

PRELIMINARY PLAT

PLATTING OF BASIN VIEW SUBDIVISION No. 2  
LYING WITHIN THE NE 1/4 OF THE SE 1/4 OF SECTION 29, T.3N., R.1W., B.M.  
CANYON COUNTY — STATE OF IDAHO  
SURVEYED IN FEBRUARY, 2024

LEGEND

- BOUNDARY LINE  
SECTION LINE  
PARCEL LINE  
EDGE OF PAVEMENT  
FENCE  
OVERHEAD UTILITY  
GRAVITY IRRIGATION DITCH  
12" GRAVITY IRRIGATION PIPE  
CONCRETE  
BUILDING

- FOUND ALUMINUM CAP  
FOUND 5/8" IRON PIN, WITH A 2" ALUMINUM CAP STAMPED PLS 12720, OR AS NOTED  
SET 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463  
GUY ANCHOR  
TELEPHONE RISER  
TRANSFORMER  
WELL  
MAIL BOX  
UTILITY POLE  
PROPOSED LOT NUMBER  
PLATTED LOT NUMBER, BASIN VIEW SUBDIVISION  
PLATTED LOT NUMBER, BRITANNIA HEIGHTS SUBDIVISION No. 2  
PLATTED LOT NUMBER, BRITANNIA HEIGHTS SUBDIVISION No. 3

REFERENCES

- R1 = BRITANNIA HEIGHTS SUBDIVISION No. 2, BOOK 45 OF PLATS, PAGE 47  
R2 = RECORD OF SURVEY INSTRUMENT No. 200007404  
R3 = DEED, INSTRUMENT No. 200349421  
R4 = BASIN VIEW SUBDIVISION, BOOK 46 OF PLATS, PAGE 47  
R5 = BRITANNIA HEIGHTS SUBDIVISION No. 3, BOOK 47 OF PLATS, PAGE 16  
R6 = DONDRA ROSE RANCH SUBDIVISION, BOOK 122 OF PLATS, PAGES 19300-19302, ADA COUNTY RECORDS

BASIS OF BEARING

S 00°49'10" E BETWEEN FOUND MONUMENTS  
AT THE EAST 1/4 CORNER AND THE  
SOUTHEAST SECTION CORNER OF SECTION 29.

NOTES:

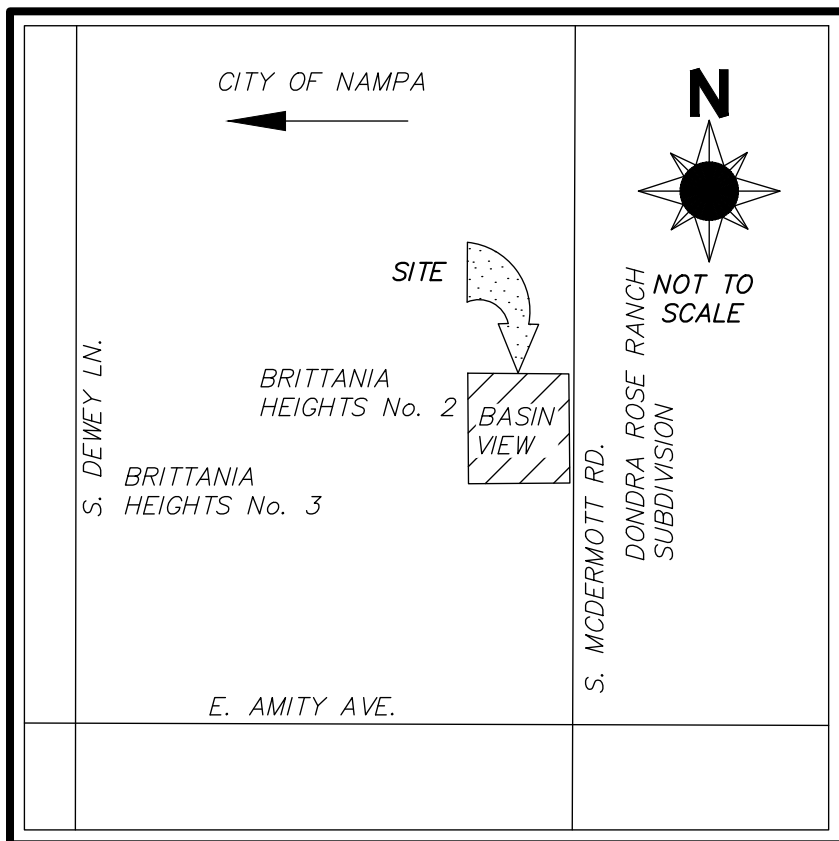
- IRRIGATION DITCH FLOWS NORTH TO SOUTH.
- RE-PLAT INCLUDES 2 RESIDENTIAL LOTS.
- SANITARY SEWER FACILITIES FOR THIS SUBDIVISION SHALL BE INDIVIDUAL SEPTIC SYSTEMS.
- DOMESTIC WATER FOR THIS SUBDIVISION TO BE SUPPLIED BY INDIVIDUAL WELLS.
- STORMWATER DRAINAGE FROM THE ROADWAYS WILL BE CONVEYED AND DISPOSED OF IN BORROW DITCHES ALONG THE ADJACENT ROADWAYS. INDIVIDUAL LOT STORMWATER DRAINAGE WILL BE RETAINED ON-SITE.
- IRRIGATION WATER RIGHTS EXIST FOR THE PROPERTY AND ARE ADMINISTERED BY NAMPA/MERIDIAN IRRIGATION DISTRICT. IRRIGATION WATER WILL BE PROVIDED TO EACH LOT IN ACCORDANCE WITH IDAHO STATUTE 31-3805.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°46'03" W	50.00'

REVISION TABLE

REVISION	DATE
1.1	01/09/2023
2.1	09/25/2023
3.1	03/21/2024



LOCATION MAP  
NOT TO SCALE

OWNER/DEVELOPER

DAN CALDWELL  
217 S. MCDERMOTT RD.  
NAMPA, IDAHO 83687  
(208)-869-9092

APPLICANT

DAN CALDWELL  
217 S. MCDERMOTT RD.  
NAMPA, IDAHO 83687  
(208)-869-9092

SURVEYOR

NATHAN J. DANG  
ACCURATE SURVEYING  
AND MAPPING, P.C.  
1520 W. WASHINGTON ST.  
BOISE, ID 83702  
208-488-4227

GENERAL SITE NOTES:

PROPERTY SIZE: 217,986 S.F. ±  
5.004 ACRES ±  
INTENDED USE: RESIDENTIAL  
SITE ADDRESS: 217 S. MCDERMOTT RD.  
PARCEL ID NO: R3060601000

Nathan J. Dang,  
P.L.S. 11463



**ACCURATE**  
SURVEYING & MAPPING

1520 W. Washington St.  
Boise, Idaho 83702  
(208) 488-4227  
www accuratesurveyors.com

JOB NO.  
22-121  
DRAWN BY:  
BMG  
SHEET:  
1 OF 3



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

May 11, 2023

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

**Re: Basin View Subdivision Final Plat Application**

Dear Ms. Hailey

Keller Associates, Inc. has reviewed the Basin View Subdivision Final Plat dated February 6, 2023. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy County requirements:

1. Complete note 13 with appropriate subdivision name prior to final plat mylar signature.

**We recommend that the Final Plat be APPROVED with the conditions listed above. Please note, the County Surveyor may have additional comments prior to the Final Plat Mylar signature.** Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Plat, when granted, does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

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

Sincerely,

**KELLER ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "Justin Walker".

Justin Walker, P.E.  
County Engineer

cc: File



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

May 11, 2023

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

**Re: Basin View Subdivision Preliminary Plat Application**

Dear Ms. Hailey

Keller Associates, Inc. has reviewed the Preliminary Plat for the Basin View Subdivision dated February 6, 2023. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17.

1. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Plat shall comply with requirements of the local highway district.
4. Plat shall comply with irrigation district requirements.
5. Plat shall comply with Southwest District Health requirements.

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

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

Sincerely,

**KELLER ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "Justin Walker".

Justin Walker, P.E.  
County Engineer

cc: File

# NAMPA HIGHWAY DISTRICT NO. 1

---

August 29, 2023

Accurate Surveying & Mapping  
C/O Nathan J. Dang  
1520 W. Washington St.  
Boise, ID. 83702

RE: Basin View Subdivision Re-Plat

Dear Nathan,

As requested, we have completed a review of the Re-Plat of the Basin View Subdivision. The following comments relating to this development are based on the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts:

Sec. 2020.060 – Plat note “B” and a signature line is required on the plat page as well as the signature page. No note or signature line is currently on the plat page, and the wrong note is on the signature page.

Sec. 3030.010 – Clearly show the 50’ right-of-way along McDermott Rd as “Dedicated to the Public” as in the original plat.

Sec. 3061.070 – Clearly identify the access at the northern end of the property as a private driveway, as shown on the original plat, but show it is the access for lots 1 and 2.

We recommend these comments be addressed prior to approval of the Final Plat. If you have any questions or need additional information, please give us a call.

Sincerely,

Eddy Thiel  
Right-of-Way Tech





# NAMPA HIGHWAY DISTRICT NO. 1

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April 27, 2023

To: Samantha Hammond, Planner  
Canyon County Development Services

From: Eddy Thiel  
Right-of-way Tech

Re; SD2022-0053. Daniel Caldwell

I have reviewed the Request for Approval of a Shory Plat for Basin View Subdivision Notice proposing 2 residential lots received April 27, 2023 with no Transmission Date.

Comments are based upon information provided to the Highway District by Canyon County Development Services. Nampa Highway District #1 has no objection to the preliminary plat subject to the following information:

1. The Subject property fronts S. McDermott Road.
2. NHD#1 Functional Classification of S. McDermott Rd is Expressway Roadway.
3. Per ACCHD Standards, there is no direct access for private or local subdivision roads to Expressway Roadways. An approved Variance Request from the Highway District Commissioners will be required for private subdivision access to S. McDermott Road.
4. The Developer shall submit the required Preliminary Plat submittal package per ACCHD Standards, along with the associated review fee, for a formal review by the Highway District.

All comments above are based on the ACCHD Standards Manual and Nampa Highway District #1 Supplementals.

The Highway District reserves the right to provide amended comments/conditions of approval in the event of application revision or revisions to the ACCHD Standards Manual.



Nampa Development Services Center  
500 12<sup>th</sup> Ave South  
Nampa, Idaho 83651



(208) 468-5409  
engineering@cityofnampa.us  
cityofnampa.us/engineering

May 8, 2024

Daniel Caldwell  
217 S. McDermott Road  
Nampa, Idaho 83687

**RE: Basin View Subdivision No. 2**  
**Nampa City Council Action Letter for Subdivision Improvement Waiver Request**

To Whom It May Concern,

The proposed Basin View Subdivision No. 2 is located within the Nampa City Impact Area. As such, it is required by mutual agreement between Canyon County and the City of Nampa to construct subdivision improvements to Nampa City standards as described in Chapter 9, Article 11 of the Canyon County Code or obtain approval from Nampa City Council to waive/defer said improvements.

On May 6, 2024, the Nampa City Council, during their regular meeting voted to defer the roadway improvements for the Basin View Subdivision No. 2 until such time as the property is annexed into the Nampa City Limits which is documented in official minutes on file with the Nampa City Clerks office. The deferred roadway improvements include installation of sidewalk and streetlights..

Please call me at (208) 468-5422 should you have any follow up questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Badger", is written over a horizontal line.

Daniel Badger, P.E.  
City Engineer

CC: Daniel Badger, P.E. – City Engineer, City of Nampa  
CC: Tom Points, P.E. – Public Works Director, City of Nampa  
CC: Rodney Ashby – Planning Director, City of Nampa  
CC: Dan Lister – Planning Official, Canyon County Development Services  
CC: Eddy Thiel – ROW Agent, Nampa Highway District No. 1



## Samantha Hammond

---

**From:** Caleb Laclair <laclairc@cityofnampa.us>  
**Sent:** Friday, May 19, 2023 4:28 PM  
**To:** Bonnie Puleo; Kristi Watkins; Daniel Badger; Addressing; Doug Critchfield; Nathan Haveman; Char Tim; Samantha Hammond  
**Subject:** [External] RE: Legal Notice Daniel Caldwell SD2022-0053

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Samantha,

S McDermott Rd is classified a Minor Arterial in the Nampa 2020 Functional Classification Map. The Right-of-Way width for this classification is 100' total, 50' from Section Line. Any subdivision of property should accommodate this dedication of right-of-way.

City of Nampa Access Management Policy prohibits new single-family residential access to arterial roads. Any access for new lots should be shared, utilizing the existing accesses at the north and south property boundaries.

City utilities are not directly available to this property. The closest City utilities are:

- 8" water main located approximately 950' north of the property at the S McDermott Rd and E Stonecastle Dr Intersection.
- 8" sewer main located approximate 2.4-miles west of the property at Columbia High School.

Best,



**Caleb LaClair, P.E.**

Assistant City Engineer, Engineering

O: 208.468.5422, C: 208.250.2679

[City of Nampa, Like us on Facebook](#)

**NAMPA**Ready

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**From:** Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>  
**Sent:** Thursday, April 27, 2023 3:39 PM  
**To:** Caleb Laclair <laclairc@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Nathan Haveman <havemann@cityofnampa.us>; Char Tim <timc@cityofnampa.us>  
**Subject:** Legal Notice Daniel Caldwell SD2022-0053

**CAUTION: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454**

Dear Agency;

You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of <insert city name here> and Canyon County, that the Development Services Department has accepted the following application: **SD2022-0053**. Attached for your review is a copy of the letter of intent and a site plan.



You are invited to provide written testimony by **May 28, 2023**, although at this point, no hearing date has been set. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information. Once this case is set for hearing, you will be notified of the hearing date.

If you would like additional information, please contact Planner Samantha Hammond at [samantha.hammond@canyoncounty.id.gov](mailto:samantha.hammond@canyoncounty.id.gov)

Thank you,



**Bonnie Puleo**

**Hearing Specialist**

**Canyon County Development Services**

111 No 11<sup>th</sup> Ave. Suite 310

Caldwell, ID 83605

[bonnie.puleo@canyoncounty.id.gov](mailto:bonnie.puleo@canyoncounty.id.gov)

(208) 454-6631 *direct*

**NEW** public office hours **effective January 3, 2023**

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

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

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

# CANYON SOIL CONSERVATION DISTRICT



2208 E. Chicago, Suite A  
Caldwell, ID 83605  
Phone 208-779-3443  
Fax 1-877-504-6752

SUPERVISORS: Mike Swartz, Chairman; Rex Runkle, Vice Chairman; Robert McKellip, Secretary/Treasurer;  
Chris Gross, Supervisor, Brad McIntyre, Supervisor & Clay Erskine, Supervisor  
ASSOCIATE SUPERVISORS: Tom Johnston, Rich Sims & Matt Livengood

SOIL CONSERVATION DISTRICT STAFF: Lori Kent; Administrative Assistant & Stan Haye, Soil Conservation Technician

**April 29, 2023**

**To: Dan Lister Planner of Record  
Canyon County Development Services**

**From: Canyon Soil Conservation District (Canyon SCD)**

**Subject: P & Z Agency Notice**

**Thank you for sending Canyon Soil Conservation District (SCD) zoning requests.**

**They are: RZ2022-0012/SD2022-0044 Penelope Constantikes, SD2022-0053 Daniel Caldwell, OR2022-0005/CR2022-0011/SD2022-0019 Steve Law, CU2023-0004 Jeff Bower/Kristen McNeill.**

**Comments from Canyon SCD:**

**The acreage amounts on the maps are an estimate. Percentages of soils are rounded to a whole number.**

**RZ2022-0012/SD2022-0044 Penelope Constantikes is 97% Class 3 and 3% Class 4. Class III have moderate limitations and appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.**

**SD2022-0053 Daniel Caldwell is 5 acres or less. Canyon SCD has no comments, no map included.**

**OR2022-0005/CR2022-0011/SD2022-0019 Steve Law is 50% Class 4 and 50% was not rated (slope range is 12 to 25%). Canyon SCD has no comments.**

**CU2023-0004 Jeff Bower/Kristen McNeill is 1% Class 2, 30% Class 3, 54% Class 4, 11% Class 5 and 4% not rated. Canyon SCD has no comments.**

**Continued Partnership and Conservation.**

**Sincerely,**

*Rich Sims acting for:*

**Mike Swartz, Canyon SCD Chairman**

All programs and services of the Canyon Soil Conservation District are offered on a nondiscriminatory basis without regard to race, color, national origin, religion, sex, age, disability, marital or familial status, and political beliefs.



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Canyon Area, Idaho

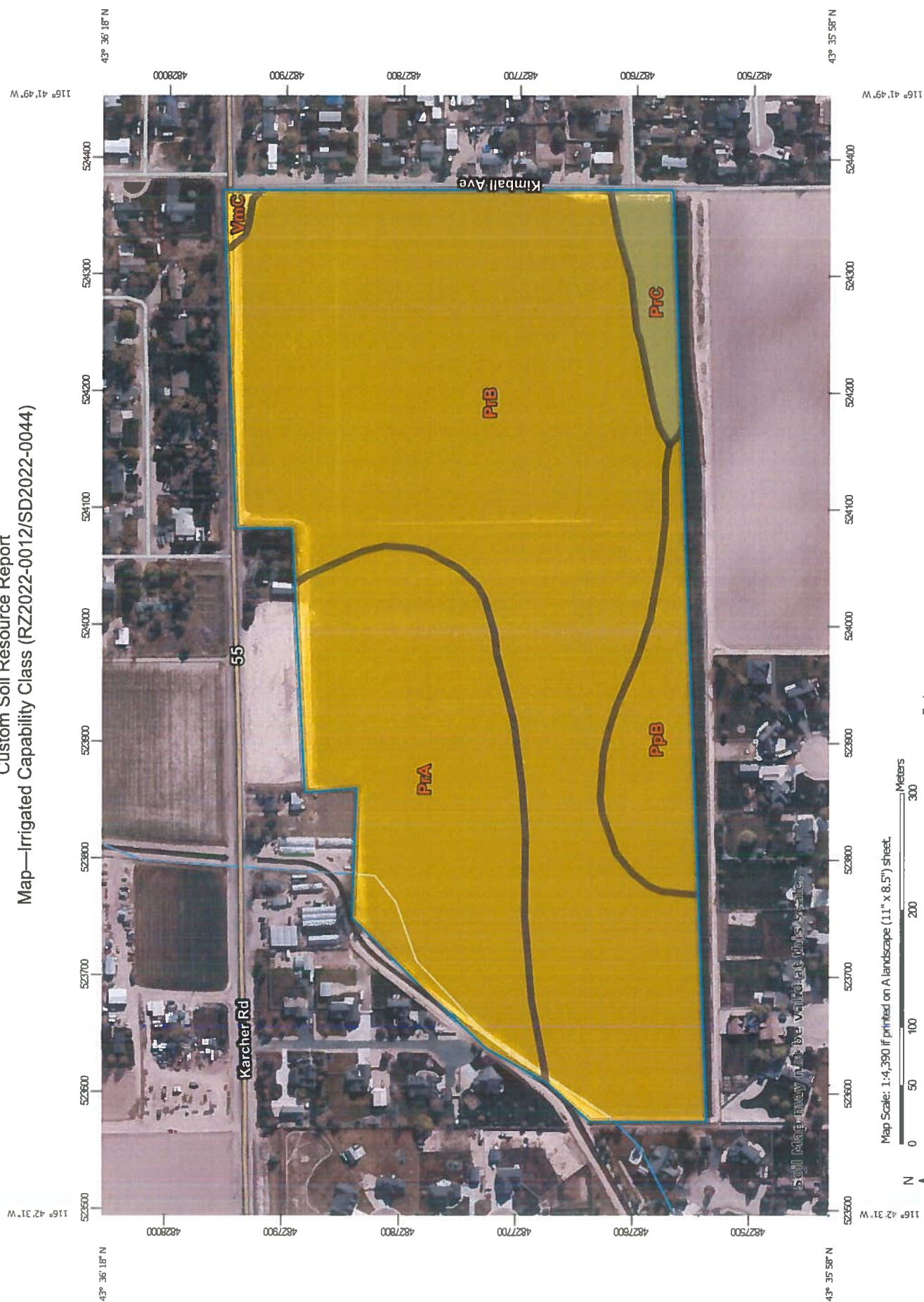
**RZ2022-0012/SD2022-0044**  
**Penelope Constantikes**



April 29, 2023




# Custom Soil Resource Report Map—Irrigated Capability Class (RZ2022-0012/SD2022-0044)



MAP LEGEND










**Area of Interest (AOI)**

Area of Interest (AOI)












**Soils**



**Soil Rating Polygons**

	Capability Class - I
	Capability Class - II
	Capability Class - III
	Capability Class - IV
	Capability Class - V
	Capability Class - VI
	Capability Class - VII
	Capability Class - VIII
	Not rated or not available

**Soil Rating Lines**

	Capability Class - I
	Capability Class - II
	Capability Class - III
	Capability Class - IV
	Capability Class - V
	Capability Class - VI
	Capability Class - VII
	Capability Class - VIII
	Not rated or not available

**Soil Rating Points**

	Capability Class - I
	Capability Class - II

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho  
Survey Area Data: Version 19, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 19, 2021—Apr 21, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Custom Soil Resource Report

**Table—Irrigated Capability Class (RZ2022-0012/SD2022-0044)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PpB	Power-Purdam silt loams, 1 to 3 percent slopes	3	4.4	7.0%
PrA	Purdam silt loam, 0 to 1 percent slopes	3	15.3	24.2%
PrB	Purdam silt loam, 1 to 3 percent slopes	3	41.2	65.4%
PrC	Purdam silt loam, 3 to 7 percent slopes	4	1.9	3.0%
VmC	Vickery-Marsing silt loams, 3 to 7 percent slopes	3	0.2	0.4%
<b>Totals for Area of Interest</b>			<b>63.1</b>	<b>100.0%</b>

### **Rating Options—Irrigated Capability Class (RZ2022-0012/SD2022-0044)**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher





United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Canyon Area, Idaho**

**OR2022-0005 CR2022-0011  
SD2022-0019 Steve Law**



April 29, 2023



Custom Soil Resource Report  
 Map—Irrigated Capability Class (OR2022-0005 CR2022-0011 SD2022-0019 Steve Law)



Map Scale: 1:1,490 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

Capability Class - I

Capability Class - II

Capability Class - III

Capability Class - IV

Capability Class - V

Capability Class - VI

Capability Class - VII

Capability Class - VIII

Not rated or not available

**Soil Rating Lines**

Capability Class - I

Capability Class - II

Capability Class - III

Capability Class - IV

Capability Class - V

Capability Class - VI

Capability Class - VII

Capability Class - VIII

Not rated or not available

**Soil Rating Points**

Capability Class - I

Capability Class - II

Capability Class - III

Capability Class - IV

Capability Class - V

Capability Class - VI

Capability Class - VII

Capability Class - VIII

Not rated or not available

**Water Features**

Streams and Canals

**Transportation**

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

**Background**

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: [Web Soil Survey URL](#)  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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Soil Survey Area: Canyon Area, Idaho  
Survey Area Data: Version 19, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 19, 2021—Apr 21, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Custom Soil Resource Report

**Table—Irrigated Capability Class (OR2022-0005 CR2022-0011 SD2022-0019 Steve Law)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FeC	Feltham loamy fine sand, 3 to 7 percent slopes	4	2.9	28.7%
FeD	Feltham loamy fine sand, 7 to 12 percent slopes	4	0.7	7.2%
FeE	Feltham loamy fine sand, 12 to 25 percent slopes		5.4	53.6%
JaB	Jacquith loamy fine sand, 1 to 3 percent slopes	4	1.0	10.5%
<b>Totals for Area of Interest</b>			<b>10.0</b>	<b>100.0%</b>

## **Rating Options—Irrigated Capability Class (OR2022-0005 CR2022-0011 SD2022-0019 Steve Law)**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher





United States  
Department of  
Agriculture

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Federal agencies, State  
agencies including the  
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Stations, and local  
participants

# Custom Soil Resource Report for **Canyon Area, Idaho**

**CU2023-0004 Jeff Bower Kristen  
McNeill**



April 29, 2023

## Custom Soil Resource Report

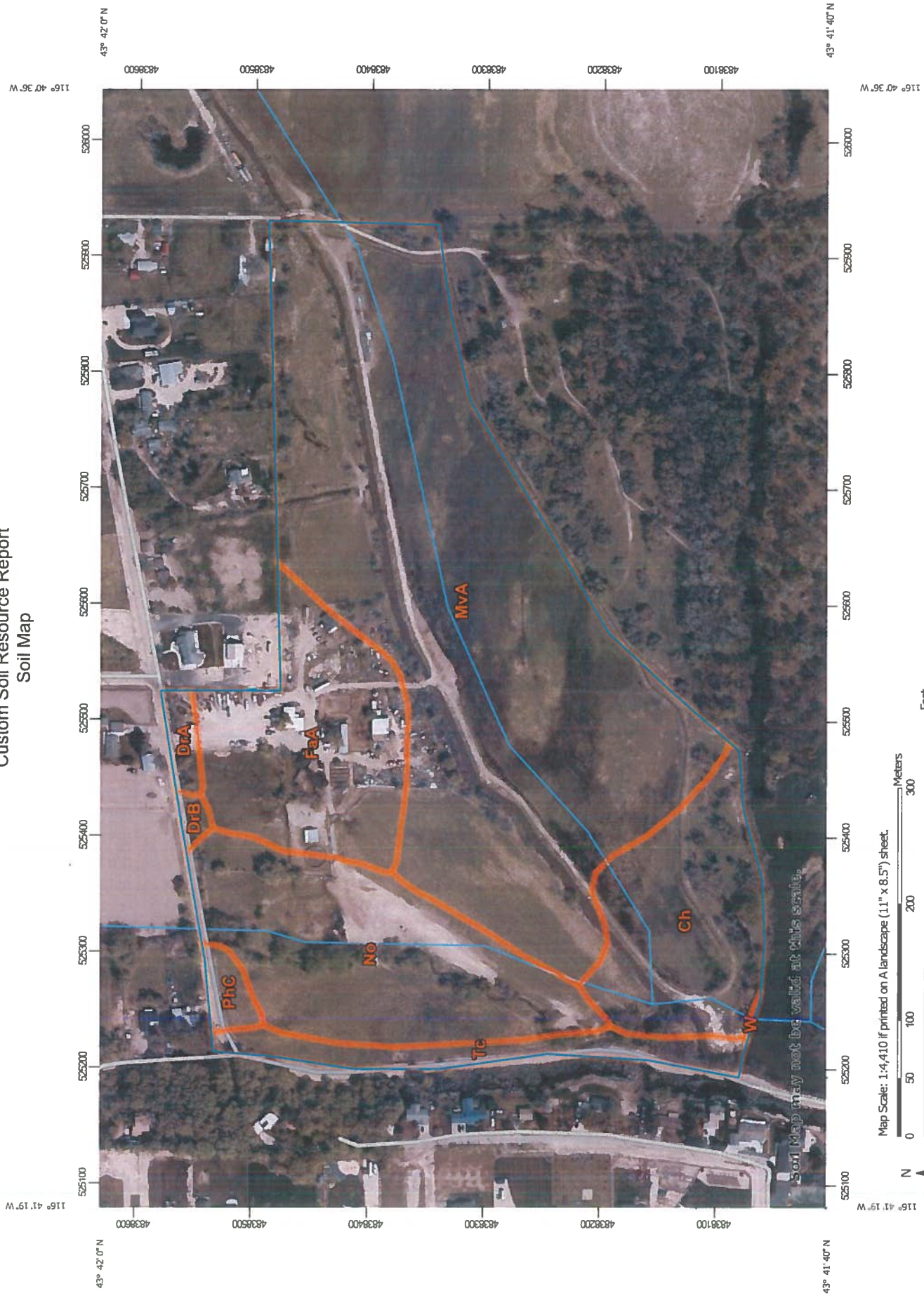
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map





## Samantha Hammond

---

**From:** Doug Critchfield <critchfielddd@cityofnampa.us>  
**Sent:** Thursday, April 27, 2023 4:51 PM  
**To:** Samantha Hammond  
**Cc:** Caleb Laclair; Rodney Ashby  
**Subject:** [External] RE: Legal Notice Daniel Caldwell SD2022-0053

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Samantha – The proposed short plat creates one 2-acre parcel and one 3-acre parcel out of a 5-acre parcel. The proposed density is .4 DU/acre. The Property is located in the Nampa Area of City Impact. The Land use designation identified on the Future Land Use Map in the Nampa 2040 Comprehensive Plan for this parcel is LDR (Low Density Residential). The density range permitted in this land use designation is 1.01- 2.5 DU/acre. Nampa Planning and Zoning does not support this proposal as it is inconsistent with the Low Density Residential Land Use Designation density limitations.

These comments are provided per the Nampa Area of City Impact Ordinance (Nampa Ord # 3452 and County Ordinance #05-014).

Thank you - Doug

---

**From:** Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>  
**Sent:** Thursday, April 27, 2023 3:39 PM  
**To:** Caleb Laclair <laclairc@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfielddd@cityofnampa.us>; Nathan Haveman <havemann@cityofnampa.us>; Char Tim <timc@cityofnampa.us>  
**Subject:** Legal Notice Daniel Caldwell SD2022-0053

**CAUTION:** This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

Dear Agency;

You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of <insert city name here> and Canyon County, that the Development Services Department has accepted the following application: **SD2022-0053**. Attached for your review is a copy of the letter of intent and a site plan.

You are invited to provide written testimony by **May 28, 2023**, although at this point, no hearing date has been set. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information. Once this case is set for hearing, you will be notified of the hearing date.

If you would like additional information, please contact Planner Samantha Hammond at [samantha.hammond@canyoncounty.id.gov](mailto:samantha.hammond@canyoncounty.id.gov)

Thank you,



**Bonnie Puleo**  
**Hearing Specialist**

**Canyon County Development Services**

111 No 11<sup>th</sup> Ave. Suite 310

Caldwell, ID 83605

[bonnie.puleo@canyoncounty.id.gov](mailto:bonnie.puleo@canyoncounty.id.gov)

(208) 454-6631 *direct*

**NEW** public office hours **effective January 3, 2023**

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

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

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## Dan Lister

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**From:** Dan Caldwell <slydog772@gmail.com>  
**Sent:** Monday, May 13, 2024 4:33 PM  
**To:** Dan Lister  
**Subject:** Re: FW: [External] RE: Basin View Sub #2  
**Attachments:** image001.jpg

Dan  
Thank you for the clarification.  
I do not plan any secondary dwellings so I can keep my driveway private and not a subdivision road, so that can be noted in the approval process if that is what it takes to get this done.  
I apologize for any confusion, and if it is okay, I would like to make an appointment to come in and visit with you, and I can bring a hard copy so maybe you can help me understand what else I need to do to get this done.  
Your time is greatly appreciated!  
Sincerely  
Dan Caldwell

On Mon, May 13, 2024, 4:00 PM Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)> wrote:

Mr. Caldwell,

Below is a conversation with Nampa Highway District regarding Basin View #2. They only allow the 60' wide shared access if it stays a private drive serving the two lots (cannot be a private road). If a private road is required, a variance would need to be approved. The City of Nampa would have ultimate approval since it's located in the City's Impact Area.

Unless revised, a condition will be placed on the approval of the plat that states secondary dwellings per CCZO Section 07-02-03/07-14-25 are prohibited. This will ensure the private driveway does not become a private road.

Sincerely,

**Dan Lister, Principal Planner**

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

[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

Development Services Department (DSD)

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**From:** Eddy Thiel <[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)>  
**Sent:** Monday, May 13, 2024 3:50 PM  
**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Cc:** 'Daniel Badger' <[BadgerD@cityofnampa.us](mailto:BadgerD@cityofnampa.us)>  
**Subject:** RE: [External] RE: Basin View Sub #2

Dan,

That is a similar conversation I had with the applicant during my review. I told him that if the subject access wasn't a private drive, it would require a variance to be approved by the Highway District Commissioners for a private subdivision road. Anything more than a private drive is not allowed.

Also, any variance request within the City of Nampa's Area of Impact would allow them to comment on it, and seeing the City's comments, it is unlikely it would be approved.

Thank you,

Eddy

---

Eddy Thiel

ROW

eddy@[nampahighway1.com](mailto:eddy@nampahighway1.com)

4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686

TEL 208.467.6576 • FAX 208.467.9916

---

**From:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>

**Sent:** Monday, May 13, 2024 2:37 PM

**To:** Eddy Thiel <[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)>; 'Daniel Badger' <[BadgerD@cityofnampa.us](mailto:BadgerD@cityofnampa.us)>

**Subject:** RE: [External] RE: Basin View Sub #2

Eddy,

I've let the applicant know if the shared access, proposed to serve the two lots, will allow for secondary dwellings, it would need to be a private road lot instead of an easement. If not, DSD will condition the plat to prohibit secondary dwellings unless the plat is amended. Any comments or concerns?

If the City of Nampa allows the access to be a common driveway where up to four dwellings can be served from the easement, would that be a concern? The City would need to make sure all the requirements for the common driveway can be met such as construction and maintenance agreement. The City recently deferred all subdivision improvements.

Sincerely,

**Dan Lister, Principal Planner**

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

[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

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---

**From:** Eddy Thiel <[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)>

**Sent:** Monday, May 13, 2024 2:12 PM

**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>; 'Daniel Badger' <[BadgerD@cityofnampa.us](mailto:BadgerD@cityofnampa.us)>

**Subject:** [External] RE: Basin View Sub #2

Dan,

On the final plat that we reviewed, access is defined in Note 13, and it is to function as a private drive, as it currently is being used. It is not a subdivision road. I've attached that plat page.

Let me know if you have any other questions.

Thank you,

Eddy

Eddy Thiel

ROW

eddy@[nampahighway1.com](mailto:eddy@nampahighway1.com)

4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686

TEL 208.467.6576 • FAX 208.467.9916

---

**From:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>

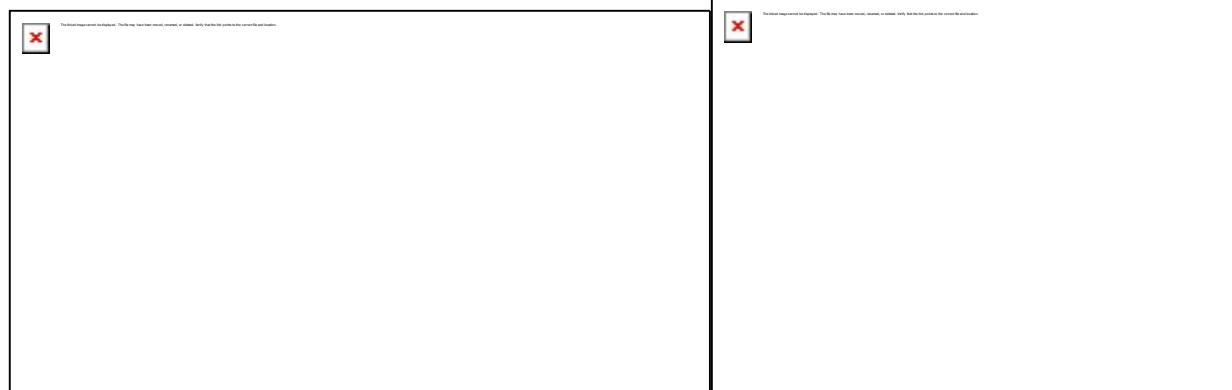
**Sent:** Monday, May 13, 2024 1:29 PM

**To:** Eddy Thiel <[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)>; 'Daniel Badger' <[BadgerD@cityofnampa.us](mailto:BadgerD@cityofnampa.us)>

**Subject:** Basin View Sub #2

Eddy/Daniel,

Attached are your review comments and the pre-plat for Basin View Sub #2 (SD2022-0053). Upon review, the proposed 60' shared access is located adjacent to an existing access to R30606011. My question is does the proposed access meet the minimum spacing requirements? If not, will the developer need to use the existing 40' access easement approved for the first phase of Basin View for access as a private road or will the applicant need to work with that owner to merge the access as a private road?



Sincerely,

**Dan Lister, Principal Planner**

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

[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)



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## Dan Lister

---

**From:** Dan Lister  
**Sent:** Monday, May 13, 2024 10:15 AM  
**To:** 'Dan Caldwell'  
**Cc:** Stephanie Hailey; Dalia Alnajjar  
**Subject:** Basin View #2 - 2nd Review by DSD  
**Attachments:** NampaCCActionLtr\_Basin View Sub\_WaiverRequest\_20240506.pdf; 22-121 Preliminary Plat 3-21-24\_240405\_103955.pdf; 22-121 Basin View No 2 Final Plat\_240405\_104214.pdf

Mr. Caldwell,

I've reviewed the revised preliminary plat and final plat for Basin View #2 (dated 3/21/24) based on my prior review completed in February 2024. Here are a few items to address:

### Preliminary Plat

- Vicinity Map: The vicinity map must be drawn to scale (CCZO Section 07-17-09(1)B8). The scale is still not provided.
- Plat discrepancies: (1) 60' access easement states to see Note 13. There is no note 13. Please add the note and appropriate note number. (2) Only one page was provided, but it states sheet: 1 of 3. Either provide the missing pages or fix.
- Concerns regarding the 60' access: (1) The access easement is adjacent to an existing access to Parcel R30606011. It doesn't meet highway district minimum spacing requirements. Will Nampa Highway District/City of Nampa allow the access that close or do they want you to use the existing shared access created by Basin View Sub or merge access with R30606011? Please work with NHD1/City of Nampa Engineering to get an answer. (2) If the lots want to be able to have a secondary dwelling (accessory dwelling), the 60' easement should meet private road requirements which include making the easement a road lot instead per CCZO Section 07-17-31 (below). If not, a condition will be added prohibiting secondary dwelling until the plat is amended to include a road lot and private road name.

#### **07-17-31: REQUIRED IMPROVEMENTS:**

(1) *Road Improvements:*

##### *A. Private Roads:*

1. *Private roads must be a numbered lot and constructed in accordance with section [07-10-03](#) of this chapter.*
2. *A minimum private road lot width of sixty feet (60') is required. This requirement may be reduced to a width not less than fifty feet (50'), in accordance with subsection [07-10-03\(1\)D](#) of this chapter.*

### Final Plat

- Missing Note to include that identifies the recorded road user's maintenance agreement and instrument number for the 60' access easement.

Once the above is revised/information is provided, I can (1) send the updated plats to Keller Associates for review and approval, and (2) draft a staff report/schedule the first public hearing.

Sincerely,

**Dan Lister, Principal Planner**

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

[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

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

### Final Plat Check-List

<b>Applicant:</b> Caldwell	<b>Case Number:</b> SD2022-0053
<b>Subdivision Name:</b> Basin View Replat	<b>Date:</b> 2/6/2023

#### CANYON COUNTY CODE OF ORDINANCES 07-17-13 (1-6)

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.

1. METHOD & MEDIUM OF PRESENTATION	Meets Code / Comments
A. All plats to be recorded shall be prepared on a drafting medium in accordance with requirements of Idaho Code Title 55, Chapter 19, paragraph (1) for Records of Survey Maps.	<input checked="" type="checkbox"/>
B. The plat shall be drawn to an accurate scale of not more than one hundred feet to an inch (1" = 100') unless otherwise approved by DSD <i>prior to submission</i> .	<input checked="" type="checkbox"/>
C. The final plat drawing shall be additionally submitted in a digital form approved by the Director.	<input checked="" type="checkbox"/>
2. IDENTIFICATION DATA REQUIRED	Meets Code/Comments
A. A title that includes the name of the subdivision and its location by number of sections, township, range, and county shall be placed together at one location at the top of the sheet and generally centered.	<ul style="list-style-type: none"> <li>• <b>The application is not a minor replat (CCZO Section 07-17-21) because it is a substantial change to Basin View Sub. approved 2018. Therefore, if the Basin View Sub name is to be used, it must include "#2" or "Addition" at the end of the subdivision name.</b></li> <li>• <b>Update the year to 2024.</b></li> </ul>
B. Name, address, and official seal of the surveyor preparing the plat.	<input checked="" type="checkbox"/>
C. North arrow.	<input checked="" type="checkbox"/>
D. Date of preparation.	<input checked="" type="checkbox"/>
E. Revision block showing dates of 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.	<input checked="" type="checkbox"/>
3. SURVEY DATA REQUIRED	Meets Code / Comments
A. Boundaries of the tract to be subdivided and the interior lots are to be fully balanced and closed, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	<input checked="" type="checkbox"/>
B. Any excepted lots within the plat boundaries shall show all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	<input checked="" type="checkbox"/>

C. Basis of bearing on the plat shall be referenced.	<input checked="" type="checkbox"/>
<b>4. DESCRIPTIVE DATA REQUIRED</b>	<b>Meets Code / Comments</b>
A. Name, right-of-way lines, courses, lengths, and width of all private and public streets, alleys, pedestrian ways, and utility easements.	<b>Note 13 (incomplete) appears to provide access to all lots via a 60' easement which is inconsistent with 07-17-31. A road lot and private road name (\$330 application) must be established.</b> - Access doesn't meet City of Nampa Engineering requirements
B. All drainage ways.	<b>Ditch with the culvert shown in the 2018 plat and ditch along the public ROW missing</b>
C. All easements provided for public services or utilities and any limitations of the easements. • <i>Easements not easily discerned graphically should have a metes and bounds description</i>	<b>Fix PUDI note #12. Incomplete</b>
D. All lots and blocks shall be numbered throughout the plat in accordance with Idaho Code. "Exceptions", "tracts", and "private parks" shall be so designated, lettered, or named and clearly dimensioned.	<input checked="" type="checkbox"/>
E. All sites to be dedicated to the public will be indicated and the intended use specified.	<b>Dedication is shown on the preliminary plat, but not the final. Explain?</b>
F. All roads must be labeled as either "private" or "public" behind or beneath the road name.	<input checked="" type="checkbox"/>
G. The area of each lot shall be stated in acres and decimals thereof.	<input checked="" type="checkbox"/>
H. The statement from Idaho Code 22-4503 or any later amended statutory language shall appear on all final plats located in a zone where agricultural uses are allowed or permitted.	<input checked="" type="checkbox"/> Note 6
I. A note as to the type of sewage disposal facilities to be provided.	<input checked="" type="checkbox"/> Note 8
J. A note as to the type of water supply facilities to be provided.	<input checked="" type="checkbox"/> Note 7
K. Required section and quarter-section line setbacks.	<input checked="" type="checkbox"/> Note 4
<b>5. DEDICATION AND ACKNOWLEDGMENT</b>	<b>Meets Code / Comments</b>
A. A statement of dedication of all streets, alleys, pedestrian ways, and other easements for public use by the person holding the title of the record and by the person holding title as vendees under the land contract.	<b>Dedication is shown on the preliminary plat, but not the final. Explain?</b>
B. Acknowledgement of dedication: The dedication referred to in Section 07-18-17 of this Chapter shall be in the form of a certificate acknowledged in accordance with Idaho Code 50-1309.	<b>Dedication is shown on the preliminary plat, but not the final. Explain?</b>
<b>6. REQUIRED CERTIFICATIONS</b>	<b>Meets Code / Comments</b>
A. Landowner's signature.	<input checked="" type="checkbox"/>
B. Certification by a surveyor stating that the plat is correct and accurate and that the monuments described in it have been located as described.	<input checked="" type="checkbox"/>
C. Certification of plat approval by the County Surveyor.	<input checked="" type="checkbox"/>
D. Certification of plat approval by the Board.	<input checked="" type="checkbox"/>
E. Approval or certification of comment by impacted agencies that may include: Highway Districts, the Health Department, the City when the development is in an area of City Impact, the Treasurer, Recorder, and State and Federal agencies having jurisdiction.	<input checked="" type="checkbox"/>

## FOR DEVELOPMENT SERVICES INTERNAL USE ONLY

### Date Reviewed

### Reviewer

2/8/2024	D. Lister, Principal Planner

### COMPLIANCE WITH CONDITIONS OF APPROVAL:

- **Not Approved. Inconsistent with CCZO Section 07-17-13. DSD Staff disagrees with approval by Keller dated 5/11/2023 and requires re-review by Keller.**
- **At the time of review, no evidence of waiver of City subdivision improvements or subdivision code has been provided.**
- **Plat notes are confusing. 2018 notes are combined with new notes that seem either irrelevant or inconsistent with the request.**
- **Reference notes do not align with anything shown on the plat.**