in various locations.
- 6 ☒ Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7 ☒ Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8 ☒ Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9 ☐ Other information: _____

Also, provide the following documentation:

- ☐ Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

SUBDIVISION WORKSHEET

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



SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?
☐ YES ☒ NO
2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?
☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING

SITE PLAN & LETTER OF INTENT - CHECKLIST

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



The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

- ☒ All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)
- ☒ Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
- ☒ Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
- ☒ Easement locations and dimensions
- ☒ Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
- ☒ Areas of steep slopes, wetlands, and/or floodplain
- ☒ Existing or proposed fences
- ☒ Signs
- ☒ Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
- ☒ Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
- ☒ Any other site features worth noting

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

- ☒ A description of the proposed use and existing uses
- ☒ A description of the proposed request and why it is being requested
- ☒ Expected traffic counts and patterns
- ☒ Phasing of development
- ☒ How proposed use may affect neighboring uses
- ☒ A description or further explanation of the site features (see site plan list above)
- ☒ Explanation of any other permits through other agencies that may be required
- ☒ Description of business operations, such as number of employees, hours of operation, delivery and shipping
- ☒ A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
- ☐ Any other items which may require further explanation



May 25, 2022

RE: Notice of Neighborhood Meeting – Conditional Rezone & Preliminary Plat

Dear Neighbor,

I am writing to inform you of a proposed subdivision with a conditional rezone and preliminary plat application for C-5 subdivision. There will be an in-person meeting for neighbors to present any questions or feedback upon presentation. This meeting will be held off Quail Haven Way (see attached) on Thursday, June 9th, 2022, at 5:30 PM. Formal hearings will follow at the Canyon County Planning & Zoning Commission and Board of County Commissioners with such notices sent to you from Canyon County when the hearing date approaches. This meeting is not sanctioned by Canyon County, nor will any County Staff be present.

Project Summary:

The preliminary plat application concerns a portion of parcel R3761701000 within Middleton's Area of Impact and located NE of Meadow Park & Lansing Ln. Zoning is proposed to change from agricultural (A) to R-1 (low-density residential). A preliminary plat is required for the development of the parcel, along with a conditional rezone application.

The site is planned to be built into 34 buildable lots. The average single-family lot size will be roughly one-acre in size, with each lot supplied with individual pressure irrigation services, septic, and domestic wells.

Please see the attached neighborhood meeting location and site plan for your reference. We look forward to your comments and questions at our meeting. Please feel free to contact me for additional information.

Sincerely,

T-O Engineers

A handwritten signature in black ink that reads 'Alec Egurrola'.

Alec Egurrola
Land Use Planner
(208) 442-6300

aegurrola@to-engineers.com

332 N. Broadmore Way | Nampa, ID 83687 | P: 208.442.6300 | to-engineers.com

C-5 SUBDIVISION

Vicinity Map

CASCADE HILLS SUB

LANSING LN

PROPOSED C-5 SUB

QUAIL HAVEN WAY

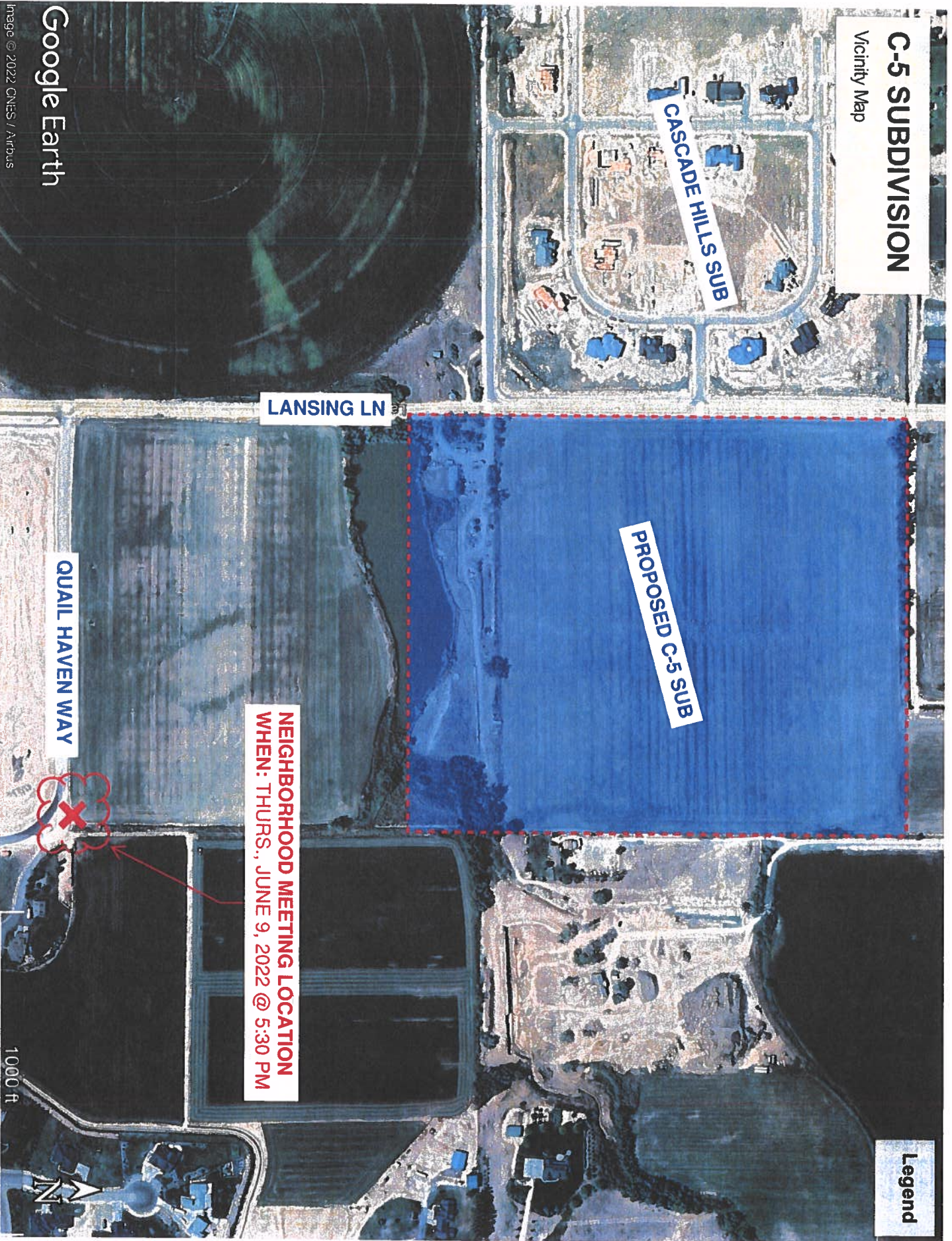
NEIGHBORHOOD MEETING LOCATION
WHEN: THURS., JUNE 9, 2022 @ 5:30 PM

Legend

1000 ft

Google Earth

Image © 2022 CNES / Airbus



ALLEN L COLSON

8802 PURPLE SAGE RD

MIDDLETON ID 83644

**BART AND JACQUELINE GRAYSON
TRUST**

24503 LANSING LN

MIDDLETON ID 83644

CALLISTER LLC

174 S KESTREL PL NO 204

EAGLE ID 83616

FRANKLIN J VESTAL

8510 RUSTIN RD

MIDDLETON ID 83644

JEFFREY A CLARE

24658 REGAL RD

MIDDLETON ID 83644

JONATHAN WOOD

9043 PURSUIT DR

MIDDLETON ID 83644

KEVIN WORTHAM SR

24696 REGAL RD

MIDDLETON ID 83644

MARK MILLSAPS

8770 PURPLE SAGE RD

MIDDLETON ID 83644

NICOLE CHERRY

9056 TULA DR

MIDDLETON ID 83644

ROBERT J COLLINS JR

24564 REGAL RD

MIDDLETON ID 83644

ANN MARIE MOLENAAR-SCHRAM

3353 N MUNGER RD

STAR ID 83669

BEAU EDWARD CLOVER

25088 LANSING LN

MIDDLETON ID 83644

CHRISTOPHER ROBERT POHL

767 STALLION SPRINGS WAY

MIDDLETON ID 83644

GEORGIA GAYLE BUTLER

9041 TULA DR

MIDDLETON ID 83644

JOHN S KUZMAN

9062 WILLOW VIEW DR

MIDDLETON ID 83644

JOSHUA PAUL ADAMS

945 OUTRIGGER CIR

BRENTWOOD CA 94513

LEDA M WADDLE

24608 REGAL RD

MIDDLETON ID 83644

MARK W SIMMONS

9101 WILLOW VIEW DR

MIDDLETON ID 83644

NILE HILLMAN MINER

24869 LANSING LN

MIDDLETON ID 83644

ROBERT KELLY HALL

8677 PURPLE SAGE RD

MIDDLETON ID 83644

BAIRD TARR

8978 PURPLE SAGE RD

MIDDLETON ID 83644

BRIAN J HULL

24499 LANSING LN

MIDDLETON ID 83644

DAVID A BARR

25114 LANSING LN

MIDDLETON ID 83644

**GLEN CHARLES AND NANCY SUE
PHILLIPS REVOCABLE LIVING TRUST**

9061 WILLOW VIEW DR

MIDDLETON ID 83644

JOHN WILLIAM BAISDEN JR

24799 LANSING LN

MIDDLETON ID 83644

JUSTIN DEWAYNE NIELSEN

9023 WILLOW VIEW DR

MIDDLETON ID 83644

**MARK AND ANNMARIE GRAVIET
FAMILY TRUST**

9093 PURSUIT DR

MIDDLETON ID 83644

MIDDLETON 187 LLC

PO BOX 140298

BOISE ID 83714

**RALPH AND DEBORAH MYERS FAMILY
TRUST**

8870 PURPLE SAGE RD

MIDDLETON ID 83644

SID BELK

1136 N CYGNUSWAY

STAR ID 83669

SIERRA VISTA PROPERTIES INC

PO BOX 30

OLA ID 83657

TERRY RICHARDS

8771 PURPLE SAGE RD

MIDDLETON ID 83644

WILLOW CREEK ESTATES
HOMEOWNERS ASSOCIATION INC

9061 WILLOW VIEW DR

MIDDLETON ID 83644

SUZETTE L BROWN

24875 LANSING LN

MIDDLETON ID 83644

TRADITION CAPITAL PARTNERS LLC

8454 BROOKHAVEN PL

MIDDLETON ID 83644

TED WESLER

9024 WILLOW VIEW DR

MIDDLETON ID 83644

TROY AUSTIN

8775 PURPLE SAGE RD

MIDDLETON ID 83644

Neighborhood Meeting Sign-In Sheet

Project: C-5 Subdivision
Date: June 9th, 2022
Start Time: 5:30 PM
End Time: 6:15 PM
Location: Off Quail Haven Way; SE corner of C-4 Subdivision

	First & Last Name	Address	Phone/Email
1.	Frank VOSTAL	8510 Rustin Rd.	708 870 5207
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			



January 18, 2023

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

RE: C-5 Subdivision | Preliminary Plat, Conditional Rezone, Easement Reduction Applications

Dear Canyon County DSD Staff, Planning & Zoning Commission, and County Commissioners,

A request by Becky Yzaguirre, TO-Engineers, on behalf of owner Ann Marie Molenaar-Schram and the developer, Dave Callister, for a rezone of parcel R3761701000 totaling 45.87 acres, with a proposed zoning designation of R-1 (Low-Density Residential). Concurrently, we request approval for an easement reduction and a Preliminary Plat for C-5 Subdivision, a single-phased development with a gross density of 1 dwelling unit per acre. This development includes 34 single-family building lots with an average lot size of 1.12 acres and a minimum lot size of 0.79 acres. The subject property is located southeast of purple Sage Road and east of Lancing Lane in Middleton, Idaho.

Adjacent Zoning

- On site: County AG
- East: County R-1 & AG
- North: County AG
- West: R-1 (Cascade Hills Subdivision)
- South: R-1 (C-4 Subdivision)

Easement Reduction:

We request approval for the submitted Easement Reduction Application. We request that the two access easements for Lots 6,7,14,15 of Block 1 get reduced from the required 60 feet to 28 feet. If the County's private drive minimum width were to be imposed, it would create an infeasible layout. The access easement request is not in conflict of public interest because the drives in question are private accesses serving homes, minimally impacting public rights-of-way, Canyon Highway District No. 4, and undue burdens to the public. The request to reduce the access easement to 28 feet meets the requirements set forth by Middleton Rural Fire District access requirements in accordance with Appendix D and section 503 of the 2021 International Fire Code.

Canyon County Comprehensive Plan:

The project is within Middleton's Area of Impact and is contiguous with previously rezoned R-1 projects, Cascade Hills Sub & C-4 Subdivision. The proposed zoning of R-1 is complementary to existing land uses in this area. This area of Middleton is transitioning from agricultural to low-density, single-family residential. The proposed development is supported by the Canyon County Comprehensive Plan and the City of Middleton Comprehensive Plan. The proposed R-1 zoning is conducive to the transitional nature of this area.

Zoning Amendment Application:

We are asking for a Zoning Map Amendment Conditional Rezone with the requested conditions. We wish to process this Preliminary Plat and conditional Rezone Application in the same manner as the C-3 and C-4 Subdivisions. Below are the decided conditions of approval, but we are open to additional conditions as long as they are reasonable. Below is a list of our conditions and a detailed explanation of how this application fully meets the following criteria as outlined in Map Amendment CCZO §07-06-05 & 07-006-07(6).

Requested Conditions of Approval:

- 1) All subdivision improvements (public roads, shared access, irrigation, and drainage swales/basins) 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, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
- 3) Finish grading at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
- 4) A pressurized irrigation system shall provide irrigation water for lawns and landscaping. The irrigation system shall be used by all lots within the subdivision to water lawns and common areas. This system shall be owned or co-owned and maintained or co-maintained by the subdivision Homeowners Association and the Homeowners Association for the C4 subdivision.
- 5) An Ag-disclosure shall be signed by each lot owner within the subdivision. Said disclosure shall be passed to each subsequent lot owner.

Explanation of Zoning Applicability:

Is the request generally consistent with the comprehensive plan?

Yes, the comprehensive plan designates this site as 'Residential'. The proposed zoning and land use is R-1, single-family residential.

When considering the surrounding land uses, is the request more appropriate than the current zoning designation?

The site is currently zoned 'Ag' and is a functioning cropland agricultural field. Historically, farming has been practiced in the area. However, the site is surrounded by low-density residential developments. The site is becoming an agricultural island as land to the west, south, and east are rezoned to R-1. Therefore, R-1 zoning and land use for this site are more appropriate than the current zoning designation.

Is the request compatible with surrounding land uses?

Yes, this site is compatible with surrounding land uses. As mentioned, the land adjacent to the site has been rezoned to R-1 to the west, south, and east.

Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts?

This project will not negatively affect the area's character, as this area of the County is rapidly developing into rural-residential land use, specifically directly adjacent to the project site.

Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, be provided to accommodate the request?

Individual wells and septic services will be provided to each buildable lot. The rear of each buildable lot will be provided with pressurized irrigation. Properly sized and designed storm drainage facilities will be provided to the site as well.

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

All the proposed buildable lots will have public roadway frontage, providing legal access to all homes.

Does the request 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 request? What measures have been taken to mitigate road improvements or traffic impacts?

Coordinated and designed per Canyon Highway District No. 4 (CHD), the full right-of-way width and improvement of a collector roadway will be provided. This will align with the 1/16 Section line as it intersects Lansing Ln and travels eastwards through the site along the 1/16 Section line and stubbed for future connectivity. This will reduce localized traffic impacts and provide a portion of a key roadway network as this area develops. Local road accesses for the C-5 subdivision are provided along this collector and from Lansing Lane directly opposite the existing Bliss Way, effectively increasing the function of the proposed collector and reducing any traffic impacts from this site. Lansing Lane is also proposed to be widened for future lane use but will remain a two-lane road with these improvements.

Will the request impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?

No known impacts are anticipated from this development.

Project Utilities:

Water: Individual private wells will be provided to each buildable lot.

Sewer: Individual septic systems to be provided to each buildable lot.

Irrigation: Individual pressure irrigation services are provided at the rear of each lot and connected to an irrigation pump located in C-4 subdivision.

Stormwater:

Internal site stormwater will be collected by each individual lot and routed to the existing pond at the southern portion of the site. The public road runoff will be collected by road ditches and conveyed and discharged into the existing onsite pond after treatment for sediments and oil.

Easements:

The proposed 8-foot detached pathway along Lansing Lane will run inside the lots within an access easement. There are two proposed private road easements serving lots 6, 7, 14, and 15 of Block 1.

Roadways & Access:

Internal roadways on site are to be dedicated to the public and designed per Canyon Highway District standards at 56-foot ROW with no curb, gutter, or sidewalk. Main access approaches to internal sites will be provided along the proposed collector road and Lansing Lane, as planned in Canyon Highway District's Master Transportation Plan.

This new collector will be aligned with the 1/16th Section line at the northern boundary of the subdivision. This collector alignment has been coordinated and requested by the Canyon County Highway District. Full buildout of this collector with 100 feet of right-of-way is required and will be stubbed for future connectivity and construction to the east. This alignment has shifted north from the initial plans of the Meadow Park Blvd corridor, about 1250 feet to the north. The purpose of this realignment is due to physical and geographical land uses that would limit the extent of this master-planned corridor. The pond on the southern portion of the site with accompanying wetlands makes it difficult to develop this road fully. Also, there are private properties with structures along the original alignment of Meadow Park, east of the project site. Therefore, we have coordinated a design with Canyon Highway District No. 4 to align this collector road to function for long-term planning and transportation connectivity.

The proposed C-5 Subdivision is also directly adjacent to Lansing Lane, a collector. The project will dedicate 50 feet of right-of-way for the future development of this road. Directly adjacent to the Lansing right-of-way and running parallel, a detached 8-foot pathway will be provided. This pathway existing further south in C-3 subdivision is to be constructed along C-4 subdivision connecting to the site and be constructed further north along Lansing to the northern boundary of the subdivision. This will provide a pedestrian and bikeway connectivity opportunity for this developing residential area of the County.

Traffic:

Expected traffic impacts are projected to be minimal as the site is below the Canyon Highway District No. 4 threshold of a required traffic impact study.

Conclusion:

Thank you for your consideration of this project. We believe this will be a great, collaborative project for Canyon County, the developer, and the design team. We have worked comprehensively on this project to create a distinguishable, well-planned product and kindly ask for approval. If you have any questions or comments, please contact me at BYzaguirre@to-engineers.com or at 208-323-2288.

Sincerely,



T-O Engineers
Becky Yzaguirre
Land Use Planner

LAND USE WORKSHEET

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



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

- 1. DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☒ How many Individual Domestic Wells are proposed? _____

- 2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

- ☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

- ☒ Pressurized ☐ Gravity

5. ACCESS:

- ☒ Frontage ☒ Easement Easement width 28 feet Inst. # _____

6. INTERNAL ROADS:

- ☒ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. FENCING

- ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. STORMWATER:

- ☐ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

Nearby Canal and private pond

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential 34 ☐ Commercial 0 ☐ Industrial 0
☐ Common 0 ☐ Non-Buildable 0

2. FIRE SUPPRESSION:

- ☐ Water supply source: N/A

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: N/A

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☒ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☒ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? N/A

Is there is a loading or unloading area? N/A

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

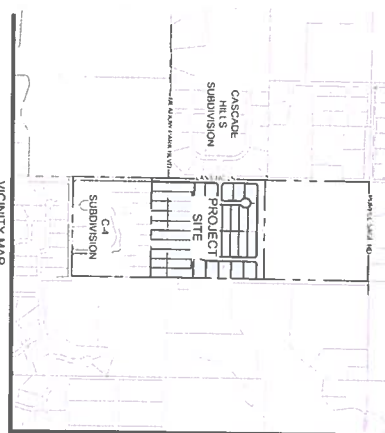
4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

**PRELIMINARY PLAT FOR
C-5 SUBDIVISION**

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST, HOIST MERIDIAN,
CANYON COUNTY, IDAHO
JULY 28, 2022

SHEET INDEX

EDITOR **MICHAEL COOPER**

CHIEF OF BOOK REVIEW

EDITOR **SALLI PRINCE-GUTHRIE**

EDITORS **MARILYN A. ANDERSON** & **ANDREW THORNTON**

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NOTES

1. H. A. J. Oudejans, A. J. M. M. van Jaarsveld, and J. A. M. M. van Jaarsveld, *Journal of Experimental Psychology: Applied*, 2004, 10, 1, 1-10.
2. J. A. M. M. van Jaarsveld, A. J. M. M. van Jaarsveld, and H. A. J. Oudejans, *Journal of Experimental Psychology: Applied*, 2004, 10, 1, 1-10.
3. J. A. M. M. van Jaarsveld, A. J. M. M. van Jaarsveld, and H. A. J. Oudejans, *Journal of Experimental Psychology: Applied*, 2004, 10, 1, 1-10.
4. J. A. M. M. van Jaarsveld, A. J. M. M. van Jaarsveld, and H. A. J. Oudejans, *Journal of Experimental Psychology: Applied*, 2004, 10, 1, 1-10.
5. J. A. M. M. van Jaarsveld, A. J. M. M. van Jaarsveld, and H. A. J. Oudejans, *Journal of Experimental Psychology: Applied*, 2004, 10, 1, 1-10.
6. J. A. M. M. van Jaarsveld, A. J. M. M. van Jaarsveld, and H. A. J. Oudejans, *Journal of Experimental Psychology: Applied*, 2004, 10, 1, 1-10.
7. J. A. M. M. van Jaarsveld, A. J. M. M. van Jaarsveld, and H. A. J. Oudejans, *Journal of Experimental Psychology: Applied*, 2004, 10, 1, 1-10.
8. J. A. M. M. van Jaarsveld, A. J. M. M. van Jaarsveld, and H. A. J. Oudejans, *Journal of Experimental Psychology: Applied*, 2004, 10, 1, 1-10.
9. J. A. M. M. van Jaarsveld, A. J. M. M. van Jaarsveld, and H. A. J. Oudejans, *Journal of Experimental Psychology: Applied*, 2004, 10, 1, 1-10.
10. J. A. M. M. van Jaarsveld, A. J. M. M. van Jaarsveld, and H. A. J. Oudejans, *Journal of Experimental Psychology: Applied*, 2004, 10, 1, 1-10.

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 1 2 7 1 000, 6 000 000 000 000
 1 2 7 1 000, 6 000 000 000 000
 1 2 7 1 000, 6 000 000 000 000

SITE DATA

PARCEL
00361721000
7.54 AC ± (3.00 AC ± 1.00)

ROADWAY JURISDICTION
CALIFORNIA HIGHWAY 205 (Hwy 205)

FIRE DISTRICT
SCHOOL DISTRICT
ZONING

IRRIGATION DISTRICT

REVISIONS			DATE	BY	CHK'D BY
NO.	DESCRIPTION				
				DESIGNED	
				DRAWN	
				CHECKED	
				APPROVED	

1957

APPROVED

DATE

BY

CHK'D BY

PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
COVER

TO T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
392 N. BROADMOORE WAY
KAMPA, IDAHO 83687
208-642-6300 | WWW.TO-ENGINEERS.COM
BOISE • COOTY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

DATE	Aug 29, 2007
DEBIT	2,537.00
CREDIT	
	C0.00

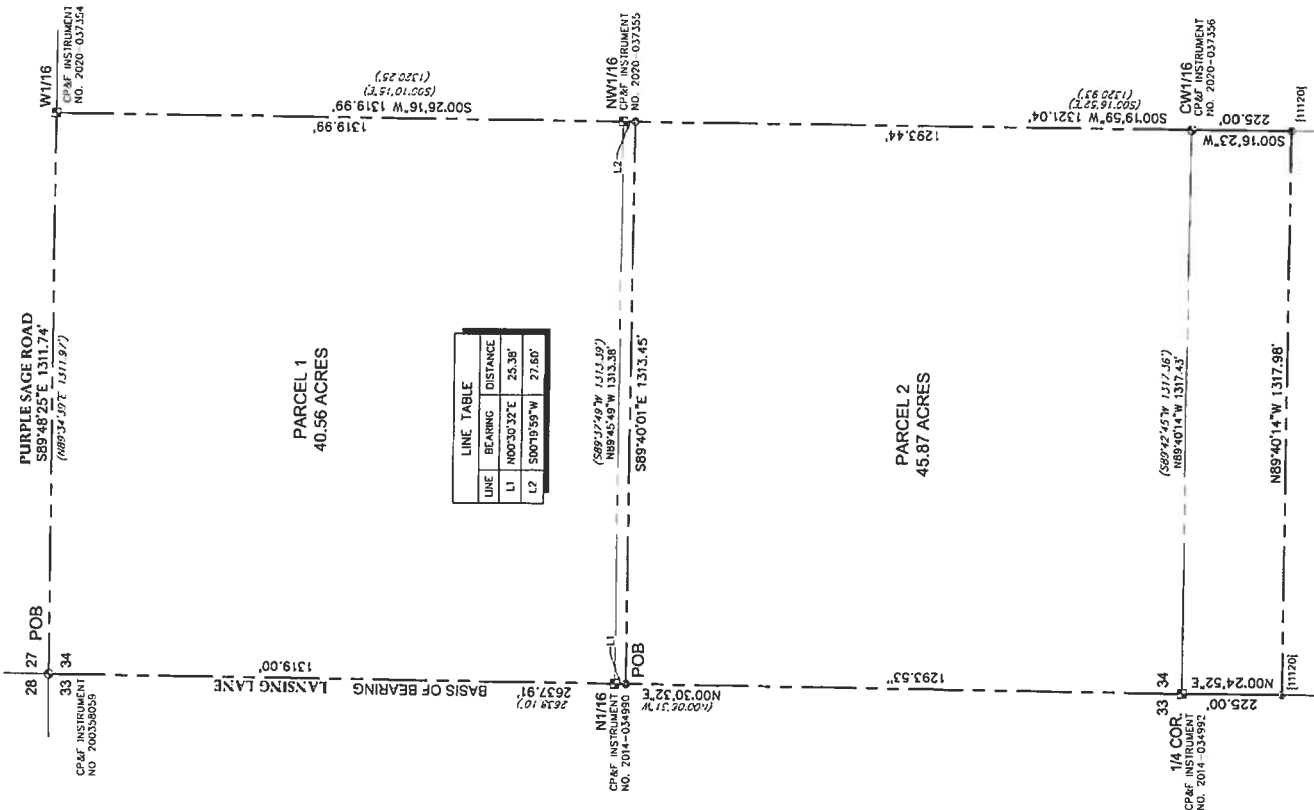
RECORD OF SURVEY

ADMINISTRATIVE SPLIT FOR DAVE CALLISTER
LOCATED IN THE W1/2 OF THE NW1/4 AND THE NW1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST
BOISE MERIDIAN, CANYON COUNTY, IDAHO
2022

2022-040402
RECORDED
08/23/2022 03:59 PM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
P&M 1 LBAC
S&S
1/3 EXP. DATE



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A SECOND PARCEL FROM THE ORIGINAL PARCEL. ALL MONUMENTS FOUND WERE IN GOOD CONDITION, UNLESS OTHERWISE NOTED AND WERE MEASURED WITHIN ACCEPTABLE TOLERANCES OF PREVIOUS SURVEYS OF RECORD.

THE NORTH, SOUTH, EAST AND WEST LINES WERE ALL HELD BASED ON FOUND MONUMENTATION.

THE RECORDING OF THIS RECORD OF SURVEY DOES NOT ENABLE THE OWNERS OF THE PARCEL(S) TO CONVEY OWNERSHIP BASED SOLELY ON THIS MAP NOR DOES THIS RECORD OF SURVEY SERVE AS A LEGAL DESCRIPTION FOR THE PARCEL(S).

T-O ENGINEERS, INC. ASSUMES NO LIABILITY FOR CURRENT OR FUTURE ZONING, COMPLIANCE OR CONFORMITY OF SUCH PARCEL(S) WITH PLANNING AND ZONING OR COUNTY RESTRICTIONS AND ORDINANCES.

REFERENCES

R.O.S. INSTRUMENT NO. 2014002119
R.O.S. INSTRUMENT NO. 2003014337
R.O.S. INSTRUMENT NO. 1996006104
R.O.S. INSTRUMENT NO. 1986000891
R.O.S. INSTRUMENT NO. 1994014510
R.O.S. INSTRUMENT NO. 1994014511
WARRANTY DEED INST. NO. 9702559
OUTCLAM DEED INST. NO. 2021-006290
PLAT OF THE RIDGE AT QUAL HOLLOW INSTRUMENT NO. 2007060775 - BOOK 40, PAGE 22.

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS A CORRECT AND ACCURATE SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE.



ROB O'MALLEY
IDAHO NO. 13765

SURVEY INDEX NO. 524-34-03-04



332 N. BROADMORE WAY
Nampa, IDAHO 83857-5123
PHONE: (208) 442-8320
WWW.TOENGINEERS.COM

SHEET NO. 1 OF 1

Project No: 210794
Date: May 11, 2022
Page 1 of 1

**PARCEL 2
LAND DESCRIPTION**

A parcel of land located in the NW1/4 of the NW1/4 and a portion of the SW1/4 of the NW1/4 of Section 34, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at a brass cap monument marking the northwest corner of said Section 34; thence, along the west boundary of said NW1/4 of the NW1/4,

- a) S.00°30'32"W., 1344.83 feet to the **POINT OF BEGINNING**; thence,
 - 1. S.89°40'01"E., 1313.45 feet to east boundary of said NW1/4 of the NW1/4; thence along the east boundary of said NW1/4 of the NW1/4,
 - 2. S.00°19'59"W., 1293.44 feet to the southeast corner of the SW1/4 of the NW1/4; thence along east boundary of the SW1/4 of the NW1/4,
 - 3. S.00°16'23"W., 225.00 feet; thence leaving said boundary of the SW1/4 of the NW1/4,
 - 4. N.89°40'14"W., 1317.98 feet to the west boundary of said SW1/4 of the NW1/4; thence along said west boundary,
 - 5. N.00°24'52"E., 225.00 feet to the southwest corner of the NW1/4, thence along the west boundary of the NW1/4,
 - 6. N.00°30'32"E., 1293.53 feet **POINT OF BEGINNING**.

CONTAINING: 45.87 acres, more or less.



First American Title™

Customer Service Department

Report Generated: 4/7/2020

Ownership

Legal Owner(s): Ann & John Schram

Site Address: 24476 Lansing Ln Middleton, ID 83644

Mailing Address: 3353 N Munger Rd Star, ID 83669

Parcel #: R3761701000

APN: R3761701000

County: Canyon

Property Characteristics

Bedrooms: 0

Total Bathrooms: 2

Full Bathrooms: 2

Half Bathrooms: 0

Units: 0

Stories:

Fire Place: N

Air Conditioning:

Heating Type:

Electric Type:

Year Built: 1997

Building SqFt: 931

First Floor SqFt: 931

Basement Sqft: 0

Basment Type:

Lot SqFt: 5132675

Lot Acres: 117.83

Roof Type:

Roof Shape:

Porch Type:

Building Style: Mobile Home

Garage:

Garage SqFt: 0

Parking Spots: 0

Pool:

Property Information

Land Use: AGRICULTURAL

Improvement Type: Farm land

Legal Description: 34-5N-2W NW TX 5 IN NW & TX 5 SWNW T72725

Zoning: AG

School District: Middleton District

Neighborhood:

Subdivision:

Assessor & Tax

Market Land: \$0

Market Total: \$0

Market Structure: \$0

Assessed Total: \$0

Taxes: \$3,110.80

% Improved: 5

Levy Code:

Millage Rate:

Sale History

Last Sale Date:

Prior Sale Date:

Doc #:

Prior Doc #:

Last Sale Price: \$0

Prior Sale Price: \$0

Mortgage

1st Mortgage Date:

1st Mortgage Type:

2nd Mortgage Type:

Doc #:

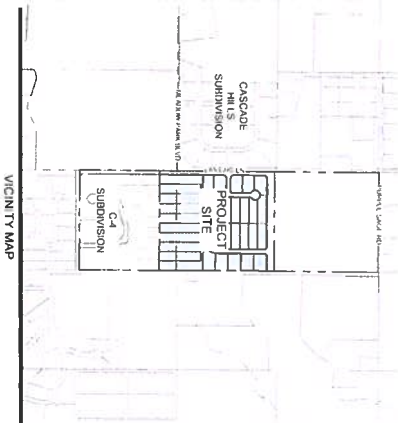
1st Mortgage Lender:

1st Mortgage: \$0

2nd Mortgage: \$0

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A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
JULY 28, 2022



Country	Country
USA	USA

С. И. ШИШОВ,
А. И. ШИШОВА,
И. И. ШИШОВ

[illegible]

Model	$\chi^2/\text{d.o.f.}$
Model A	1.06
Model B	1.08
Model C	1.07
Model D	1.09
Model E	1.07
Model F	1.08
Model G	1.07
Model H	1.08
Model I	1.07
Model J	1.08
Model K	1.07
Model L	1.08
Model M	1.07
Model N	1.08
Model O	1.07
Model P	1.08
Model Q	1.07
Model R	1.08
Model S	1.07
Model T	1.08
Model U	1.07
Model V	1.08
Model W	1.07
Model X	1.08
Model Y	1.07
Model Z	1.08

[illegible][illegible]

—

OWNER
AUSA WARE, INC. (KNOX, TN) 37401

PARC
KNOX, TN 37401

ALAN BYRON, JR. 201271	34100
117041 8000000000000000	
DEVELOPER	
DAVE CALVERT	
20133V ARND LBRN7	
117041 8000000000000000	
1191 0000000000000000	
ROAD	
CARLOS	
SEWE	
FRANCE	

DOI: 10.1002/anie.201100007

SURVEYOR
 1600 N. 100th St., P.O. Box 100
 Littleton, CO 80120
 J. L. McQuinn, Jr., President
 Telephone: 301-948-8800
 Fax: 301-948-8800

LAND USE PLANNER
 1000 N. 100th St., P.O. Box 100
 Littleton, CO 80120
 J. L. McQuinn, Jr., President
 Telephone: 301-948-8800
 Fax: 301-948-8800

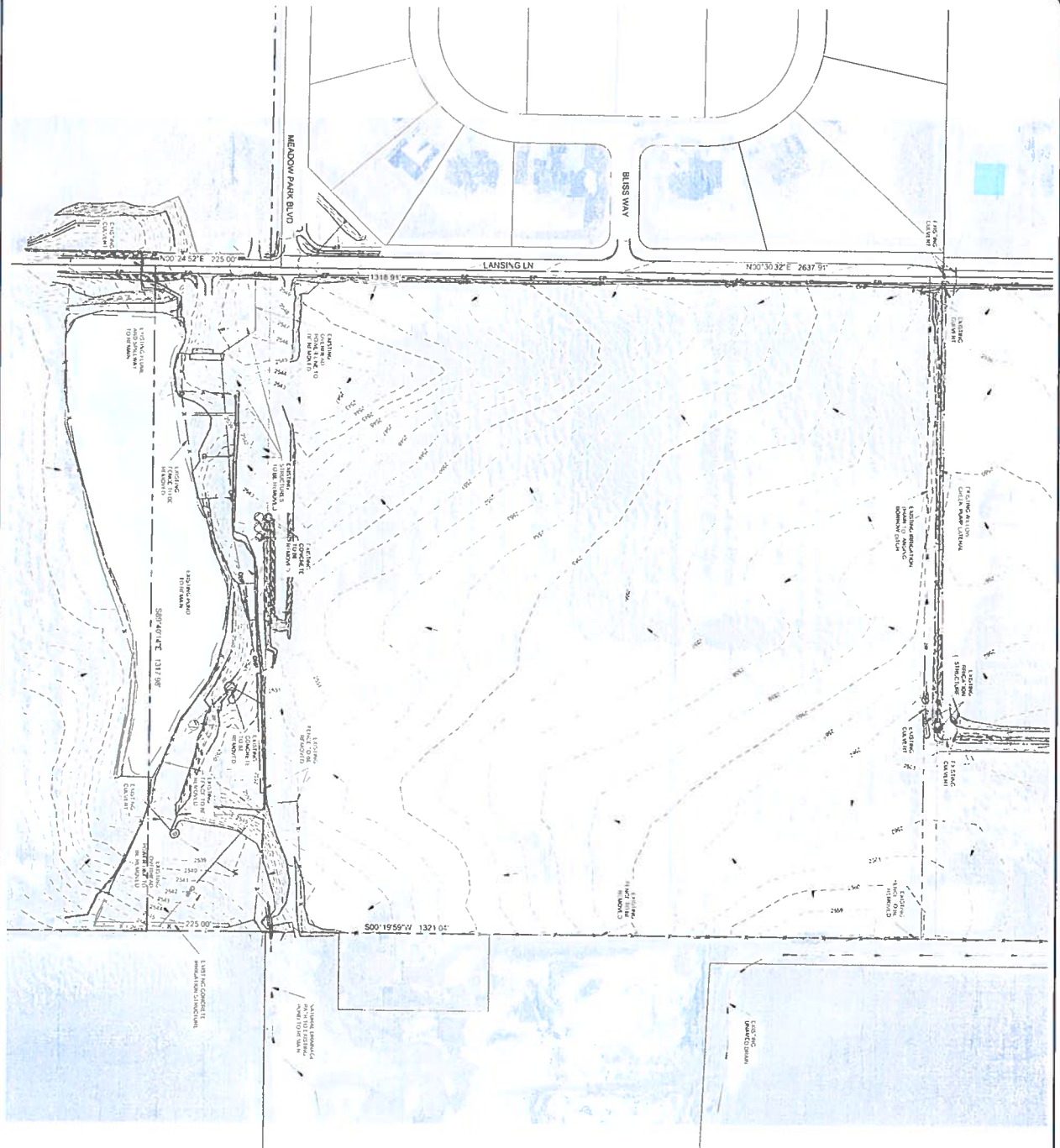
IRREGULAR
 1000 N. 100th St., P.O. Box 100
 Littleton, CO 80120
 J. L. McQuinn, Jr., President
 Telephone: 301-948-8800
 Fax: 301-948-8800

PROPERTY OWNERS (300')

[illegible]

10/4/76 L. Parker, 1700 Ave. J, N.Y.C. 10014

1001

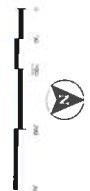


NOTES

1. PRELIMINARY PLAT. ALLS LOCATED ON THE PLAT IN RED.

LEGEND

SP	EXISTING 12\"/>
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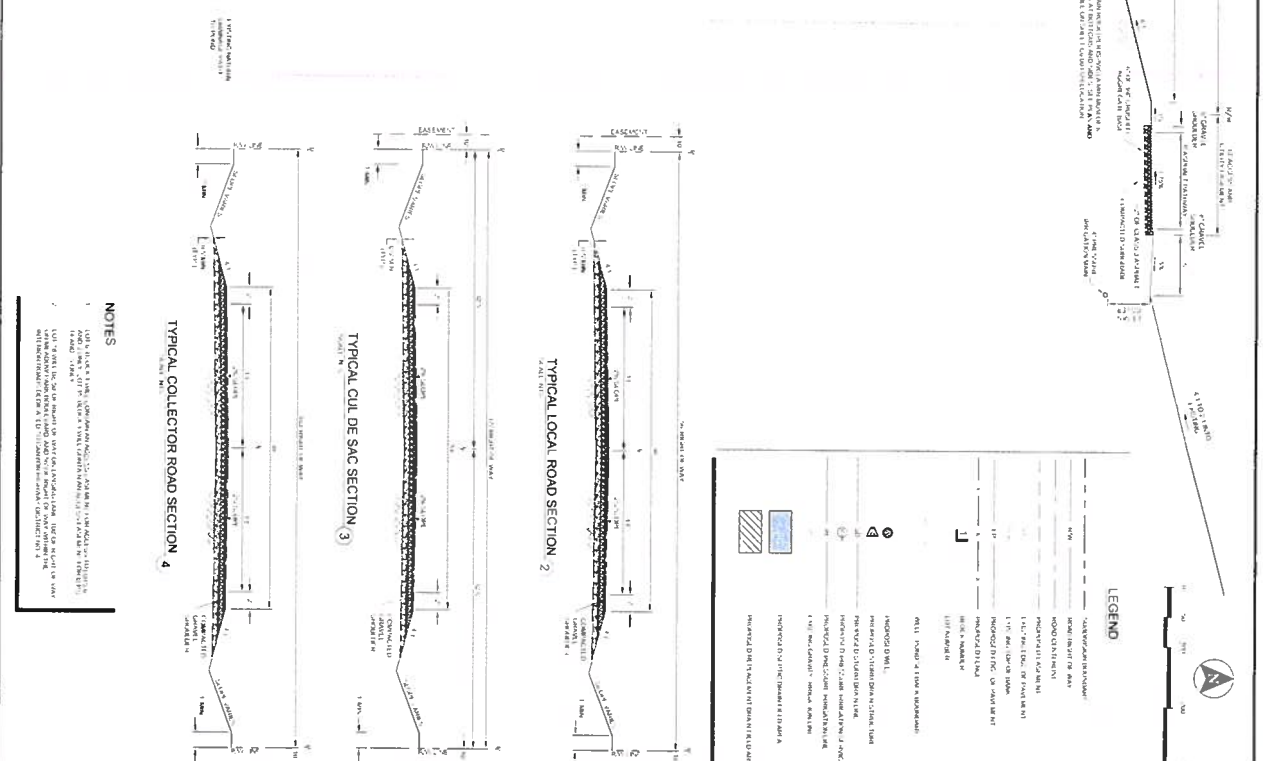
C-5 SUBDIVISION
 PRELIMINARY PLAT FOR
 C-5 SUBDIVISION
 EXISTING CONDITIONS
 C1.00

PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
 EXISTING CONDITIONS

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 112 N. BROADMORE HWY
 NAPERVIE, ILLINOIS 60563
 708-442-6300 | WWW.T-O-ENGINEERS.COM
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 HERR • KATY • MEREDITH • NAPP • SPOKANE

REVISIONS		DATE	BY	CHKD
NO.	DESCRIPTION			

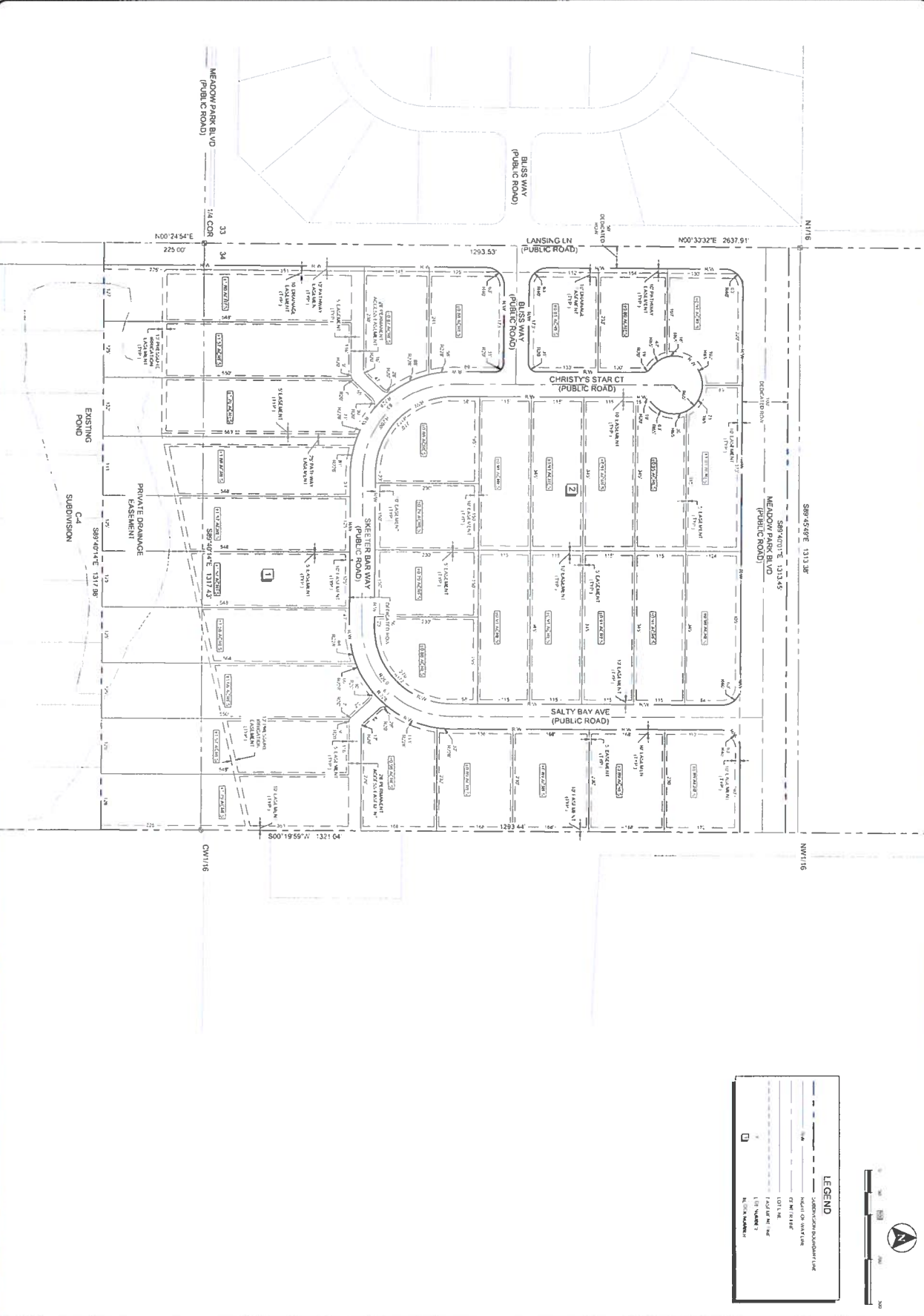




PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
SITE PLAN & UTILITIES

T-O ENGINEERS
 CONSULTING ENGINEER, SURVEYORS & PLANNERS
 222 N. BROADWAYE WAY
 TAMPA, FL 33607
 208-442-4302 | WWW.T-O-ENGINEERS.COM

NO.	REVISIONS DESCRIPTION	DATE
	DESIGNED	12/20/2014
	DRAWN	12/20/2014
	CHECKED	12/20/2014



PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
LOT DIMENSIONS

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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NAPLES, FL 34102
788-442-6300 | WWW.T-O-ENGINEERS.COM
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HEBER CITY • MERIDIAN • NAPLES • SPOKANE

NO.	REVISIONS	DATE
1	DESIGNED	10/1/2021
2	CHECKED	10/1/2021
3	APPROVED	10/1/2021

LEGEND

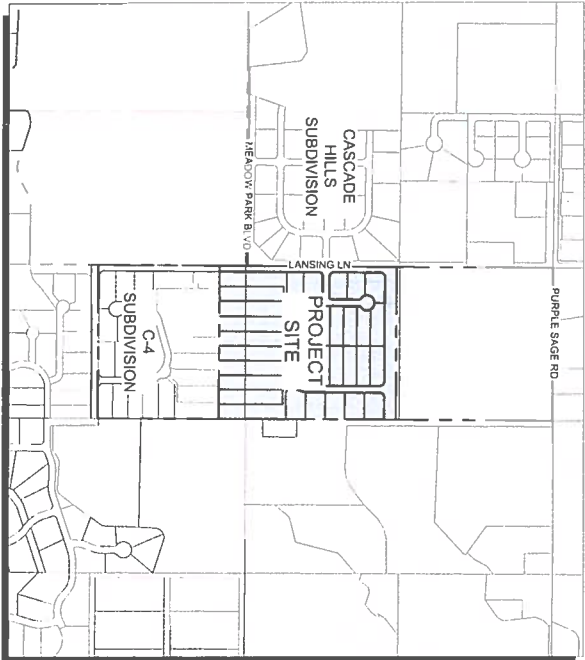
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- EASEMENT
- 10' EASEMENT
- 5' EASEMENT
- 12' EASEMENT

19574

10/1/2021

10/1/2021

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
JULY 28, 2022



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CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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NAMPA, IDAHO 83687
208-442-6300 | WWW.TO-ENGINEERS.COM
BOISE • CODY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
COVER

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

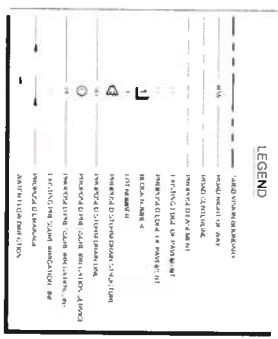
DATE: July 28, 2022
PROJECT: 210794
SHEET: C0.00

AREA AND LOT SUMMARY	
TOTAL PROPERTY AREA	546.87 AC
RESIDENTIAL AREA	133.95 AC
RIGHT-OF-WAY TO BE DEDICATED	23.92 AC
TOTAL LOTS	34
BUILDABLE LOTS	34
AVERAGE LOT SIZE	±1.12 AC

SITE DATA

OWNER ANY MARIE MOLEMAN-SCH-RAH 3353 N LAUNGER RD SIAF ID#40 03869	PARCEL R376170 0000 24Y616 SING LN
ENGINEER ISAC, OSPEK P E NAPA/ID 03869 PH 206/4263530	ROADWAY JURISDICTION CANYON HWY DISTRICT NO. 4
DEVELOPER DANIEL FALSTER 2801 W ANDRIVE EAGLE ID#40 69116 PH 206/5733119	SEWER & WATER DISTRICT PRIVATE
SURVEYOR T.O. ENGINEERS INC. NAPA/ID 03869 PH 206/4126350	FIRE DISTRICT MIDDLETON FIRE MIDDLETON FIRE
LAND USE PLANNER MAX BIRON T.O. ENGINEERS INC. 3327 N BROOKDALE WAY NAPA/ID 03869 PH 206/4126350	SCHOOL DISTRICT MIDDLETON SCHOOL DISTRICT
	ZONING EXISTING ZONING JAG, AGRICULTURAL PROPOSED ZONING R(1), RESIDENTIAL IRRIGATION DISTRICT BLACK CANYON IRRIGATION DISTRICT

PACEL	NAME	ADDRESS
RJ159502020	BARBER JOHN WILLIAM R	24799 LANSING IN WIDENLOT D ID 83644
RJ159504020	WORTHY NICOLE	9066 TULA DR WIDENLOT ID 83644
RJ159505000	CHERRY ANN	24858 REGAL DR MODLETON ID 83644
RJ159506000	CLARK JEFFREY A	24858 REGAL DR MODLETON ID 83644
RJ159507000	CLARK LEDAM	24858 REGAL DR MODLETON ID 83644
RJ159508000	COLLINS ROBERT J JR	9019 PURSUE DR MODLETON ID 83644
RJ159509000	TRACITION CAPITAL PARTNERS LLC	9013 PURSUE DR MODLETON ID 83644
RJ159510000	MOO JONATHAN	24859 LANSING IN WIDENLOT ID 83644
RJ159560000	HILL BRIAN J	24853 LANSING IN WIDENLOT ID 83644
RJ159565000	GARDSON BARB AND JACQUELINE TRUST	0 LANSING IN WIDENLOT ID 83644
RJ159570000	MASTON TR 19 LLC	0 LANSING IN WIDENLOT ID 83644
RJ159710000	CALISTER LEE	8810 JUSTIN DR MODLETON ID 83644
RJ161907000	VESTER PRANILAN J	8715 PINEBLE SADE DR MODLETON ID 83644
RJ161907001	RICHARDS TERRY	8715 PINEBLE SADE DR MODLETON ID 83644
RJ161907004	AUSTIN ROY	0 PINEBLE SADE DR MODLETON ID 83644
RJ161907005	HILL ROBERT DELLY	24858 LANSING IN WIDENLOT ID 83644
RJ161910000	WOLFFSON SCOTLAND ANN HANDE	0 LANSING IN WIDENLOT ID 83644

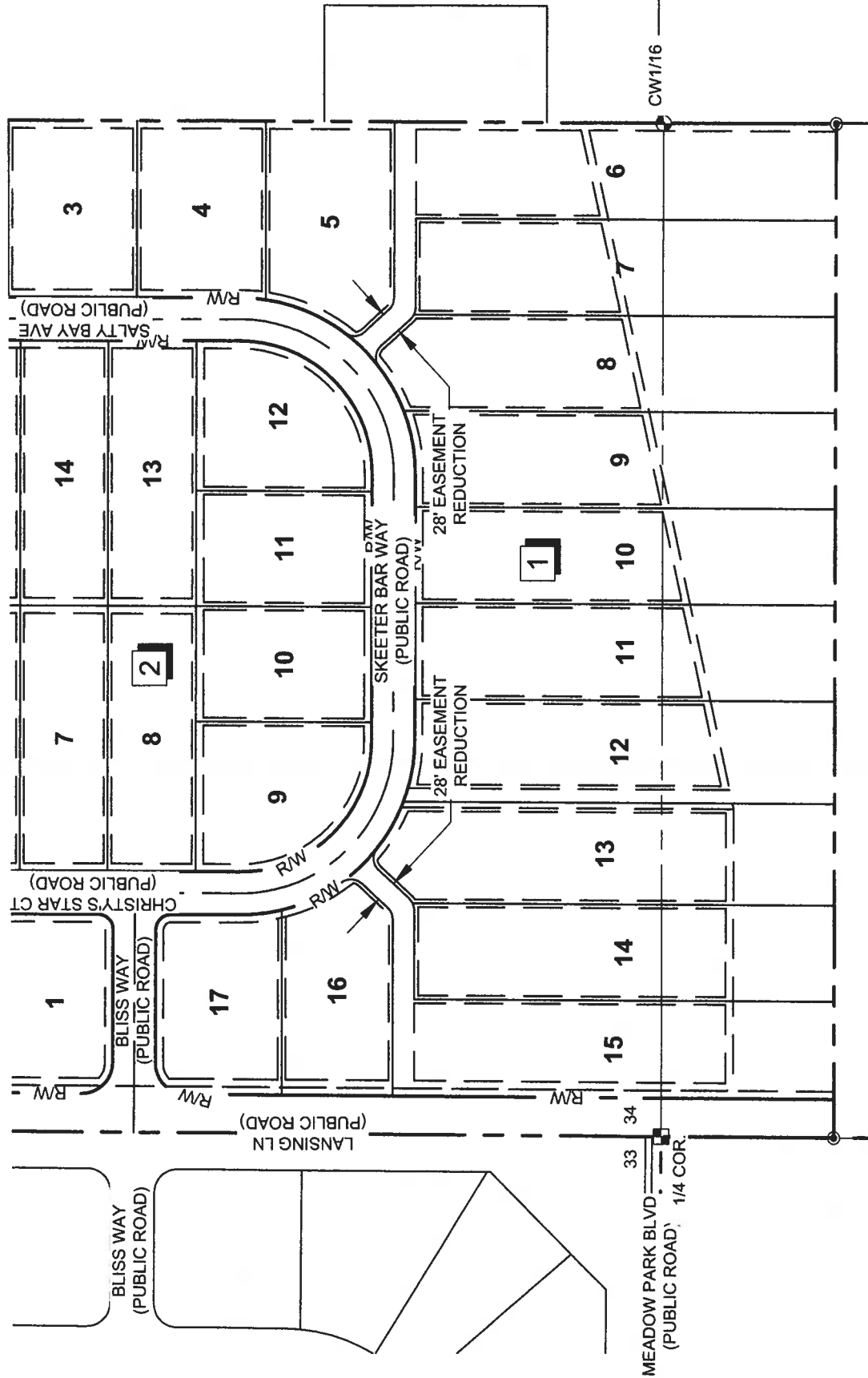


PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
DRAINAGE & IRRIGATION PLAN

TO ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
132 N. BROADMOORE WAY
KAMPA, IDAHO 83407
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HEBEN CITY • MERIDIAN • KAMPA • SPOKANE

REVISIONS			BY/OWN/DATE
NZ	DESCRIPTION	DATE	
			DESIGNED
			DRAWN
			CHECKED
			IN CHARGE
			APPROVED





DATE: 8/2/22 JOB: 210794



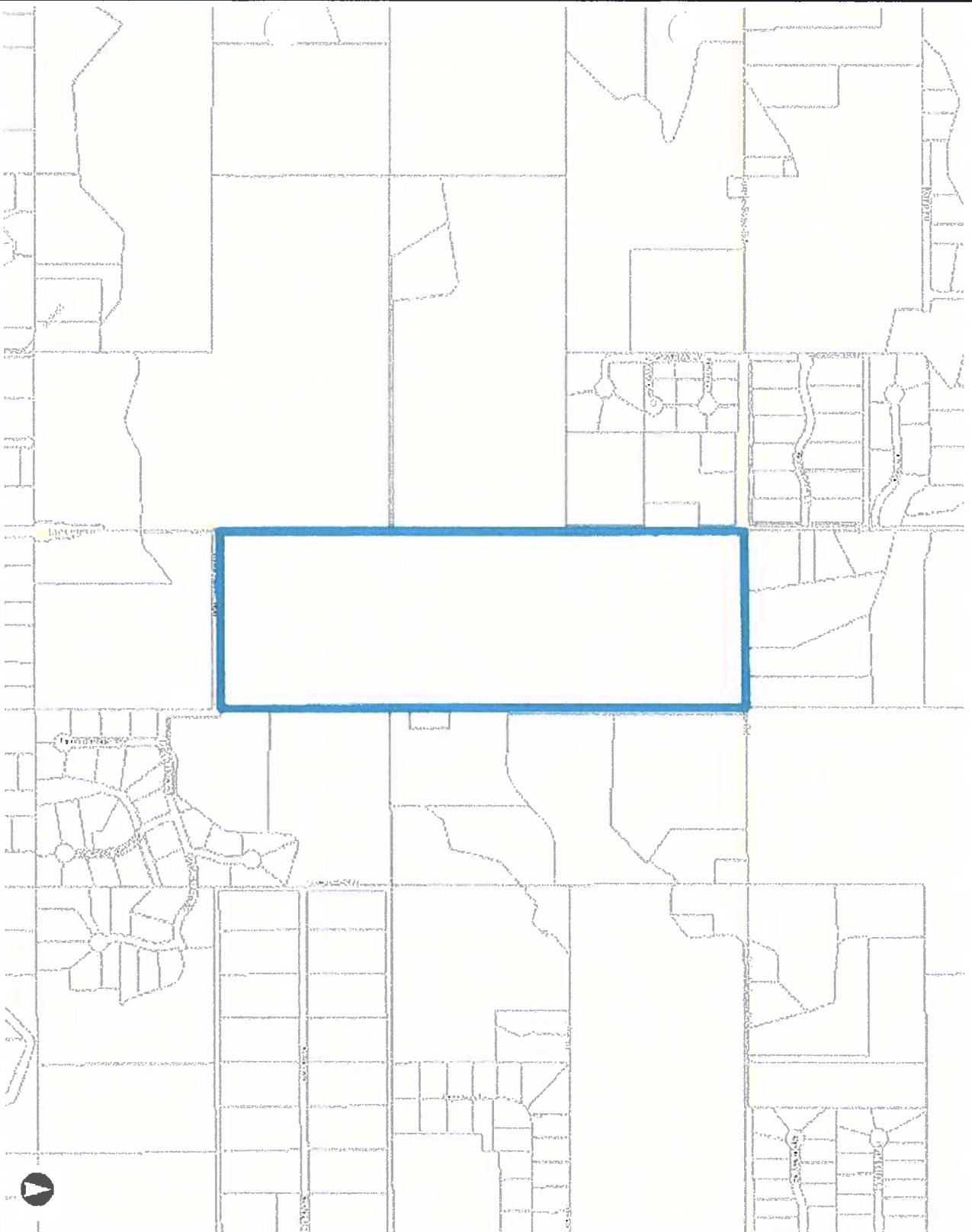
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NAMPA, IDAHO 83687

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- Viticulture_Points_of_Interest
- ☐ Taxlot



Notes

4/7/2020

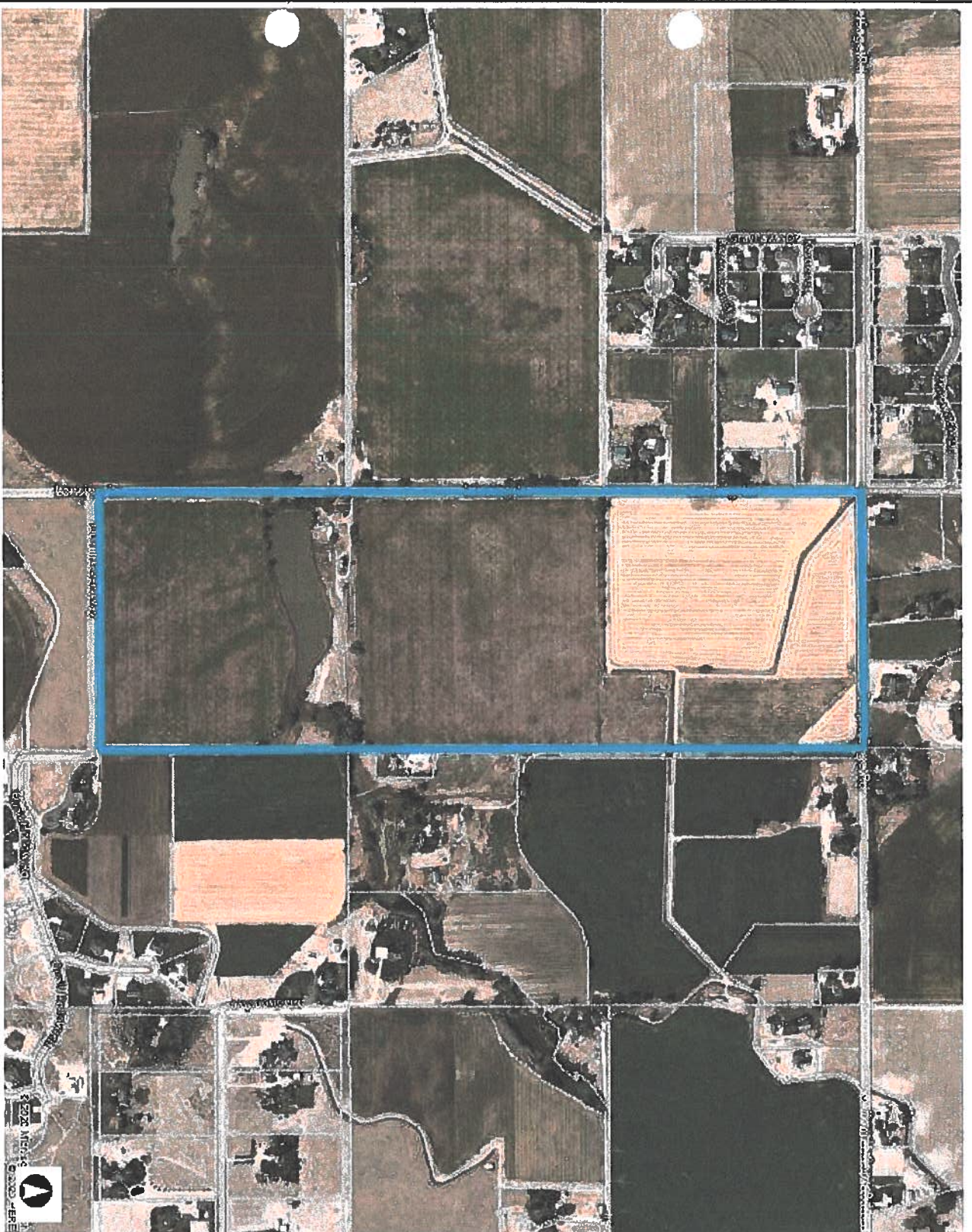


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- Viticulture_Points_of_Interest
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Notes

4/7/2020

ZONING AMENDMENT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyoncounty.id.gov | Phone: 208-454-7458 | Fax: 208-454-6633



Select Application Type:

☒ Zoning **Map** Amendment (Rezone)

☐ Rezone (No conditions; CCZO §07-06-05)

☒ Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)

☐ Zoning **Text** Amendment (propose amendment to ordinance)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

☐ Master Application completed and signed (See attached application)

☐ Letter of Intent:

- **Map Amendments:** Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):

- Is the request generally consistent with the comprehensive plan?
- When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
- Is the request compatible with surrounding land uses?
- Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
- Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
- Does legal access to the subject property for the request exist or will it exist at the time of development?
- Does the request 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 request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
- Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
 - **Conditional rezone** requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.

Text Amendments: Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.

☒ Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)

☒ Land Use Worksheet (map amendment only) – See attached worksheet

☐ Draft of proposed ordinance change (text amendment only)

☒ Deed or evidence of property interest to subject property

☒ \$850 Rezone or ~~\$1,235~~ for a Conditional Rezone

☐ \$2,500 Text Amendment ~~\$1,400~~

(Fees are non-refundable)

Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org**Planning Division Email:** zoninginfo@canyonco.org**Receipt Number:** 75656**Date:** 8/5/2022**Date Created:** 8/5/2022**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Ann Marie Molenaar**Comments:****CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2022-0025	\$1,400.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0041	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2022-0041	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0041	\$340.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	SD2022-0041	\$80.00	\$0.00	\$0.00

Sub Total: \$3,470.00**Sales Tax:** \$0.00**Total Charges:** \$3,470.00**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	2239	\$3,215.00
Credit Card	118948663	\$255.00

Total Payments: \$3,470.00**ADJUSTMENTS****Receipt Balance:** \$0.00