



Middleton School District #134

Every Child Learning Every Day

Middleton School District #134

Canyon County--Public Hearing Notice Response

General Response for New Development

Middleton School District is currently experiencing significant growth in its student population. **Currently Middleton School District has 2 of our 3 elementary schools over capacity. Heights Elementary is at 134% of capacity with three portable units. Mill Creek Elementary is at 123% of capacity with 4 portable classroom units totaling 8 classrooms.** We are nearing capacity, but have not superseded at this point, at our high school (91%) and middle school (85%). As it stands now there is an immediate need for additional facilities in our school district, primarily at the elementary grades. However, we have significant concerns of the continued growth and our ability to meet the future facility needs of our district at the secondary level (Middleton Middle School and Middleton High School).

We have completed demographic study performed for our school district boundaries and data suggests that for every new home we could expect between 0.5 and 0.7 (with an average of .569) students to come to our schools. That is the factor/rate we use to make our projection of student impact for each development.

KM Engineering/East Flyer Subdivision

Elementary students living in the subdivision as planned would be in the attendance zone for Mill Creek Elementary School, which, as stated above, is already well above capacity. With the 13 proposed lots we anticipate approximately 7-9 students will need educational services provided by our district. This equates roughly to less than one new classroom of students as a result of this development.

In addition to the increase in student population and its impact on facilities, bussing would be provided for all students. As such, it would be important that the developer include plans for appropriate spacing for bus stops. Typically busses do not enter subdivisions. As such, safe routes to planned stops would be an important consideration.

As a school district we would ask that Canyon County Planning and Zoning commission take these factors into consideration as you make your decision. Any questions regarding this response should be directed to Marc Gee at the contact information shared below.

A handwritten signature in black ink, appearing to read 'Marc C. Gee'.

Marc C. Gee, Superintendent

May 18, 2023

Date

Middleton School District Office: 5 S. Viking Ave, Middleton, ID 83644

Phone: 208-585-3027

Marc C. Gee, Superintendent

Lisa Pennington, Asst. Superintendent

Alicia Krantz, Business Manager

mgee@msd134.org

lpennington@msd134.org

akrantz@msd134.org

Samantha Hammond

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Wednesday, April 19, 2023 1:54 PM
To: Samantha Hammond
Cc: Bonnie Puleo
Subject: [External] RE: Agency Notice Vermaas / East Flyer Sub CR2022-0022 & SD2022-0032

Hello Samantha,

After careful review of the transmittal submitted to ITD on April 18, 2023 regarding Vermaas/East Flyer Sub CR2022-0022 & SD2022-0032, the Department has no comments or concerns to make at this time. Based on the size of the proposed development and the distance it is from SH-44, minor impact is anticipated.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>
Sent: Tuesday, April 18, 2023 2:24 PM
To: 'srule@middletoncity.com' <srule@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; Marc Gee <mgee@msd134.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'CHOPPER@CANYONHD4.ORG' <CHOPPER@CANYONHD4.ORG>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'JESSICA.MANSELL@INTGAS.COM' <JESSICA.MANSELL@INTGAS.COM>; 'MONICA.TAYLOR@INTGAS.COM' <MONICA.TAYLOR@INTGAS.COM>; Idaho Power <easements@idahopower.com>; Megan Kelly <mkelly@idahopower.com>; 'shayne.watterud@ziplay.com' <shayne.watterud@ziplay.com>; 'CARL@BLACKCANYONIRRIGATION.COM' <CARL@BLACKCANYONIRRIGATION.COM>; dpopoff@rh2.com; D3 Development Services <D3Development.Services@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; 'mstowell@ccparamedics.com' <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'Kent, Lori - NRCS-CD, Caldwell, ID' <Lori.Kent@id.nacdn.net>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'GMPRDJENNIFER@GMAIL.COM' <GMPRDJENNIFER@GMAIL.COM>; ID Agricultural Aviation Assn <idahoaaa@gmail.com>; 'middletoncemdist13@gmail.com' <middletoncemdist13@gmail.com>
Subject: Agency Notice Vermaas / East Flyer Sub CR2022-0022 & SD2022-0032

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good afternoon:

Please see the attached agency notice. You are invited to provide written testimony by May 18, 2023, although as of 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.

Please direct your comments or questions to Planner **Samantha Hammond** at samantha.hammond@canyoncounty.id.gov

Thank you,



Bonnie Puleo

Hearing Specialist

Canyon County Development Services

111 No 11th Ave. Suite 310

Caldwell, ID 83605

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.

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

May 19, 2023

Samantha Hammond, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
samantha.hammond@canyoncounty.id.gov

Subject: Vermaas / East Flyer Sub CR2022-0022 & SD2022-0032

Dear Ms. Hammond:

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

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

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

1. AIR QUALITY

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

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

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

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

2. WASTEWATER AND RECYCLED WATER

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

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

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

3. DRINKING WATER

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

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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

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

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK



February 16, 2023

Canyon County Board of Commissioners
and Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605
Attention: Dan Lister, Planning Director

KM Engineering
9233 West State Street
Boise ID 83714
Attention: Joe Pacher, PE
.

**RE: SD2022-0032 Easy Flyer Subdivision
Canyon County Parcels R37517 & R37519**

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the application for preliminary plat of Easy Flyer Subdivision, parcels R37517 & R37519, approximately 20 acres, located in the NE ¼ of the NW ¼ of Section 28 T5N R2W. CHD4 provides the following comments on the proposed development:

General

The subject property is located on the south side of Galloway Road between Duff and Gill Lane. Galloway Road is under the jurisdiction of CHD4 along the subject property frontage. The subject property is located within the Middleton area of impact, but is located more than one mile from city limits (6,050 feet north and east). This property is considered rural by CHD4 for purposes of development.

Galloway Road is classified as a Collector on the long range functional classification maps adopted by CHD4 and Canyon County. Existing right-of-way for Galloway Road along the subject property is a 25-foot (half-width) prescriptive easement, measured from existing road centerline. Ultimate right-of-way width for a Collector is 40-feet (half-width), measured from the section line.

These plans are unable to be conditionally accepted due to horizontal geometry deficiencies. If these comments are not satisfactorily addressed with 3rd submittal, additional application fees and review time penalty applies.

CHD4 provides the following comments on the preliminary plat dated 1/13/23:

Right-of-Way Dedication

1. EP and **ROW** requires 40-feet radius at the intersection of Galloway/Vermass

Preliminary Plat

1. Provide storm water disposal area for Galloway Road drainage.
 - a. Show easements

2. CL radius shown as $R=150'$.
 - a. Can consider $R=167'$ if superelevation of +2%
 - i. Use superelevation of +2% with $R=167'$ or use $R=200'$ with typical crown.
3. Verify sufficient right-of-way provided at cut and fill locations
 - a. Easement can be considered if outside of ROW
4. Provide cross sections for public road improvements where profile grade exceeds 6%, and/or where grading limits extend outside the proposed right-of-way
 - a. Cross sections appears cut but were not included
5. For horizontal curves show PC & PT—minimum 50' tangent between curves applies.

All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual in effect at the time of preliminary plat consideration by the CHD4 Board.

Please revise the preliminary plat to address the comments above, and re-submit a single full-size hard copy and an electronic copy of the plat and supporting documents for approval. Feel free to contact me with any questions on this matter.

Regards,

A handwritten signature in blue ink, appearing to read "L. Riccio", with a horizontal line extending to the right.

Lenny Riccio, P.E.
Assistant Engineer
Transportation Planner



CANYON HIGHWAY DISTRICT No. 4

15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135
FAX 208/454-2008

December 20, 2022

Canyon County Board of Commissioners and
Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605
Attention: Dan Lister, Planning Director

KM Engineering
9233 West State Street
Boise, ID 83714
Attn: Joe Pachner, PE

RE: **SD2022-0032 Easy Flyer Subdivision**
Canyon County Parcels R37517 & R37519

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the application for preliminary plat of Easy Flyer Subdivision, Parcels R37517 & R37519, approximately 20 acres, located in the NE ¼ of the NW ¼ of Section 28 T5N R2W. CHD4 provides the following comments on the proposed development:

General

The subject property is located on the south side of Galloway Rd between Duff and Gill Ln. Galloway Road is under the jurisdiction of CHD4 along the subject property frontage. The subject property is located within the Middleton area of impact, but is located more than one mile from city limits (6,050 feet north and east). This property is considered rural by CHD4 for purposes of development.

Galloway Rd is classified as a Collector on the long range functional classification maps adopted by CHD4 and Canyon County. Existing right-of-way for Galloway Rd along the subject property is a 25-foot (half-width) prescriptive easement, measured from existing road centerline. Ultimate right-of-way width for a Collector is 40-feet (half-width), measured from the section line.

CHD4 provides the following comments on the preliminary plat submitted with the application:

Right-of-Way Dedication:

- Provide a 40-foot right-of-way dedication for Galloway Rd as shown.
- Provide a 40-foot radius at the intersection of Galloway Rd. and Vermass Dr.

Access:

- No lot shall have direct access to Galloway Rd as shown.

Preliminary Plat:

CHD4 standards require construction of frontage improvements for arterial and collector roadways within or adjacent to proposed development.

1. Lot numbering: isn't this all one block?
2. Add note to include removal of obstructions from Galloway Rd right-of-way, including:
 - a. Remove the trees and shrubs along the frontage of the property.

- b. Remove the fencing along the frontage of the property.
- c. Remove the existing approach, pipe and gate adjacent to Galloway Rd.
- d. Relocate mailbox and 25mph speed limit sign south side of Galloway Rd.
3. Subdivision boundary does not match parcel boundary for R37519 shown on the assessor's map; has this boundary been revised?
4. Show Galloway Rd. street section to match south half of ACCHD SD-101A Three Lane Rural Road.
5. Provide stormwater disposal area for Galloway Rd drainage.

Internal Local Road:

1. Show roadway CL radius and cul-de-sac right-of-way dimensions.
2. Verify sufficient right-of-way provided at cut and fill locations.
3. Maximum grade for residential streets is 8%.
4. Provide cross sections for public road improvements where profile grade exceeds 6%, and/or where grading limits extend outside the proposed right-of-way.
5. Extend Vermass Drive right-of-way to easterly property boundary to provide access to adjoining parcel R37516. Access for Parcel R7516 to Galloway Rd is very limited due to sight distance restrictions and steep grades along the northerly boundary. A 56-foot wide r/w may be extended east of the culdesac centered on the common lot line for Lots 1/6, or the culdesac may be pushed to the east boundary.

All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual in effect at the time of preliminary plat consideration by the CHD4 Board.

Please revise the preliminary plat to address the comments above, and re-submit a single full-size hard copy and an electronic copy of the plat and supporting documents for approval. Feel free to contact me with any questions on this matter.

Respectfully,



Chris Hopper, P.E.
Assistant District Engineer

File: Galloway Rd.- Easy Flyer Subdivision

Canyon Highway District No. 4

Staff Report: **Galloway Road
Easy Flyer Subdivision
Preliminary Plat**



July 6, 2023

Approved by Commission 7/6/23 (LJR)

Attachments:

- Vicinity Map
- Preliminary Plat (separate file)

Staff is recommending Board review of preliminary plats for several reasons:

- Provide opportunity for the Board to review and comment on proposed developments prior to final plat approval. Current CHD4 policy requires that any public road improvements be designed, constructed, and approved prior to final plat approval. This preliminary plat review allows the Board opportunity to review compliance with adopted transportation plans and provide input on required public improvements and other public interests before final design.
- Provide the applicant assurance that the preliminary layout and proposed transportation improvements meet the District's standards and requirements prior to funding design and construction.
- Provides staff the opportunity to seek Board approval for certain portions of current policy that use language such a "may require...", or "unless otherwise determined by the District..." related to the adoption of adjacent city standards, or requirements for arterial or collector roadway improvements.

In this specific case, staff is requesting review and consideration of a preliminary plat for Easy Flyer Subdivision

Project Background

The subject parcels, R37517 & R37519, are located approximately 1,320' east of the Duff/Galloway intersection. More specifically located in the NE ¼ of the NW ¼ of Section 28 T5N R2W and consists of about 20 acres. Applicant is requesting a rezone from agriculture to Single Family Residential (R-1) and preliminary plat entitlements with Canyon County.

Proposal

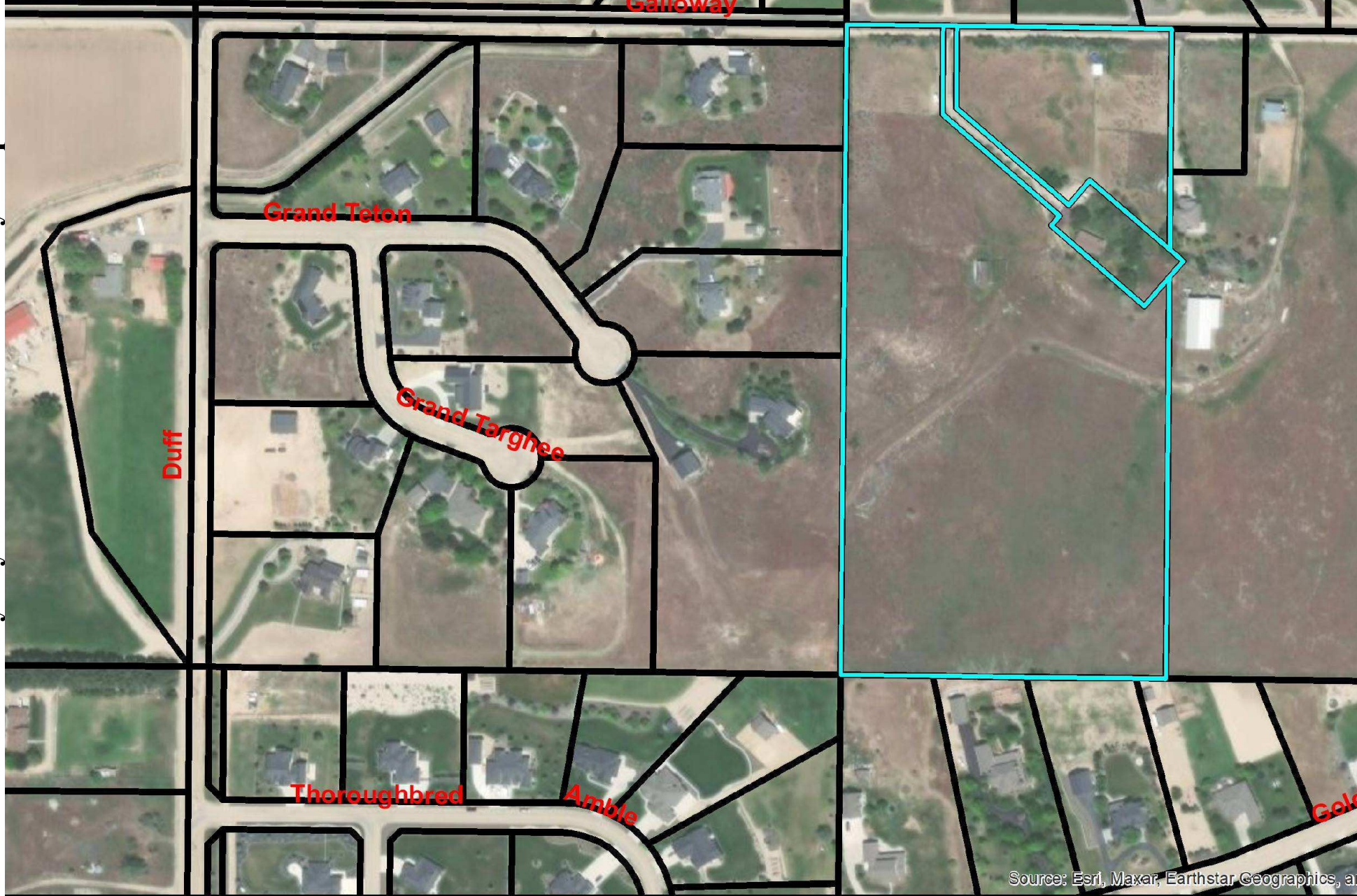
- Rezone to R-1 and preliminary plat request
 - 13 lots on 20.02 Acres, gross density 0.65 DU/Acres
- Local road approach 330' east from Merlynn Lane (public) opposite side of roadway
 - Consistent with HSDP 3061.010.A
- Due to poor intersection sight distance of adjacent lot and density of accesses, developer stubs local road to east property line
 - Portion outside of maintenance limits of cul-de-sac to be dedicated as closed ROW

- Improve Galloway Road per typical 3-lane rural collector—improvements measured from section line
- ROW dedication of 60' for interior roads and 40' for half-collector measured from section line for Galloway Road Lane
- Due to steep slopes, slope easement likely required for interior roads to allow CHD4 maintenance of slopes outside of ROW

CHD4 staff has reviewed and commented on two previous revisions of the preliminary plat. **CHD4 staff recommends the Board approve the preliminary plat dated 2/28/23 with the following conditions:**

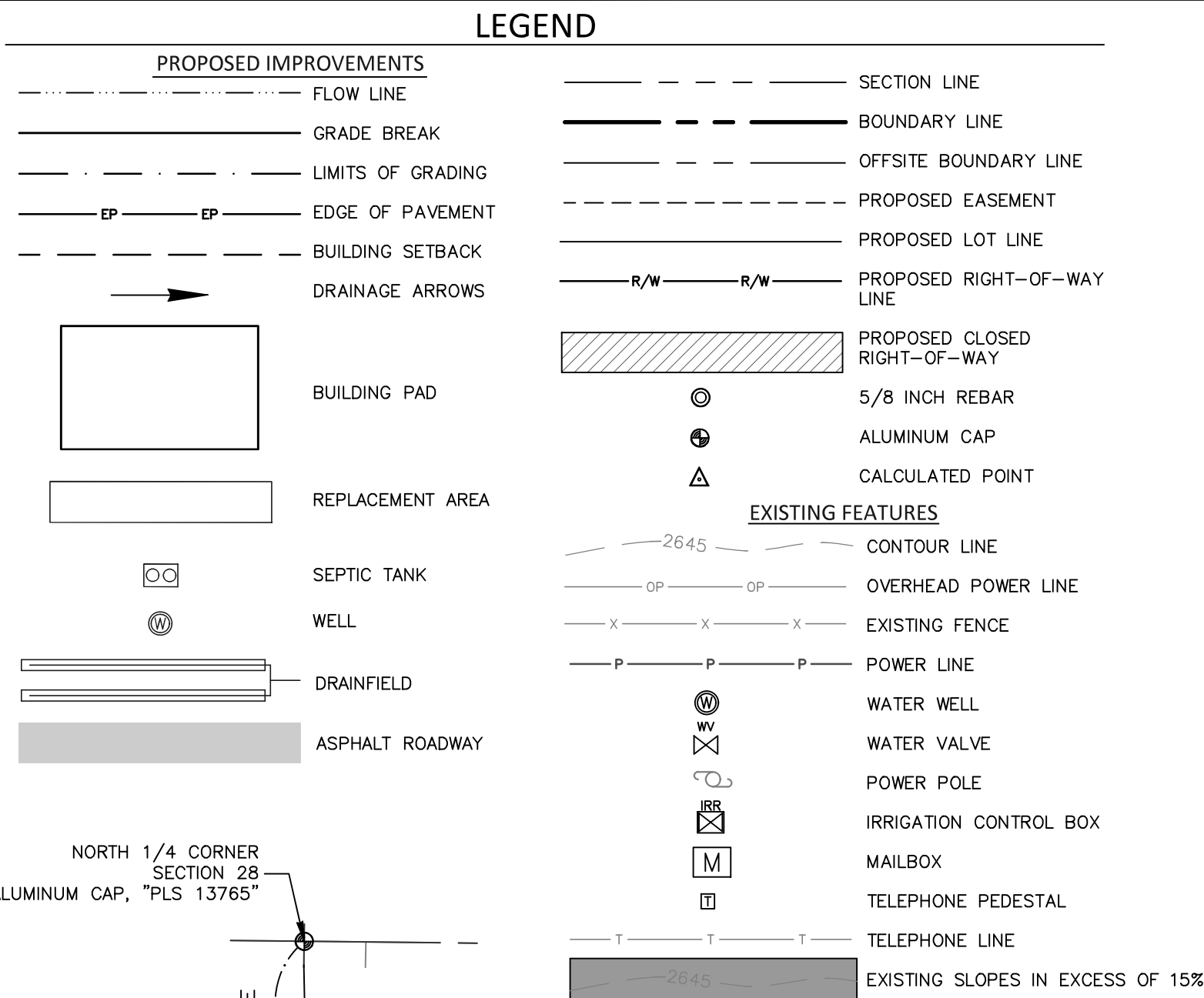
1. List proposed road cut/fill limit and storm drain easement as two distinct easements.
2. Scour protection for barrows where storm water velocity is greater than 2 ft/s.
3. Typical road section shall be based on pavement design at time of improvement drawings.

Easy Flyer Subdivision- Vicinity Map



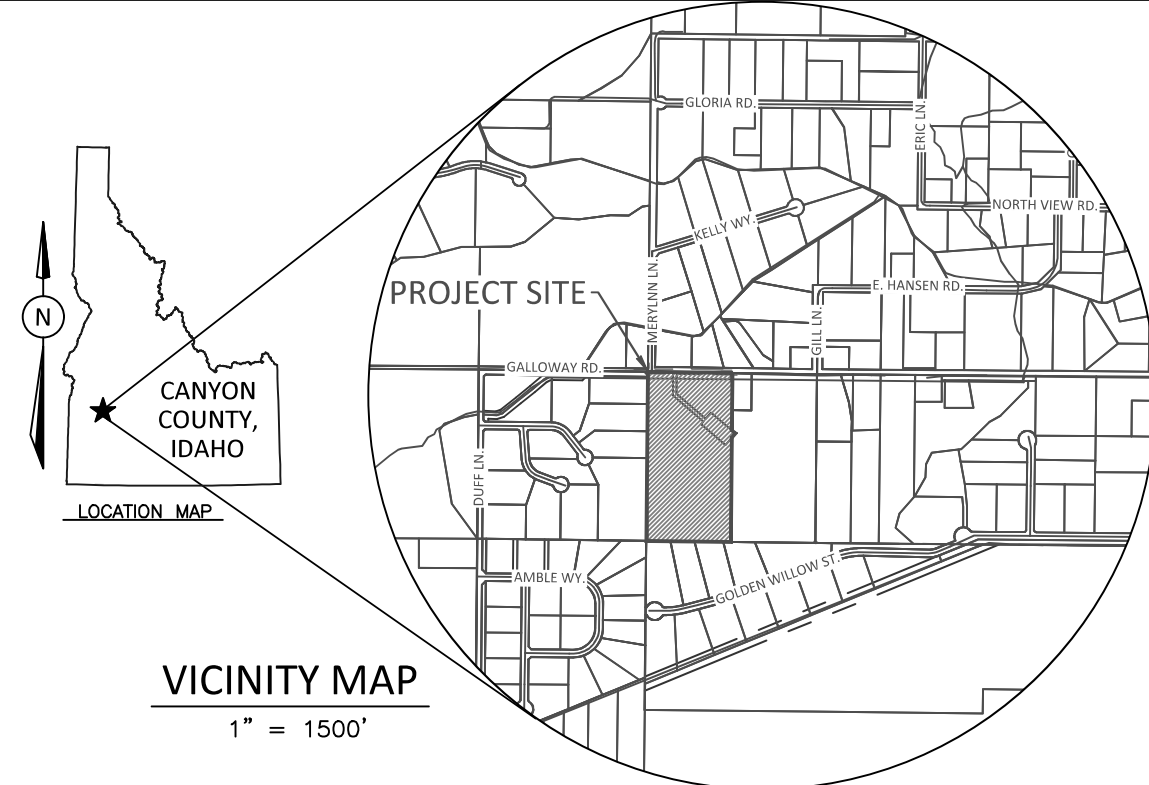
Source: Esri, Maxar, Earthstar Geographics, and others

P:\21-BAY\20\24\21\PRELIMINARY\21-184 PRE PLAT - COVER.DWG, B. JOHNSON, 2/28/2023, CANYON BYTES (BWP) PLO, 2/28/2023, [P01]



PRELIMINARY PLAT SHOWING EASY FLYER SUBDIVISION

SITUATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4, SECTION 28,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	PRELIMINARY PLAT COVER SHEET
PP1.1	PRELIMINARY PLAT EXISTING CONDITIONS
PP1.2	PRELIMINARY PLAT ENGINEERING & DRAINAGE
PP1.3	PRELIMINARY PLAT STREET CROSS SECTIONS
PP1.4	PRELIMINARY PLAT PRELIMINARY GRADING PLAN

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

PRELIMINARY LOT DATA

SITE DATA	
EXISTING ZONING	A
REQUESTED ZONING	R-1
AREA CALCULATIONS	
RESIDENTIAL LOT AREA	17.47 ACRES
ROW	2.55 ACRES
TOTAL AREA OF SITE	20.02 ACRES
OVERALL LOT DATA	
SINGLE FAMILY RESIDENTIAL LOTS	13
TOTAL LOTS	13
MINIMUM PROPERTY SIZE	43,138 SQ.FT.
AVERAGE PROPERTY SIZE	58,543 SQ.FT.
DEDICATED RIGHT-OF-WAY	111,071 SQ.FT.
GROSS DENSITY	0.65 UNITS/ACRE
NET DENSITY	0.74 UNITS/ACRE

CONTACT INFORMATION

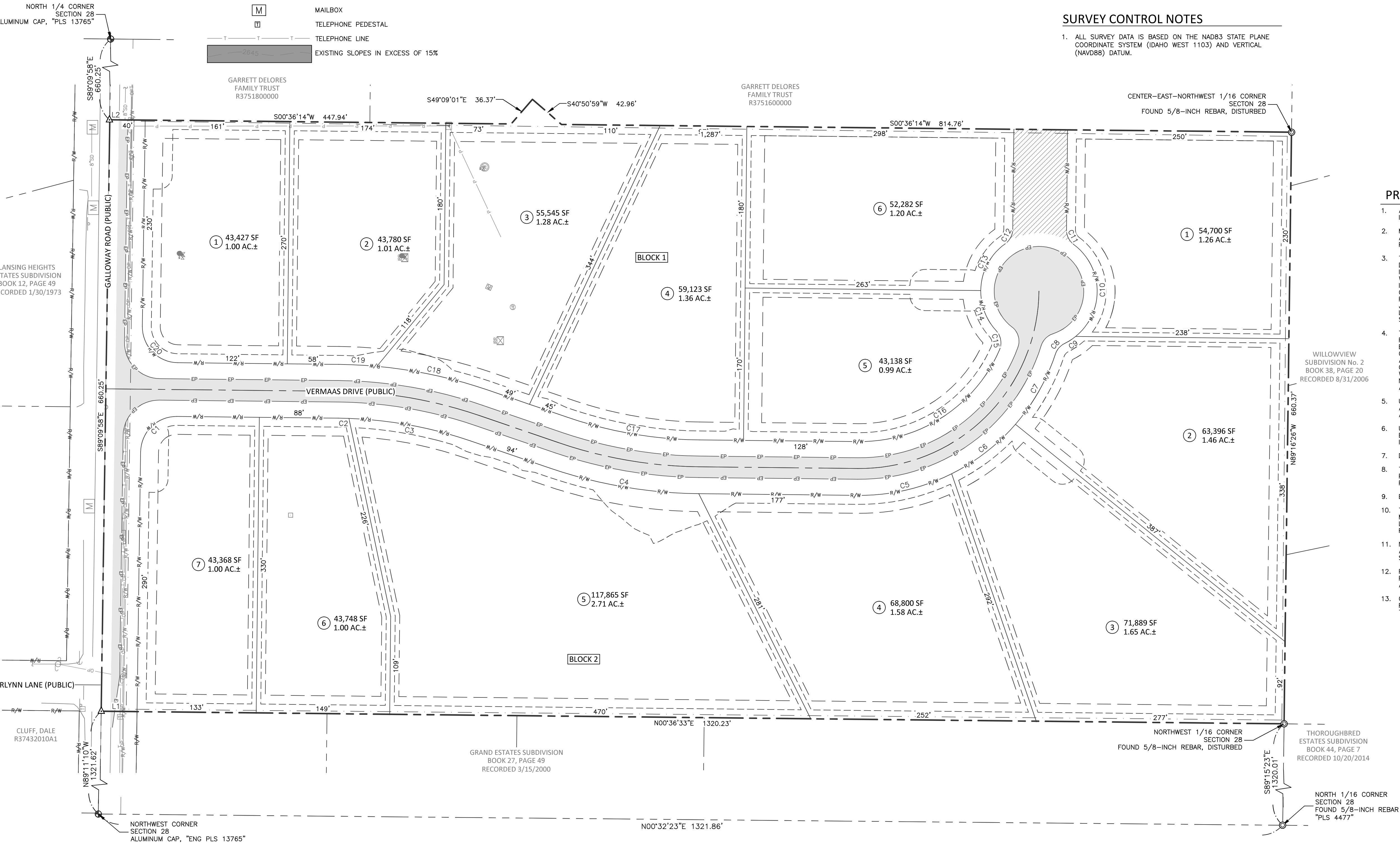
ENGINEER/SURVEYOR	DEVELOPER/OWNER
KM ENGINEERING 5725 N. DISCOVERY WAY BOISE, IDAHO 83713 PHONE: (208) 639-6939 CONTACT: JOE PACHNER, P.E. EMAIL: joe@kmenglp.com	BONNIE VANCE VERMAAS PO BOX 442 MIDDLETON, IDAHO 83644 PHONE: (208) 585-2000 CONTACT: BONNIE VANCE VERMAAS

PRELIMINARY PLAT NOTES

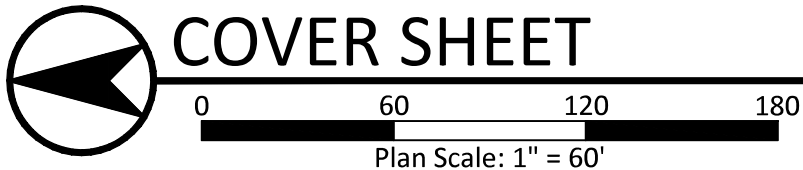
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE SUBDIVISION PROPERTY IS DRY LAND NOT CONNECTED TO A MUNICIPAL OR OTHER DOMESTIC POTABLE WATER SUPPLY OR ANY APPURTENANT SURFACE OR SUBSURFACE IRRIGATION WATER RIGHT. PURSUANT TO IDAHO CODE SECTION 42-1101(c) DOMESTIC WELL MAY BE USED TO IRRIGATE UP TO ONE-HALF ACRES OF LAND, AND MORE LAND IF A WATER RIGHT IS OBTAINED FROM THE IDAHO DEPARTMENT OF WATER RESOURCES. OWNERS MAY IRRIGATE ADDITIONAL LAND AFTER ACQUIRING SUBSURFACE WATER RIGHT FOR IRRIGATION AND OBTAINING A PERMIT FROM THE STATE AGENCY HAVING JURISDICTION. PRESSURIZED IRRIGATION IS REQUIRED FOR THE IRRIGATION OF THE LANDSCAPING INSTALLED ON EACH LOT AND THE COST AND DESIGN OF EACH IRRIGATION SYSTEM IS THE RESPONSIBILITY OF EACH LOT OWNER.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS, IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
- UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO STREET RIGHTS-OF-WAY AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- DIRECT LOT ACCESS TO GALLOWAY RD IS PROHIBITED.
- THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES, OUTSIDE THE PUBLIC RIGHT OF WAY, INCLUDING ALL ROUTINE AND MAINTENANCE.
- EACH RESIDENTIAL LOT WILL HAVE AN INDIVIDUAL MAILBOX.
- THE HOMEOWNERS ASSOCIATION, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWN, SPRINKLERS, SIDEWALKS, PATHWAYS, LANDSCAPING, ETC.) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.
- NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY (70) FEET TO ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT SPECIFICALLY WAIVES THE SEVENTY (70) FEET SETBACK REQUIREMENT.
- FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING FINISH GRADES. RUNOFF SHALL BE MAINTAINED ON SUBDIVISION PROPERTY UNLESS OTHERWISE APPROVED.
- OBSTRUCTIONS WITHIN THE PROPOSED 40' (HALF-WIDTH) GALLOWAY ROAD RIGHT-OF-WAY WILL BE REMOVED, INCLUDING TREES, SHRUBS, THE EXISTING FENCE, THE EXISTING APPROACH, AND THE GATE ADJACENT TO GALLOWAY ROAD.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	40.00'	62.70'	89°49'02"	N44°17'58"W	56.48'
C2	470.00'	11.85'	1°26'42"	N1°19'54"E	11.85'
C3	470.00'	138.09'	16°50'00"	N10°28'15"E	137.59'
C4	530.00'	169.08'	18°16'42"	S9°44'54"W	168.36'
C9	65.00'	14.77'	13°01'07"	N32°35'48"W	14.74'
C10	65.00'	118.27'	104°15'11"	S88°46'03"W	102.62'
C11	20.00'	18.84'	53°58'05"	S63°37'31"W	18.15'
C12	20.00'	18.84'	53°58'05"	N62°24'24"W	18.15'
C13	65.00'	61.22'	53°58'05"	S62°24'24"E	58.99'
C14	65.00'	49.18'	43°20'51"	N68°56'08"E	48.01'
C17	470.00'	149.94'	18°16'42"	S9°44'54"W	149.30'
C18	530.00'	126.59'	13°41'07"	N12°02'42"E	126.29'
C19	530.00'	42.49'	4°35'36"	N2°54'21"E	42.48'
C20	40.00'	62.96'	90°10'58"	S45°42'02"W	56.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0°36'33"E	40.00
L2	N0°35'55"E	40.00



COVER SHEET



PROFESSIONAL ENGINEER
8628
2/28/2023
JOE N. PACHNER
STATE OF IDAHO

Digitally signed by Joe Pachner, P.E.
Date: 2023.04.19 08:49:24 -06'00'

REVISIONS	DATE	ITEM	CHG COMMENTS
1	1/13/2023		
2	2/28/2023		CANYON COUNTY AND CHD COMMENTS

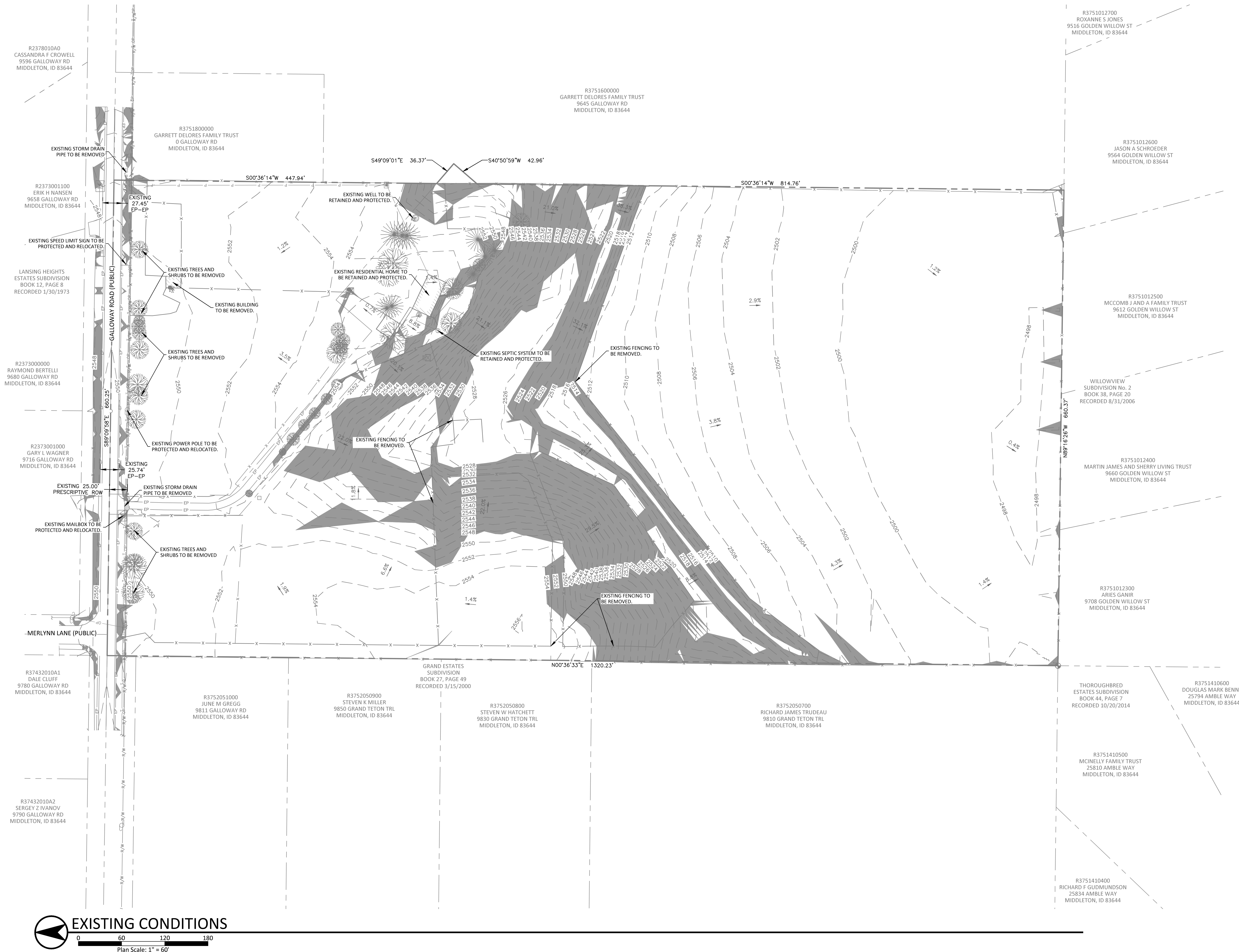
EASY FLYER SUBDIVISION
CANYON COUNTY, IDAHO

PRELIMINARY PLAT
COVER SHEET

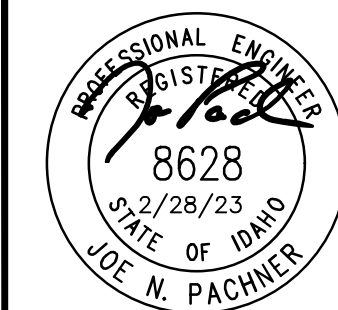
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglp.com

DESIGN BY: JNP
DRAWN BY: AULBUJ
CHECKED BY: JNP
DATE: 6/21/2022
PROJECT: 21-184

SHEET NO.
PP1.0

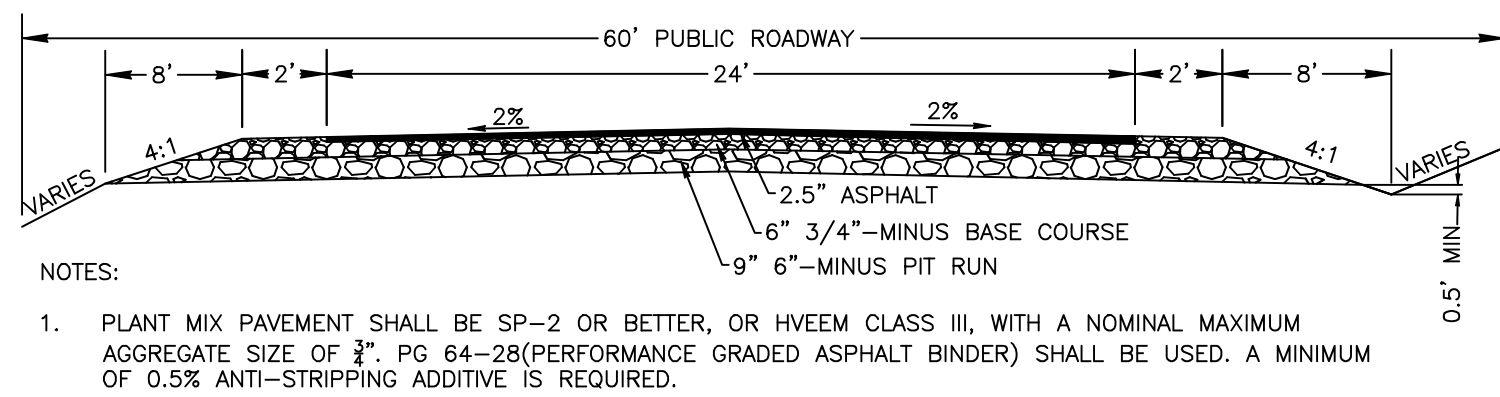
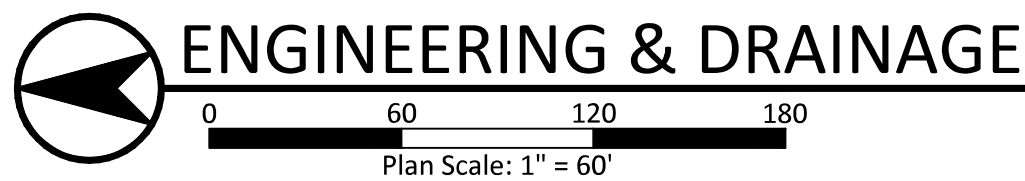
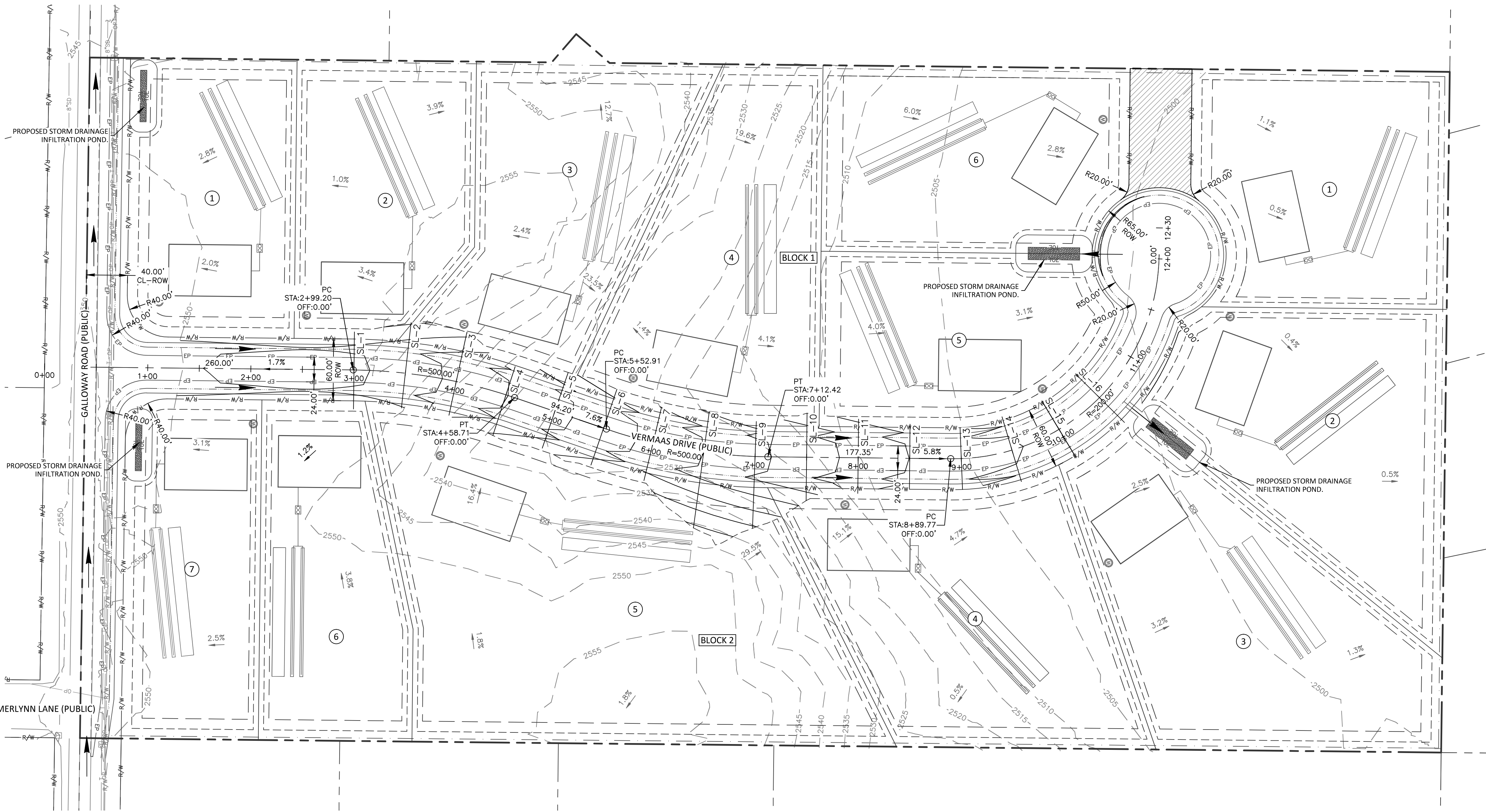


EXISTING CONDITIONS

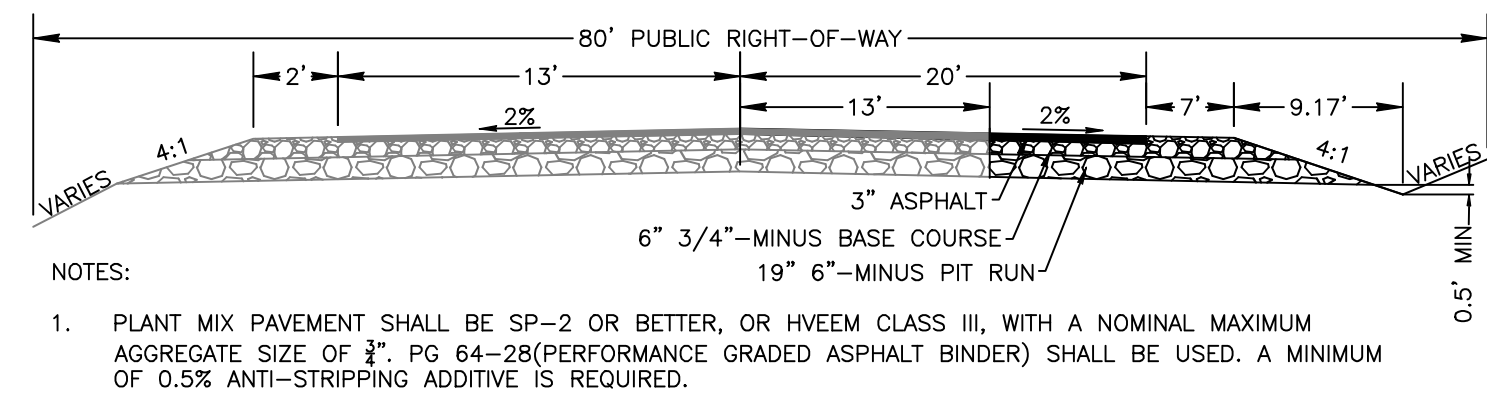


**EASY FLYER SUBDIVISION
CANYON COUNTY, IDAHO**

DESIGN BY:	JNP
DRAWN BY:	AJL\BJJ
CHECKED BY:	JNP
DATE:	6/21/2022
PROJECT:	21-184
SHEET NO.	



TYPICAL PUBLIC ROAD SECTION (ALL INTERNAL ROADWAYS)
NTS



TYPICAL STREET SECTION GALLOWAY ROAD (PUBLIC)
NTS

MINIMUM SEPARATIONS	
WELL TO DRAINFIELD	100'
WELL TO DWELLING	10'
SEPTIC TANK TO DWELLING	5'
SEPTIC TANK TO PRIVATE WELL	50'
SEPTIC TANK TO PROPERTY LINE	5'
SEPTIC TANK TO IRRIGATION CANAL	25'
SEPTIC TANK TO JUNCTION BOX	6'
SEPTIC TANK TO WATER LINE ELBOW	10'
DRAINFIELD TO DWELLING 10' SLAB/CRAWL BASEMENT	20'
DRAINFIELD TO PROPERTY LINE	5'
DRAINFIELD TRENCH TO REPLACEMENT AREA	6'
DRAINFIELD TRENCH TO DRAINFIELD TRENCH	6'

- PRELIMINARY ENGINEERING NOTES**
- DOMESTIC WATER SERVICE FOR EACH LOT WILL BE PROVIDED BY INDIVIDUAL WELLS.
 - WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
 - SEE SHEET PP1.3 FOR ROAD CROSS SECTIONS WHERE THE PROFILE GRADE EXCEEDS 6% AND WHERE GRADING LIMITS EXTEND OUTSIDE THE PROPOSED RIGHT-OF-WAY.
 - STORM DRAINAGE AND GRADING SHOWN ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.

- DRAINAGE AND ENGINEERING NOTES**
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS SHALL BE COLLECTED IN ROADSIDE SWALES AND RETAINED WITHIN THE PROPOSED STORMWATER INFILTRATION PONDS SHOWN ON THE PLANS. THE STORMWATER INFILTRATION PONDS WILL SIZED TO ACCOMMODATE THESE RATES.
 - BUILDING FOOTPRINTS AND SEWER LAYOUTS ARE SHOWN FOR TYPICAL LAYOUT TO COMPLY WITH SEPARATION REQUIREMENTS. ACTUAL BUILDING PADS AND SEPTIC LAYOUT MAY BE REVISED UPON APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT.
 - ALL DOMESTIC WATER WELLS AND SANITARY SEWER SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND SOUTHWEST DISTRICT HEALTH REQUIREMENTS.
 - THE OWNERS OF EACH LOT SHALL BE REQUIRED TO RETAIN ALL EXCESS IRRIGATION AND DRAINAGE ON THEIR LOTS. INDIVIDUAL LANDSCAPE PLANS WILL DEMONSTRATE THAT ANY EXCESS IRRIGATION WILL BE RETAINED ON THEIR LOTS.

PROFESSIONAL ENGINEER
8628
3/2/28/23
STATE OF IDAHO
JOEL N. PACHNER

REVISIONS
ITEM
DATE
1/13/2023
2/28/2023
CADA COMMENTS
CANYON COUNTY AND CADA COMMENTS

NO.
1
2

ITEM
1
2

DATE
1/13/2023
2/28/2023

COMMENTS
CANYON COUNTY AND CADA COMMENTS

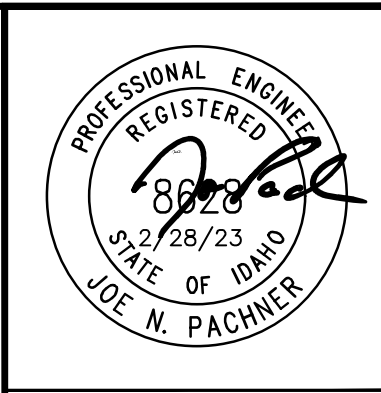
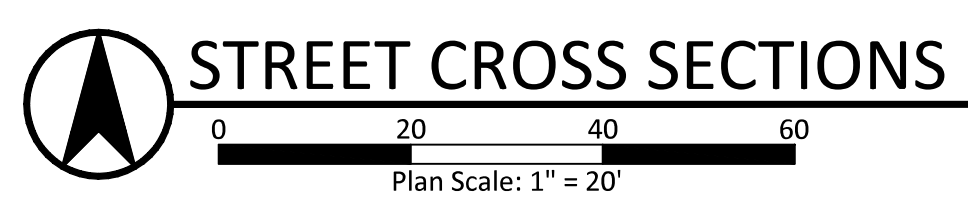
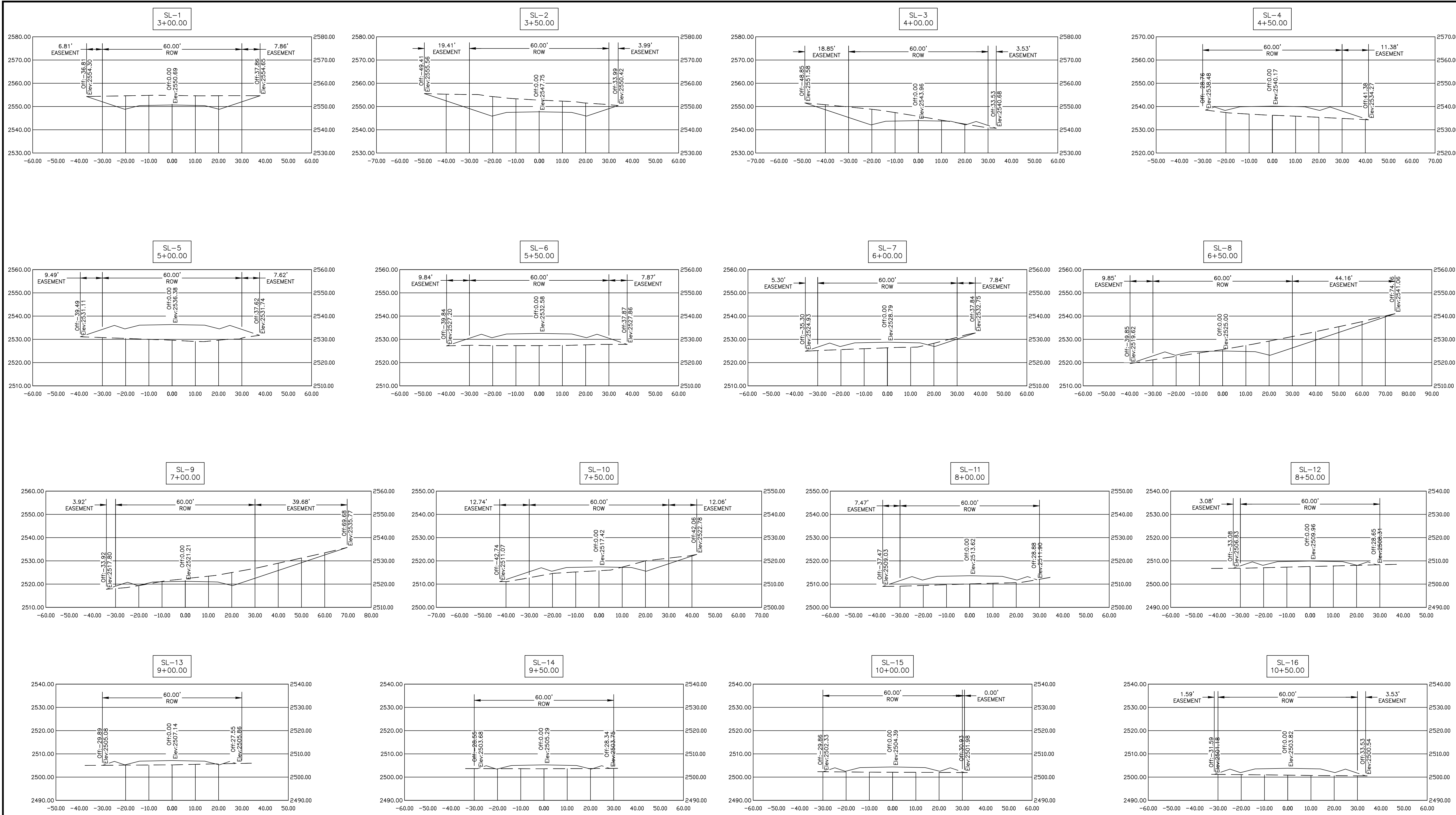
EASY FLYER SUBDIVISION
CANYON COUNTY, IDAHO

PRELIMINARY PLAT
ENGINEERING & DRAINAGE

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY: JNP
DRAWN BY: AJL/VBJ
CHECKED BY: JNP
DATE: 6/21/2022
PROJECT: 21-184
SHEET NO.
PP1.2

P:\21-BAYCADO\PLAT\PRELIMINARY\21-184 PRE PLAT - ENGINEERING & DRAINAGE DWG. BJ JOHNSON, 07/26/2023, CANYON HILLS (BAY) P23, 24066, [PDF]



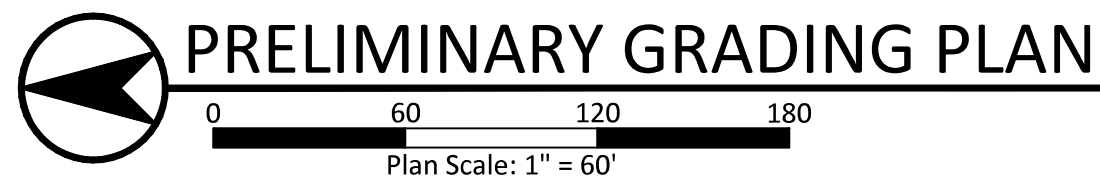
REVISIONS		DATE
NO.	ITEM	
1	CHD COMMENTS	1/13/2023
2	CANYON COUNTY AND CHD COMMENTS	7/28/2023

EASY FLYER SUBDIVISION
CANYON COUNTY, IDAHO
PRELIMINARY PLAT
STREET CROSS SECTIONS

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JNP
DRAWN BY:	AJL/BJJ
CHECKED BY:	JNP
DATE:	6/21/2022
PROJECT:	21-184

SHEET NO.
PP1.3



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; Robert McKellip Vice Chairman;
Dave Dixon, Secretary/Treasurer; Mike Somerville, Supervisor; & Rex Runkle, Supervisor
ASSOCIATE SUPERVISORS: Tom Johnston, Rich Sims & Matt Livengood

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

August 12, 2022

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

From: Canyon Soil Conservation District (Canyon SCD)

Subject: Notification to Canyon pursuant to the local use Planning Act

Thank you for sending Canyon Soil Conservation District (SCD) several zoning request. They are: CU2022-0007, /Symms Fruit Ranch, Inc. / Todd Lakey, CU2022-0034, Bill LeClerc/Todd Lakey, CR2022-0018, Mireya Fleix, RZ2022-0010/SD2022-0033, Marvil Smith/Mike Engebritson, RZ2022-0011/SD2022-0034, Sierra Vista Properties Inc, CR2022-0022/SD2022-0032 Bonnie Vance Vermaas, CR2022-0016 MDC LLC/Joseph Carter, CR2022-0020 Jeremy Eells Juli McCoy

Comments from Canyon County SCD:

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

We are including and used the Soil Capability Class definitions as written in the draft Comprehensive Plan 2030.

CU2022-0007, /Symms Fruit Ranch, Inc. / Todd Lakey-88% of the soils are class III and 12% are class IV. Class III soils have moderate limitation and appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.

CU2022-0034, Bill LeClerc/Todd Lakey-100% of the soils are class III. Class III soils have moderate limitation and appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.

CR2022-0018, Mireya Fleix- no comments

RZ2022-0010/SD2022-0033, Marvil Smith/Mike Engebritson- 86% of the soils are Class IV and 14% of the soils are not rated.

RZ2022-0011/SD2022-0034, Sierra Vista Properties Inc, -35% of the soils are Class III, 47% of the soils are Class IV, 11% of the soils are Class VI and 7% is not rated.

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.

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; Robert McKellip Vice Chairman;
Dave Dixon, Secretary/Treasurer; Mike Somerville, Supervisor; & Rex Runkle, Supervisor
ASSOCIATE SUPERVISORS: Tom Johnston, Rich Sims & Matt Livengood

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

CR2022-0022/SD2022-0032 Bonnie Vance Vermaas- 42% of the soils are Class III, 23% of the soils are Class IV, 13% of the soils are Class VI and 22% of the soils are not rated.

CR2022-0016 MDC LLC/Joseph Carter-78% of the soils are Class II, 14% of the soils are Class III and 1% is Class VI. Class II soils are best suited for production and Class III soils have moderate limitation and appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.

CR2022-0020 Jeremy Eells Juli McCoy-95% of the soils are Class III, 1% of the soils are Class IV and 4% of the soils are Class VI. Class III soils have moderate limitation and appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.

Continued Partnership and Conservation.
Sincerely,

Rich Sims acting for:

Mike Swartz, Canyon SCD Chairman

Soil Capability Classes definitions

Information derived from Draft Comprehensive Plan 2030, Conservation Practices provided by United States Department of Agriculture-Natural Resources Conservation Service

Soil Capability Classes shows in a general way, the suitability for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management.

Class I/Best Suited: Best suited for intensive production and have few limitations that restrict their use.

Class II/Best Suited: Suited for production. It may have some limitations that reduce the choice of plants or require moderate conservation practices. Some conservation practices that could be used are: Reduced or No Till tillage, Irrigation Water Management (applying water according to soil type and crop need), Nutrient Management (applying fertilizer according to plant needs, take soil samples) and crop rotation (alternating crops on a yearly basis). Irrigation improvements (sprinkler irrigation, drip systems, improved flood irrigation systems).

Class III/Moderately Suited: Limitation that reduce the choice of plants require special conservation practices or both. Some conservation practices that could be used are: Reduced or No Till tillage, Irrigation Water Management (applying water according to soil type and crop need), Nutrient Management (applying fertilizer according to plant needs, take soil samples) and crop rotation (alternating crops on a yearly basis). Irrigation improvements (sprinkler irrigation, drip systems, improved flood irrigation systems). crop rotation (alternating crops on a yearly basis), contour farming on slopes.

Class IV/Moderately suited: Very severe limitations that restrict the choice of plants and require very careful management or both. Some conservation practices that could be used are: Reduced or No Till tillage, Irrigation Water Management (applying water according to soil type and crop need), Nutrient Management (applying fertilizer according to plant needs, take soil samples) and crop rotation (alternating crops on a yearly basis). Irrigation improvements (sprinkler irrigation, drip systems, improved flood irrigation systems), crop rotation (small grains with 4 to 5 years of grass/legumes), contour farming on slopes.

Class V/Least-Suited: Little or no erosion hazard but have other limitations impractical to remove that limit their use primarily to pasture, range, woodland or wildlife food and cover.

Class VI/Least-Suited: Severe limitations make them generally unsuited to cultivation and limit their use primarily to pasture or range, woodland, or wildlife food and cover.

Class VII/Least-Suited: Very severe limitations make them unsuited to cultivation and restrict their use mainly to grazing, woodland, or wildlife.

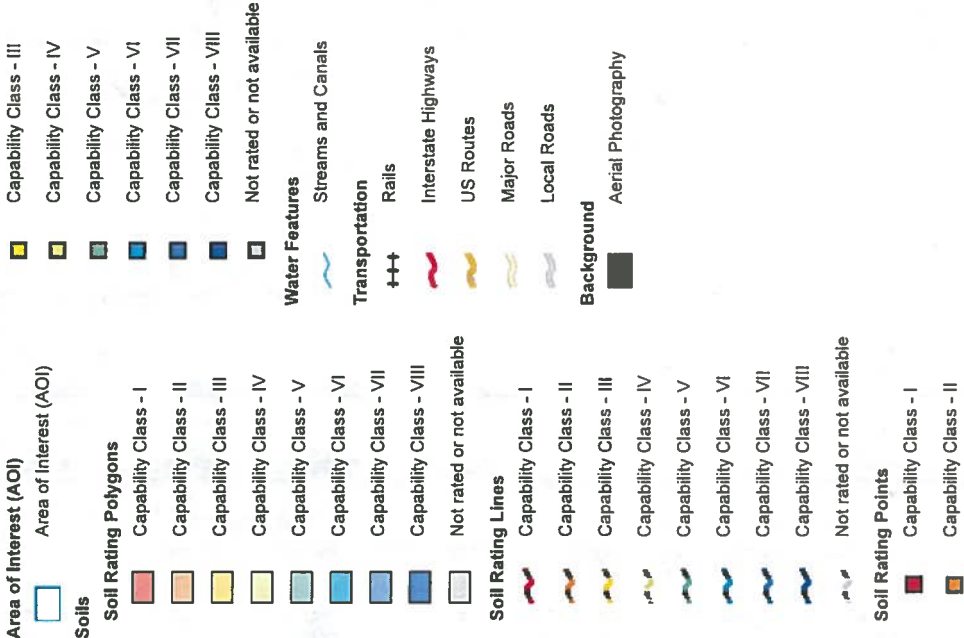
Class VIII/Least-Suited: Limitations preclude their use for commercial plant production and restrict their use to recreation, wildlife, water supply or aesthetic purposes. Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposed, wildlife habitat, watershed, or aesthetic purposes.

Custom Soil Resource Report

Map—Irrigated Capability Class (Sierra Vista Properties Inc RZ2022-0011/SD2022-0034)



MAP LEGEND



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 18, Sep 9, 2021

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 (Sierra Vista Properties Inc RZ2022-0011/SD2022-0034)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EsB	Elijah-Chilcott silt loams, 1 to 3 percent slopes	3	31.7	34.9%
EvC	Elijah-Vickery silt loams, 3 to 7 percent slopes	4	35.8	39.5%
EvD	Elijah-Vickery silt loams, 7 to 12 percent slopes	6	9.5	10.5%
LhE	Lankbush-Power complex, 12 to 30 percent slopes		6.4	7.0%
PhB	Power silt loam, 1 to 3 percent slopes	3	0.3	0.3%
PhC	Power silt loam, 3 to 7 percent slopes	4	7.1	7.9%
Totals for Area of Interest			90.8	100.0%

Rating Options—Irrigated Capability Class (Sierra Vista Properties Inc RZ2022-0011/SD2022-0034)

Aggregation Method: Dominant Condition

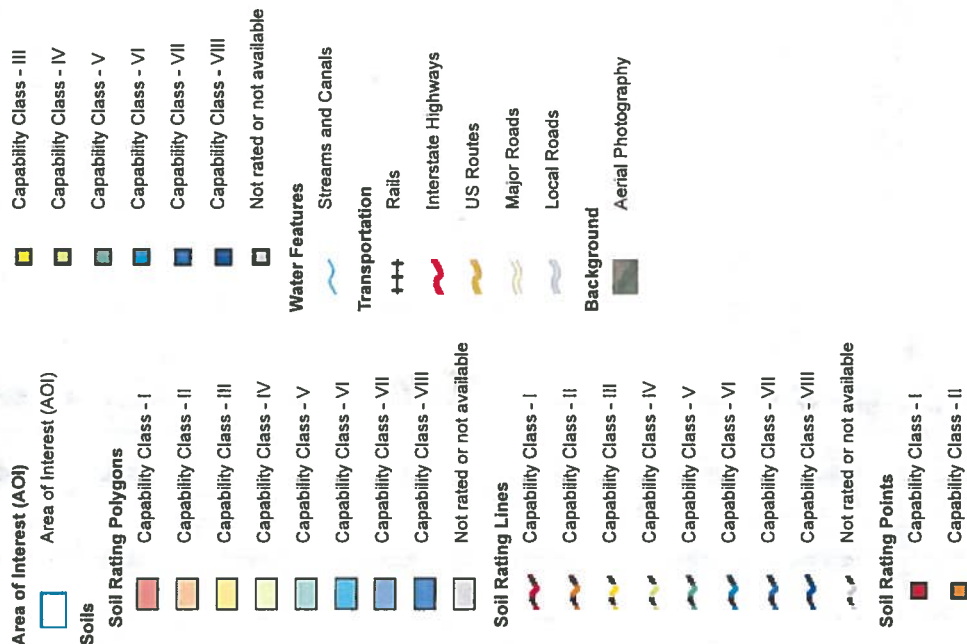
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Custom Soil Resource Report
 Map—Irrigated Capability Class (CR2022-0022/SD2022-0032 Bonnie Vance Vermaas)



MAP LEGEND



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.

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**Table—Irrigated Capability Class (CR2022-0022/SD2022-0032
Bonnie VANCE Vermaas)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EsB	Elijah-Chilcott silt loams, 1 to 3 percent slopes	3	4.2	22.2%
EvC	Elijah-Vickery silt loams, 3 to 7 percent slopes	4	2.0	10.5%
LhE	Lankbush-Power complex, 12 to 30 percent slopes		4.2	22.0%
PhB	Power silt loam, 1 to 3 percent slopes	3	3.7	19.5%
PhC	Power silt loam, 3 to 7 percent slopes	4	2.5	13.0%
PhD	Power silt loam, 7 to 12 percent slopes	6	2.4	12.8%
Totals for Area of Interest			19.0	100.0%

**Rating Options—Irrigated Capability Class (CR2022-0022/
SD2022-0032 Bonnie VANCE Vermaas)**

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Chad and Dena Harrold
9260 Golden Willow St.
Middleton, ID 83644



Date:

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

Subject: Rezoning of Property at 9713 Galloway Road

To Whom It May Concern,

We are writing to express our strong opposition to an application currently in the process of submission to Canyon County to rezone the property at 9713 Galloway Road Middleton, Idaho. We attended the neighborhood meeting on April 5, 2022 on the aforementioned property. This meeting included a presentation from KM Engineering proposing to rezone the 16.85 acres into 13 lots by the owner. All of the neighbors who attended were *strongly against* the rezone to one acre lots. While the local residents may be unable to prevent future development, we do want to preserve the rural, country, community as well as protecting the natural resources. Therefore, the majority in attendance were in favor of a minimum of two acre lots consistent with the other subdivisions currently in the area.

The following points outline the major issues discussed at the meeting.

- 1) It should be consistent with the neighboring developments (2 +acre lots)
- 2) Approval of this exception will set precedence for other developments
- 3) If the plan is for individual wells and septics, there are no known public water or sewer systems north of Purple Sage Road that could provide service to this or any other proposed subdivision. The high levels of nitrates in the area had to be addressed with specialty septics in most subdivisions. Our concern is the high density of homes will create quality issues with the ground water.
- 4) How will the area be irrigated? Is it using existing surface water (canal) to irrigate lawns or is it using precious ground water? The subdivisions are already having issues in the summer with irrigation water.
- 5) A portion of the property is on a downward slope and drainage/ mosquitoes have been an issue. What is the drainage plan?
- 6) The current subdivisions in the area require homes to be no less than 2500 sq. feet. We would request consistency with this requirement, if this development moves forward.

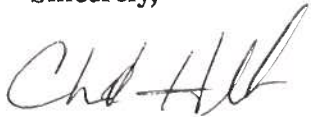
Other Concerns:

- Middleton is growing 4.66% annually and population has increased by 76.88%
- Star is growing 5.46% annually and the population has increased 115.21% since the most recent census
- Agriculture is one of Idaho's economic backbones and water is the lifeblood of this industry. How is the County balancing residential growth with the agricultural needs?
- Farmers are stating they normally receive 3.75 acre feet of water; this year they will receive only 1.2. What is the plan to balance the residential irrigation versus the farmer's requirements when approving new subdivisions?
- Canyon County Board of Commissioners did not approve a development south of Lake Lowell due to dozens of wells going dry and the densely populated developments were to blame for the water shortage. Let's avoid this in the north portion of Canyon County.

Idaho law states that water is an essential service and must be protected. Therefore, we are asking for an assessment and comprehensive plan from the County be completed prior to approving additional subdivisions in this area with less than the current minimum zoning requirement of two acres.

Thank you for your continued service and support of our communities.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chad Hill".

Jason & Laura Schroeder
9564 Golden Willow St
Middleton ID 83644
208-890-3320
Date: April 18, 2022



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

Subject: Rezoning of Property at 9713 Galloway Road

To Whom It May Concern,

We are writing to express our strong opposition to an application currently in the process of submission to Canyon County to rezone the property at 9713 Galloway Road Middleton, Idaho. We attended the neighborhood meeting on April 5, 2022 on the aforementioned property. This meeting included a presentation from KM Engineering proposing to rezone the 16.85 acres into 13 lots by the owner. All of the neighbors who attended were strongly against the rezone to one acre lots. While the local residents may be unable to prevent future development, we do want to preserve the rural, country, community as well as protecting the natural resources. Therefore, the community members are in favor of a minimum of two acre lots consistent with the other subdivisions currently in the area.

The following points outline the major issues discussed at the meeting.

- 1) It should be consistent with the neighboring developments (2 +acre lots)
- 2) Approval of this exception will set precedence for other developments
- 3) If the plan is for individual wells and septics, there are no known public water or sewer systems north of Purple Sage Road that could provide service to this or any other proposed subdivision. The high levels of nitrates in the area had to be addressed with specialty septics in most subdivisions. Our concern is the high density of homes will create quality issues with the ground water.
- 4) How will the area be irrigated? Is it using existing surface water (canal) to irrigate lawns or is it using precious ground water? The subdivisions are already having issues in the summer with irrigation water.
- 5) A portion of the property is on a downward slope and drainage/ mosquitoes have been an issue. What is the drainage plan?
- 6) The current subdivisions in the area require homes to be no less than 2500 sq. feet. We would request consistency with this requirement, if this development moves forward.

Other Concerns:

- Middleton is growing 4.66% annually and population has increased by 76.88%
- Star is growing 5.46% annually and the population has increased 115.21% since the most recent census
- Agriculture is one of Idaho's economic backbones and water is the lifeblood of this industry. How is the County balancing residential growth with the agricultural needs?
- Farmers are stating they normally receive 3.75 acre feet of water; this year they will receive only 1.2. What is the plan to balance the residential irrigation versus the farmer's requirements when approving new subdivisions?
- Canyon County Board of Commissioners did not approve a development south of Lake Lowell due to dozens of wells going dry and the densely populated developments were to blame for the water shortage. Let's avoid this in the north portion of Canyon County.
- In addition, our schools are over capacity in Middleton. Mill Creek Elementary is the elementary school for this zone and is currently at 118% capacity. Allowing a rezone to accommodate a higher volume of houses will continue to harm our schools, teachers, and existing students at a rate that cannot be sustained.

Idaho law states that water is an essential service and must be protected. Therefore, we are asking for an assessment and comprehensive plan from the County be completed prior to approving additional subdivisions in this area with less than the current minimum zoning requirement of two acres.

Thank you for your continued service and support of our communities.

Sincerely,

Jaxon + Zaira Schweder

**Richard & Sherrill Tompkins
9569 Golden Willow St
Middleton, ID 83644**

Date: April 12, 2022

**Canyon County Development Services
111 N 11th Ave.
Caldwell, ID 83605**

Subject: Rezoning of Property at 9713 Galloway Road

To Whom It May Concern,

We are writing to express our strong opposition to an application currently in the process of submission to Canyon County to rezone the property at 9713 Galloway Road Middleton, Idaho. We attended the neighborhood meeting on April 5, 2022 on the aforementioned property. This meeting included a presentation from KM Engineering proposing to rezone the 16.85 acres into 13 lots by the owner. All of the neighbors who attended were *strongly against* the rezone to one acre lots. While the local residents may be unable to prevent future development, we do want to preserve the rural, country, community as well as protecting the natural resources. Therefore, the majority in attendance were in favor of a minimum of two acre lots consistent with the other subdivisions currently in the area.

The following points outline the major issues discussed at the meeting.

- 1) It should be consistent with the neighboring developments (2 +acre lots)**
- 2) Approval of this exception will set precedence for other developments**
- 3) If the plan is for individual wells and septic, there are no known public water or sewer systems north of Purple Sage Road that could provide service to this or any other proposed subdivision. The high levels of nitrates in the area had to be addressed with specialty septic systems in most subdivisions. Our concern is the high density of homes will create quality issues with the ground water.**
- 4) How will the area be irrigated? Is it using existing surface water (canal) to irrigate lawns or is it using precious ground water? The subdivisions are already having issues in the summer with irrigation water.**
- 5) A portion of the property is on a downward slope and drainage/ mosquitoes have been an issue. What is the drainage plan?**
- 6) The current subdivisions in the area require homes to be no less than 2500 sq. feet. We would request consistency with this requirement, if this development moves forward**



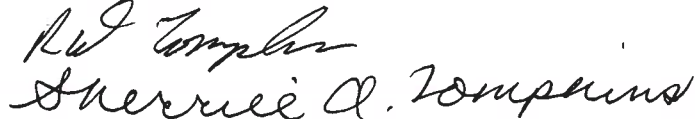
Other Concerns:

- Middleton is growing 4.66% annually and population has increased by 76.88%. Star is growing 5.46% annually and the population has increased 115.21% since the most recent census. Is the approval of a higher density development consistent with traffic mitigation plans? Access to highway 44 can be extremely challenging and doubling housing density both south and north of Purple Sage will only exacerbate traffic issues, particularly the severe congestion at the Middleton/44 intersection.
- Agriculture is one of Idaho's economic backbones and water is the lifeblood of this industry. How is the County balancing residential growth with the agricultural needs?
- Farmers are stating they normally receive 3.75 acre feet of water; this year they will receive only 1.2. What is the plan to balance the residential irrigation versus the farmer's requirements when approving new subdivisions?
- Canyon County Board of Commissioners did not approve a development south of Lake Lowell due to dozens of wells going dry and the densely populated developments were to blame for the water shortage. Let's avoid this in the north portion of Canyon County.

Idaho law states that water is an essential service and must be protected. Therefore, we are asking for an assessment and comprehensive plan from the County be completed prior to approving additional subdivisions in this area with less than the current minimum zoning requirement of two acres.

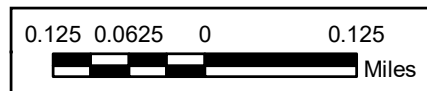
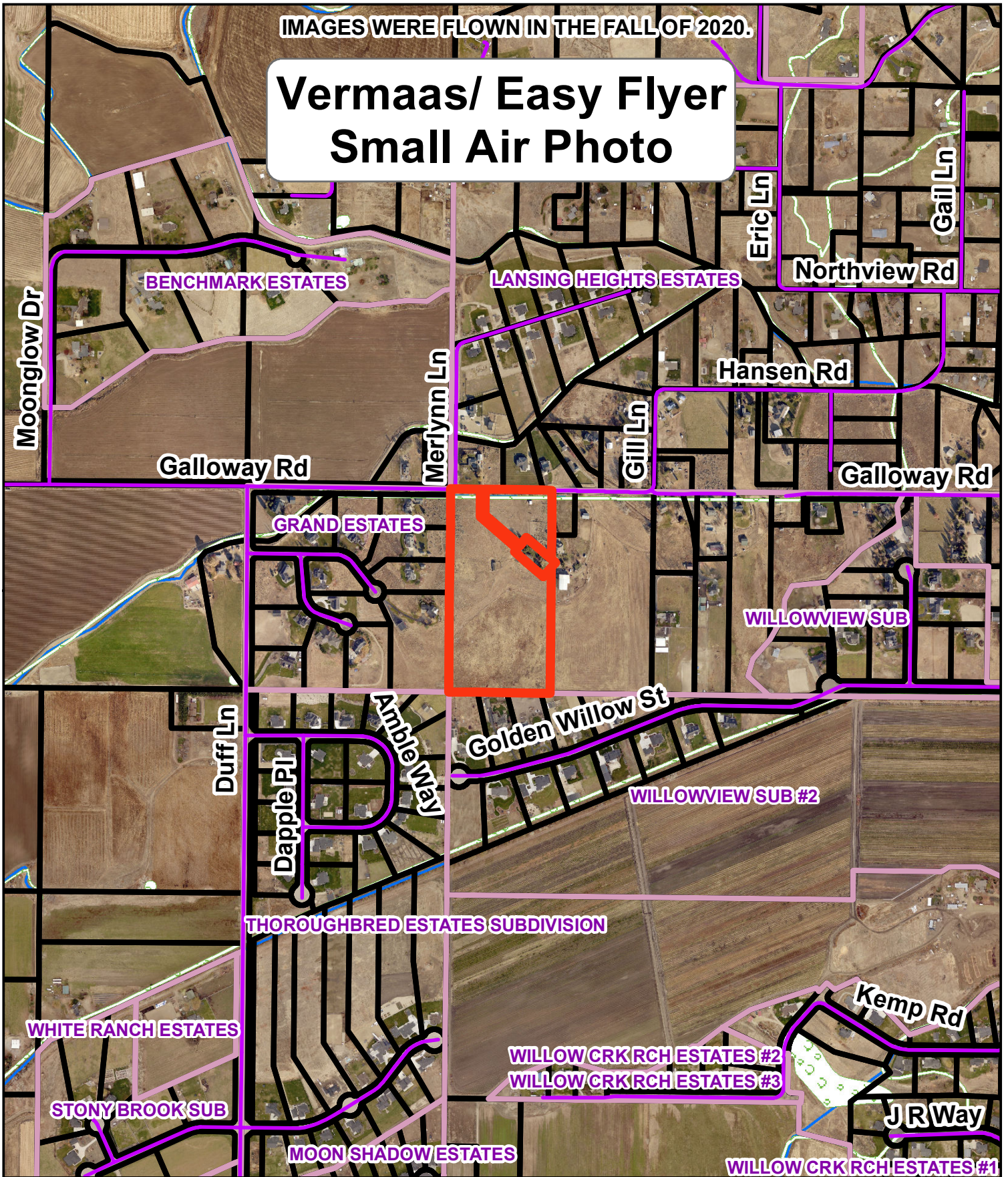
Thank you for your continued service and support of our communities.

Sincerely,

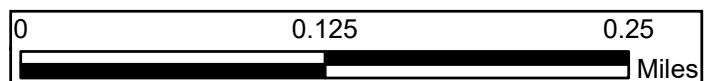
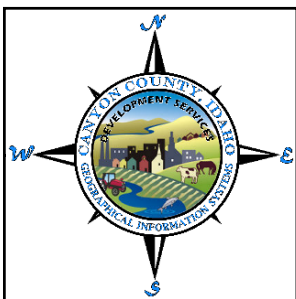
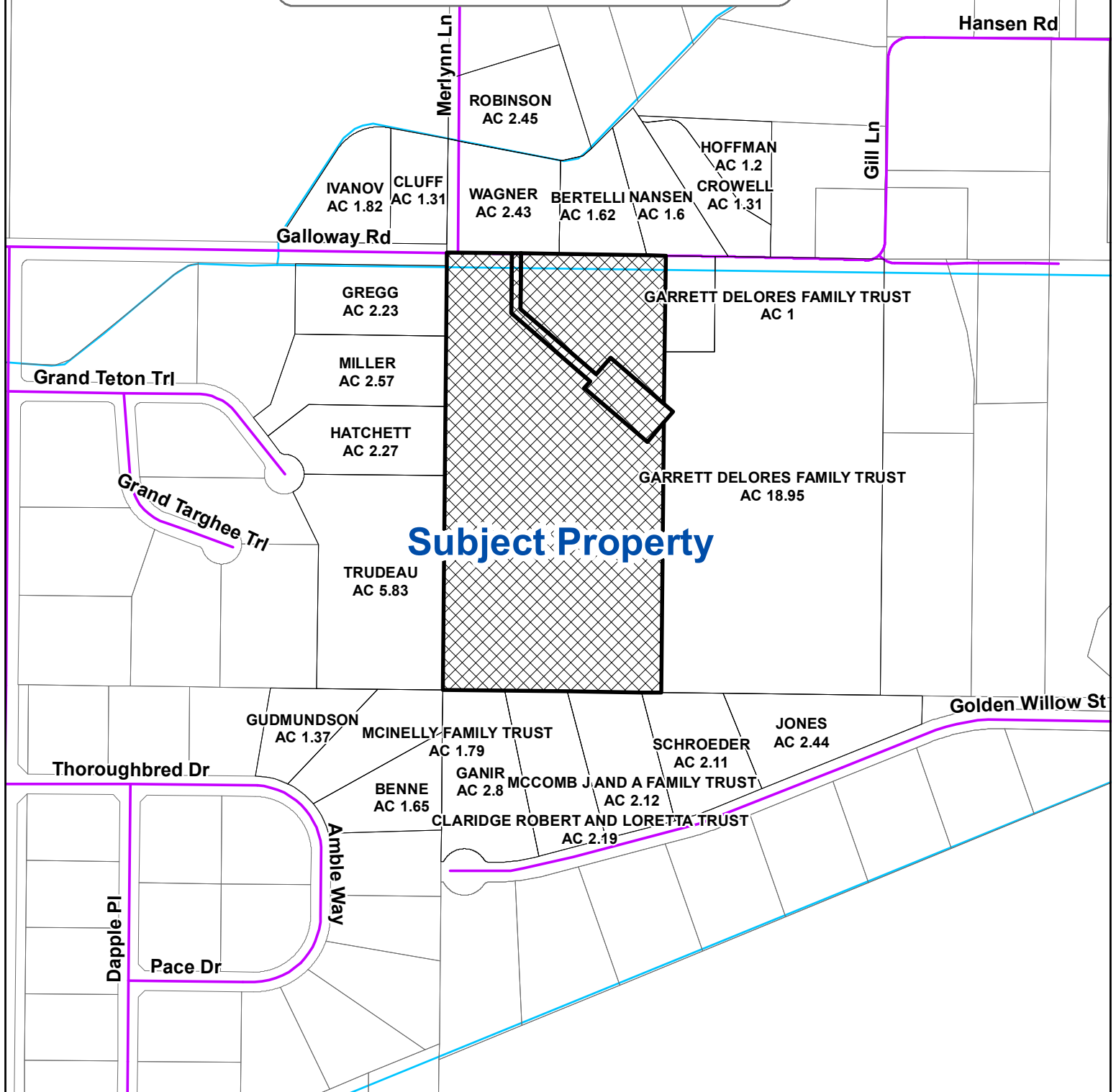

Sherree A. Tompkins

IMAGES WERE FLOWN IN THE FALL OF 2020.

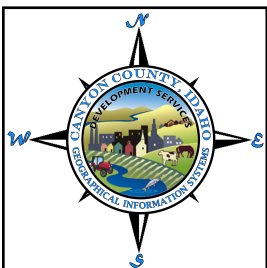
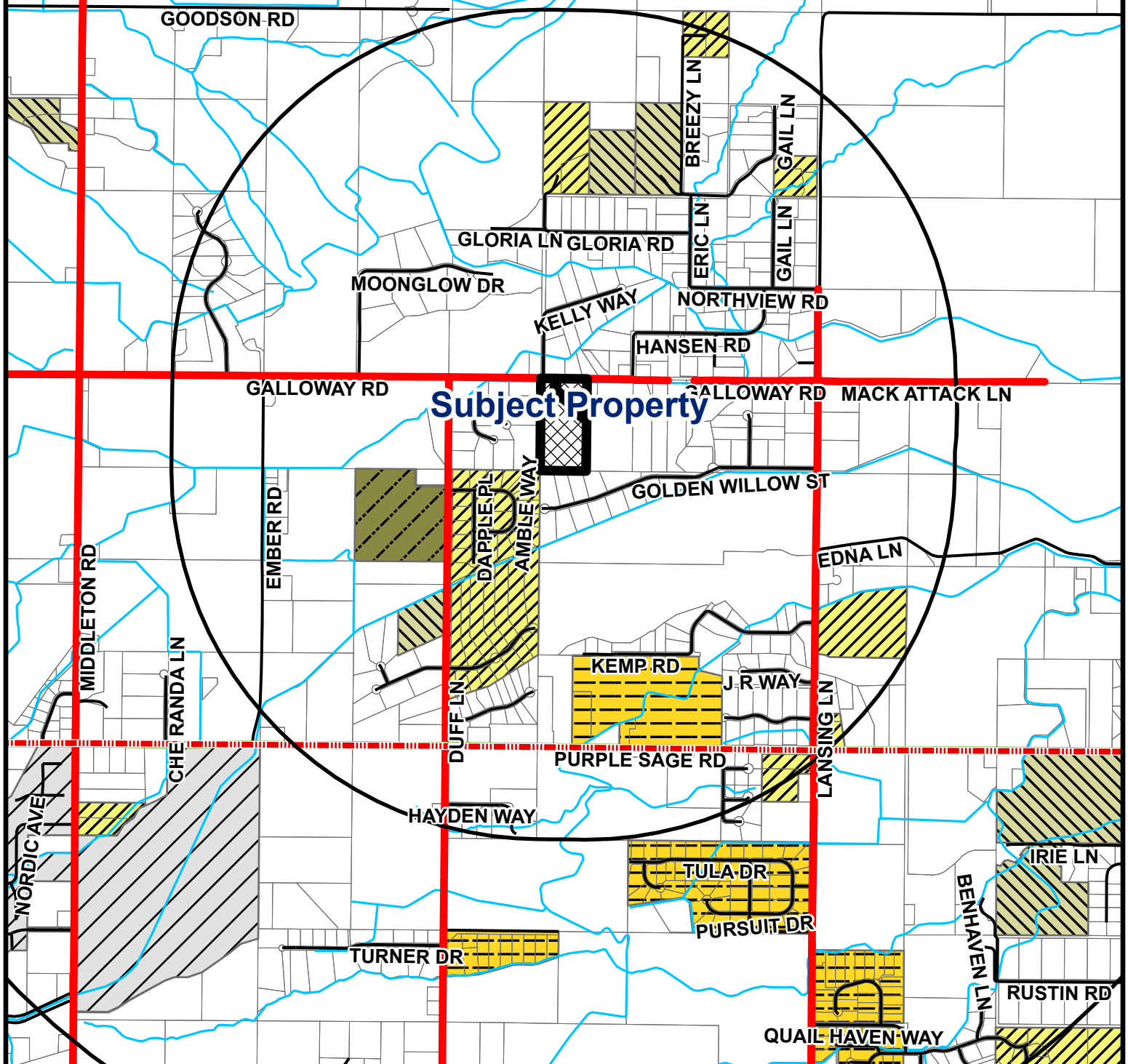
Vermaas/ Easy Flyer Small Air Photo



Vermaas/ Easy Flyer Small Vicinity Map



Vermass Zoning & Classification Map

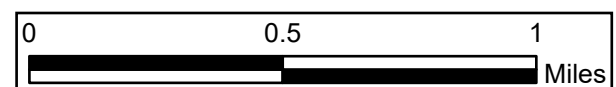


Current Zoning

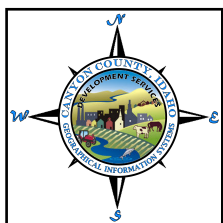
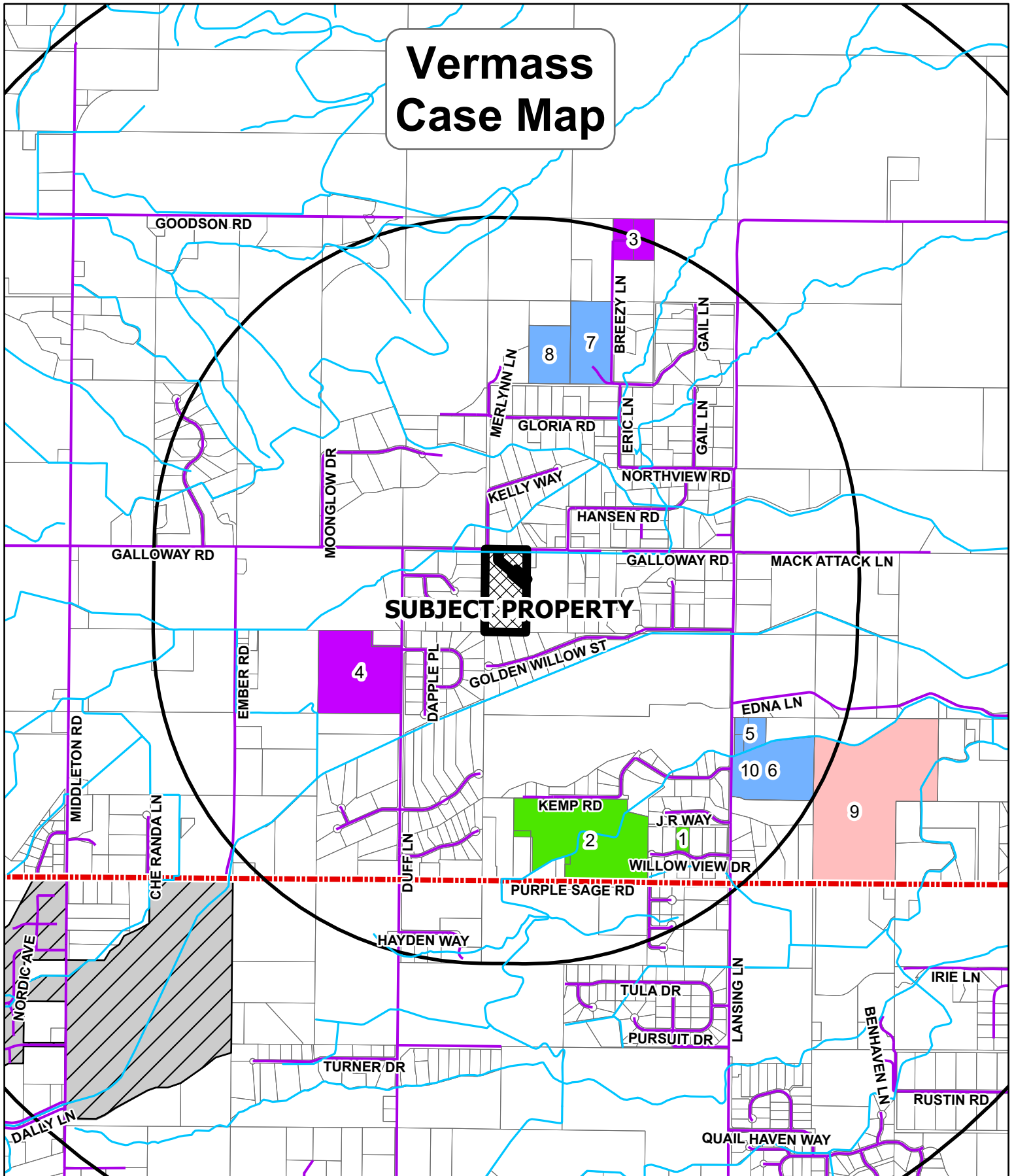
- RR (Residential Rural): Yellow background with black diagonal lines.
- CR-RR (Community Residential Rural): Yellow background with black diagonal lines and a black border.
- R1 (Single-Family Residential): Yellow background with black horizontal lines.
- CR-R1 (Community Residential Single-Family Residential): Yellow background with black horizontal lines and a black border.
- R2 (Single-Family Residential): Orange background with black horizontal lines.
- C (Community Center): Red background with black horizontal lines.
- C1 (Community Center): Red background with black diagonal lines.
- CR-C1 (Community Residential Community Center): Red background with black diagonal lines and a black border.
- C2 (Community Center): Pink background with black horizontal lines.
- CR-C2 (Community Residential Community Center): Pink background with black horizontal lines and a black border.
- M1 (Medium Density Residential): Light blue background with black horizontal lines.
- CR-M1 (Community Residential Medium Density Residential): Dark blue background with black horizontal lines and a black border.
- M2 (Medium Density Residential): Dark blue background with black diagonal lines.

ITD Functional Classification

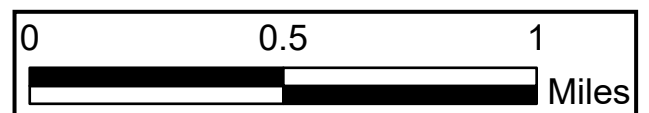
- AG (Arterial General): White background with black border.
- Interstate: Blue background.
- Major Collector: Red background.
- Minor Arterial: Green background.
- Minor Collector: Light green background.
- Other Principal Arterials: Pink background.



Vermass Case Map

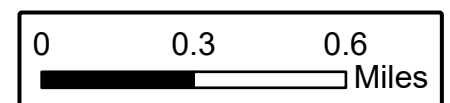
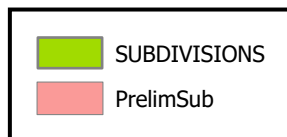
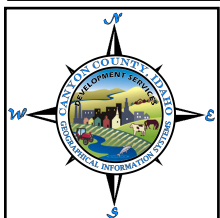
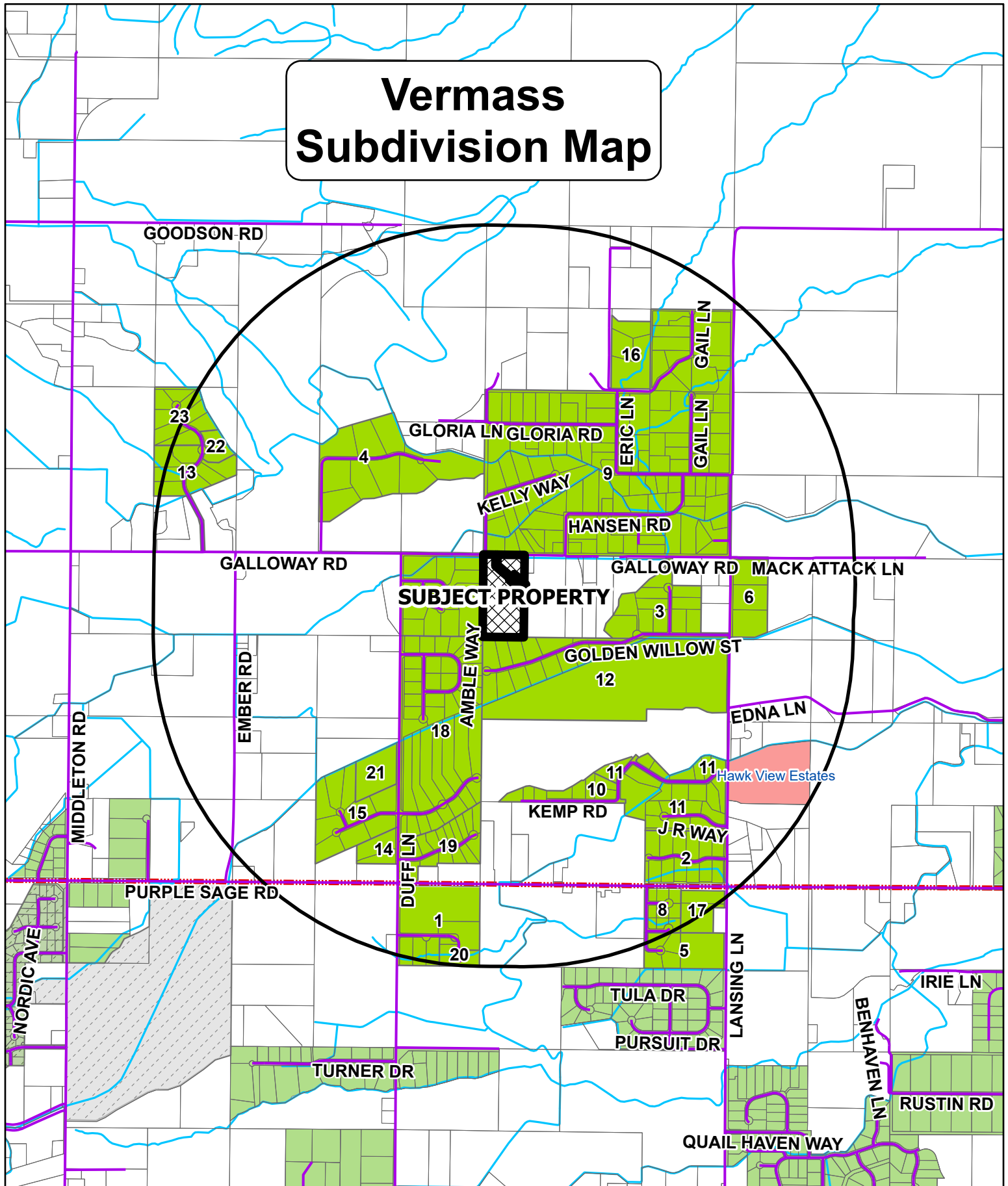


YEAR			
 2023	 2020		
 2022	 2019		
 2021	 2018		



CASE SUMMARY				
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CU2019-0025	CUP Special Events Facility	CU2019-0025	APPROVED
2	SD2020-0003	Oaklee Estates Sub	Oaklee Estates Sub	APPROVED
3	RZ2021-0006	Rezone AG to RR	Guidi	APPROVED
4	RZ2021-039	Rezone AG to CR-R1	Kelley	APPROVED
5	RZ2021-0012	Rezone AG to R1	Reynolds Brothers, LLC	DENIED
6	RZ2021-0034	Rezone A to RR	Cotner John	APPROVED
7	RZ2021-0049	Rezone from AG to CR-RR	Lippert	APPROVED
8	RZ2021-0055	Rezone AG to CR-RR	Codr	APPROVED
9	RZ2022-0011	Rezone AG to RR	Sierra Vista Properties	DENIED
10	SD2021-0021	Preliminary Plat	Hawk View Estates	APPROVED

Vermass Subdivision Map



SUBDIVISION & LOT REPORT

NUMBER OF SUBS		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
23		911.47	305	2.99	
NUMBER OF SUBS IN PLATTING		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
1		26.75	12	2.23	
NUMBER OF LOTS NOTIFIED		AVERAGE	MEDIAN	MINIMUM	MAXIMUM
46		3.45	2.18	1.00	0
NUMBER OF MOBILE HOME PARKS		ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0		0	0	0	0

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
PORT OF CHANCE SUBDIVISION	1	5N2W33	36.01	6	5.83	COUNTY (Canyon)	2001
WILLOW CRK RCH ESTATES #1	2	5N2W28	26.90	16	1.68	COUNTY (Canyon)	1993
WILLOWVIEW SUB	3	5N2W28	29.88	14	2.13	COUNTY (Canyon)	2005
BENCHMARK ESTATES	4	5N2W20	53.74	10	5.37	COUNTY (Canyon)	1991
BLACKMON ACRES	5	5N2W33	16.86	5	3.37	COUNTY (Canyon)	2004
CREEKSIDE RANCH ESTATES	6	5N2W27	17.42	3	5.81	COUNTY (Canyon)	2003
GRAND ESTATES	7	5N2W28	40.05	14	2.86	COUNTY (Canyon)	2000
GRAY HAWK SUB	8	5N2W33	10.01	9	1.11	COUNTY (Canyon)	2003
LANSGING HEIGHTS ESTATES	9	5N2W21	280.80	89	3.16	COUNTY (Canyon)	1973
WILLOW CRK RCH ESTATES #2	10	5N2W28	14.92	8	1.87	COUNTY (Canyon)	1998
WILLOW CRK RCH ESTATES #3	11	5N2W28	39.39	22	1.79	COUNTY (Canyon)	2004
WILLOWVIEW SUB #2	12	5N2W28	113.75	16	7.11	COUNTY (Canyon)	2006
PHEASANT LANDING #1	13	5N2W20	20.19	8	2.52	COUNTY (Canyon)	2006
TATONKA BISON SUB	14	5N2W29	6.81	2	3.40	COUNTY (Canyon)	2007
STONY BROOK SUB	15	5N2W29	31.30	9	3.48	COUNTY (Canyon)	2009
SAMSON'S TRAIL SUBDIVISION	16	5N2W21	15.56	5	3.11	COUNTY (Canyon)	2008
REPLAT OF POINT MEADOW SUBDIVISION	17	5N2W33	9.26	2	4.63	COUNTY (Canyon)	2021
THOROUGHRED ESTATES SUBDIVISION	18	5N2W28	91.62	40	2.29	COUNTY (Canyon)	2014
MOON SHADOW ESTATES	19	5N2W33	21.33	18	1.18	COUNTY (Canyon)	2007
RE-PLAT OF PORT OF CHANCE SUBDIVISION	20	5N2W33	4.99	2	2.49	COUNTY (Canyon)	2016
WHITE RANCH ESTATES	21	5N2W29	9.77	1	9.77	COUNTY (Canyon)	2019
AMEENDED PLAT OF PHEASANT LANDING # 1 & 2	22	5N2W20	4.27	2	2.14	COUNTY (Canyon)	2022
PHEASANT LANDING #2	23	5N2W20	17.63	9	1.96	COUNTY (Canyon)	2006

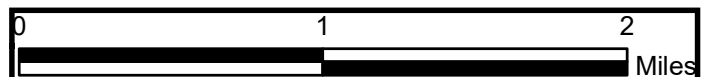
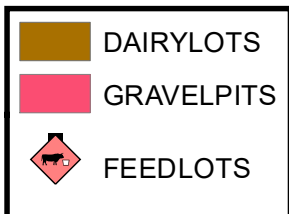
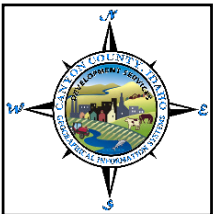
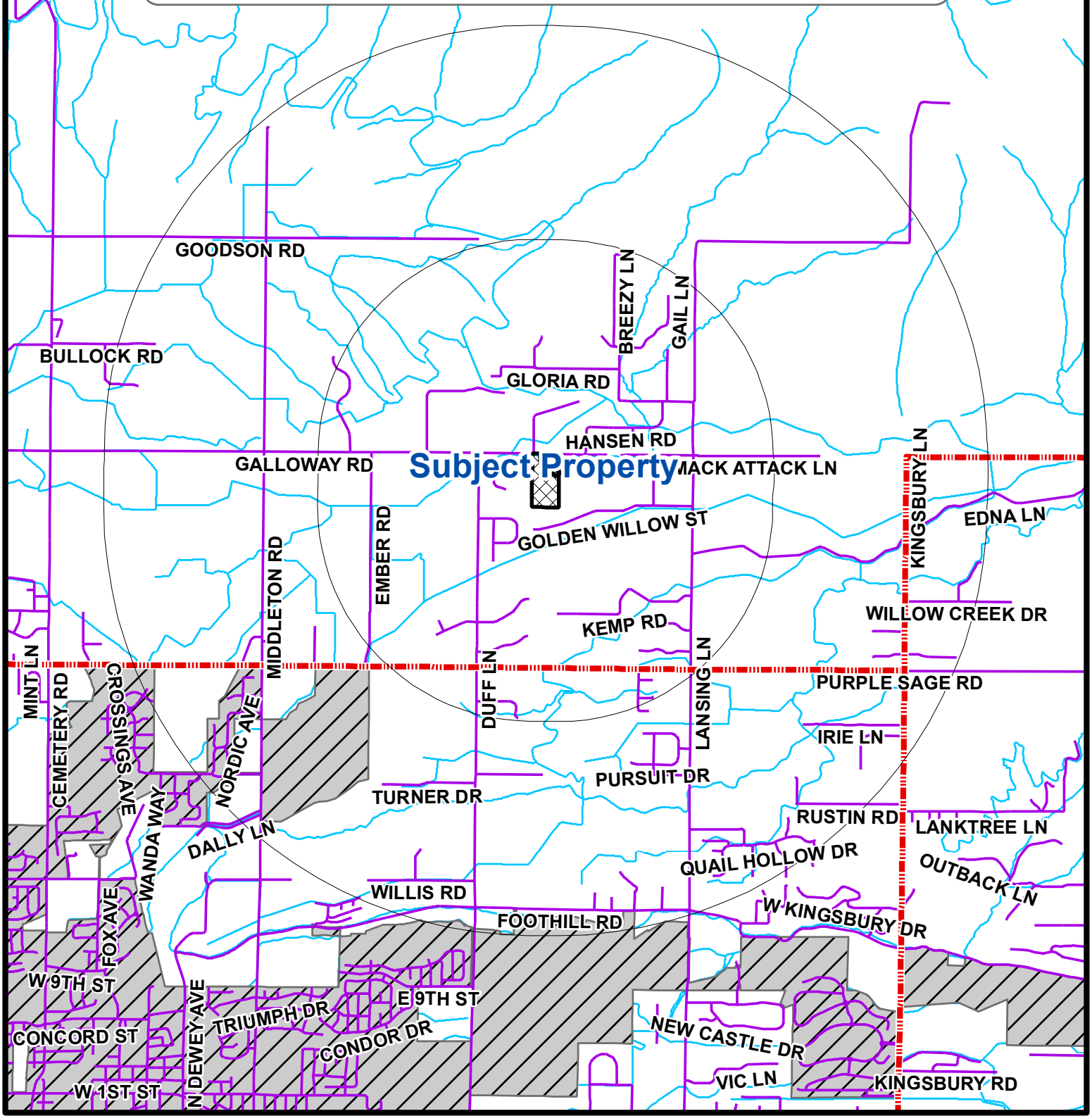
SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Hawk View Estates	26.75	12	2.23

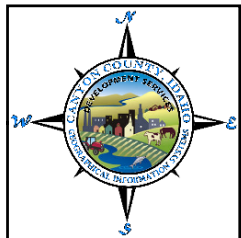
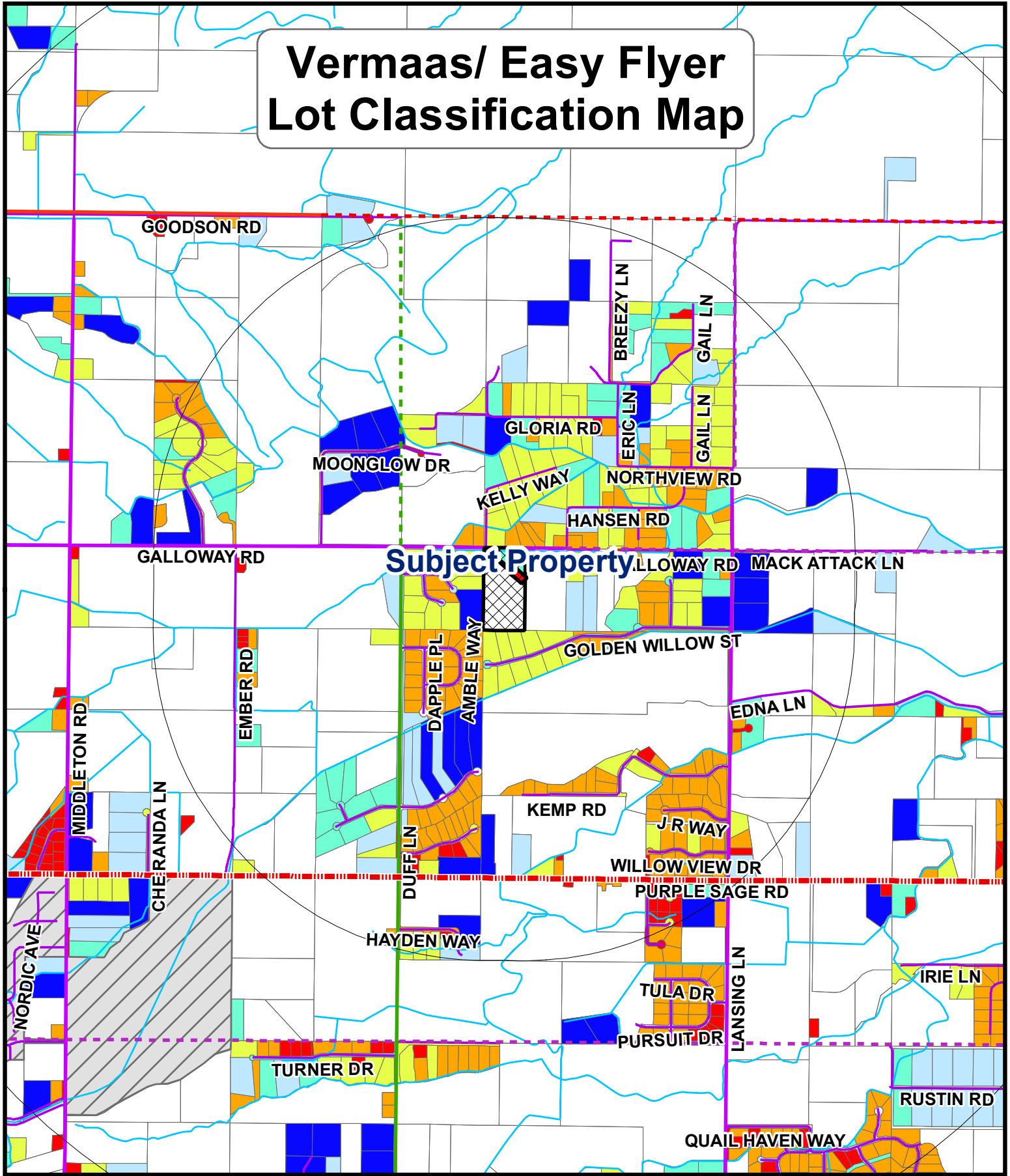
MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
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Vermaas/ Easy Flyer Dairy, Feedlot, and Gravel Pit Map

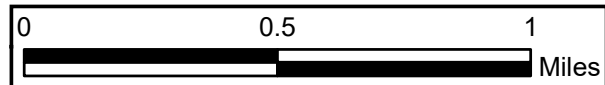


Vermaas/ Easy Flyer Lot Classification Map



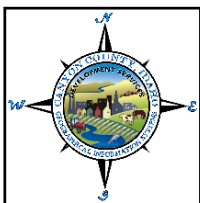
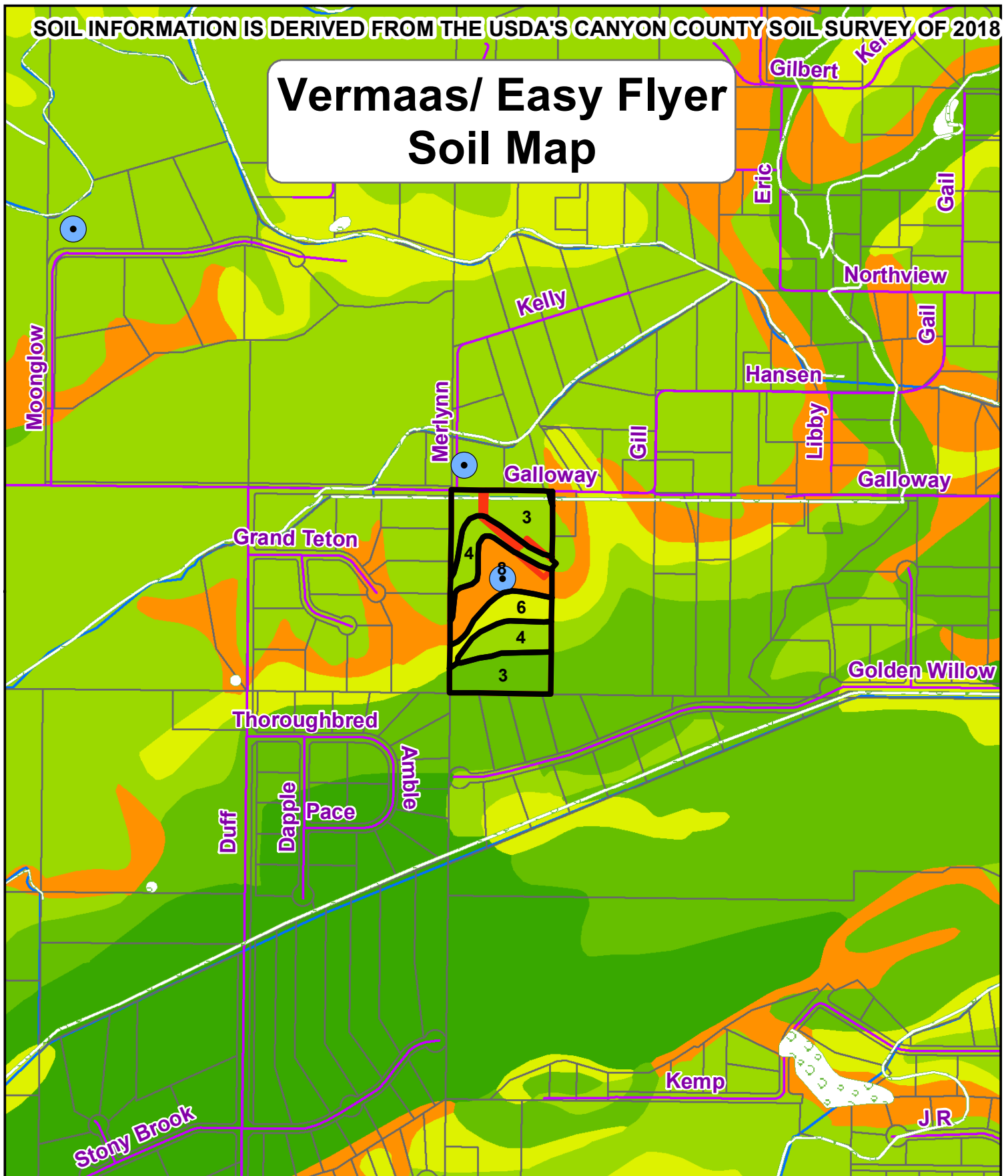
Legend	
	0.0 - 1.0
	1.1 - 2.0
	2.1 - 3.0
	3.1 - 4.0
	4.1 - 5.0
	5.1 - 6.0

- Interstate
- Expressway
- Proposed Expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector



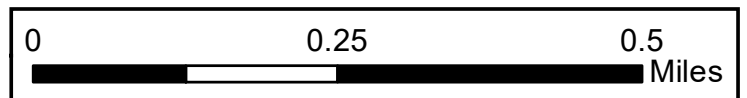
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Vermaas/ Easy Flyer Soil Map



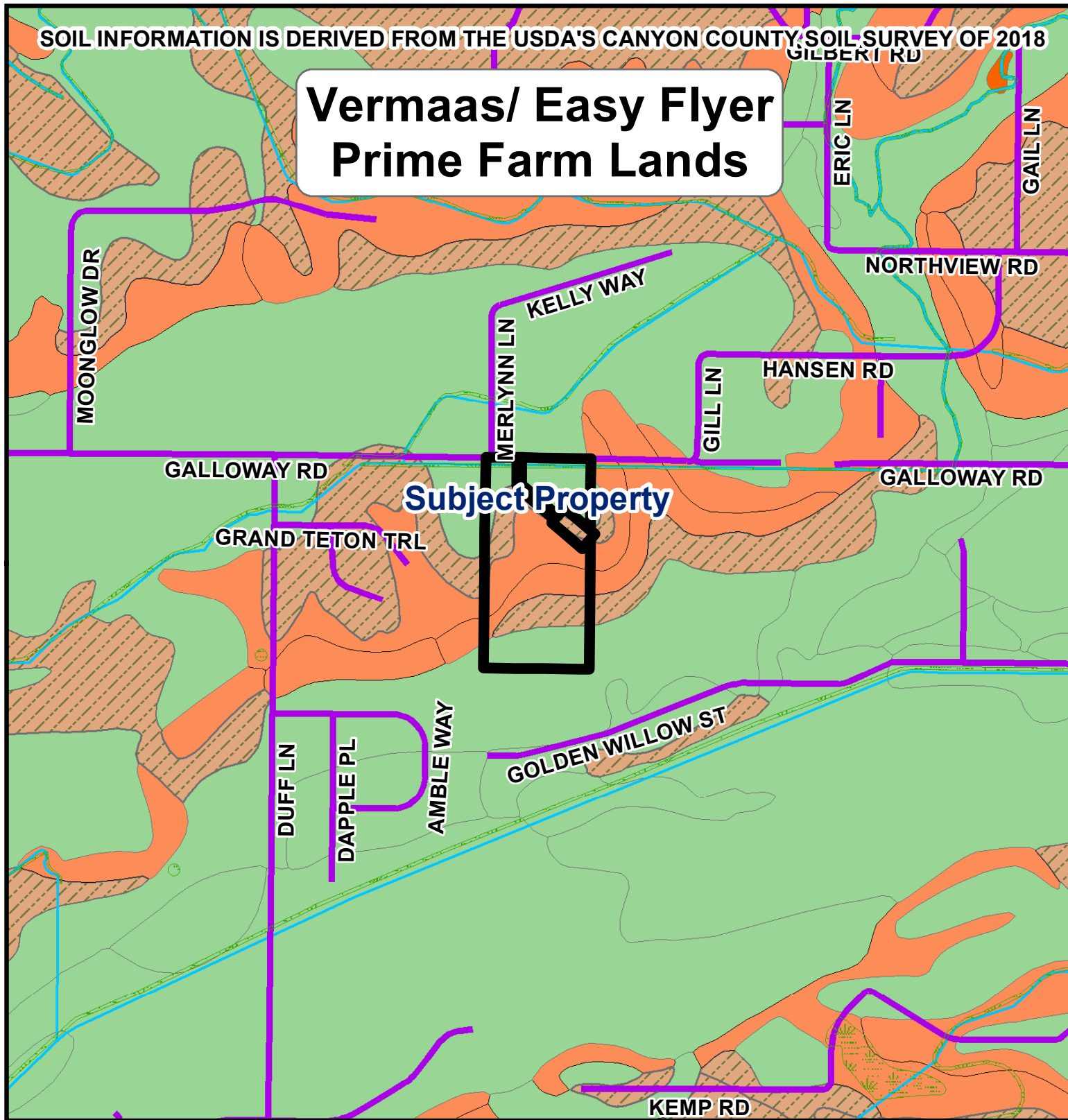
- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000

- GEO-THERMAL LOCATIONS
- Wetlands



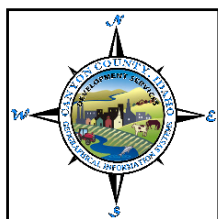
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Vermaas/ Easy Flyer Prime Farm Lands

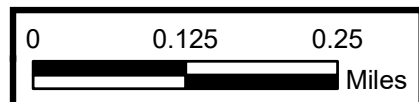


SOILS

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed



- TAXLOTS
- City Limits
- WETLANDS
- 2C_Hydro



SOIL REPORT

SOIL CAPABILITY CLASS		SOIL CAPABILITY		SQUARE FOOTAGE	ACREAGE	PERCENTAGE
4		MODERATELY SUITED SOIL		108115.92	2.48	12.41%
8		LEAST SUITED SOIL		190879.92	4.38	21.91%
6		LEAST SUITED SOIL		103803.48	2.38	11.92%
3		MODERATELY SUITED SOIL		159429.60	3.66	18.30%
3		MODERATELY SUITED SOIL		196412.04	4.51	22.55%
4		MODERATELY SUITED SOIL		112384.80	2.58	12.90%
				871025.76	20.00	100%

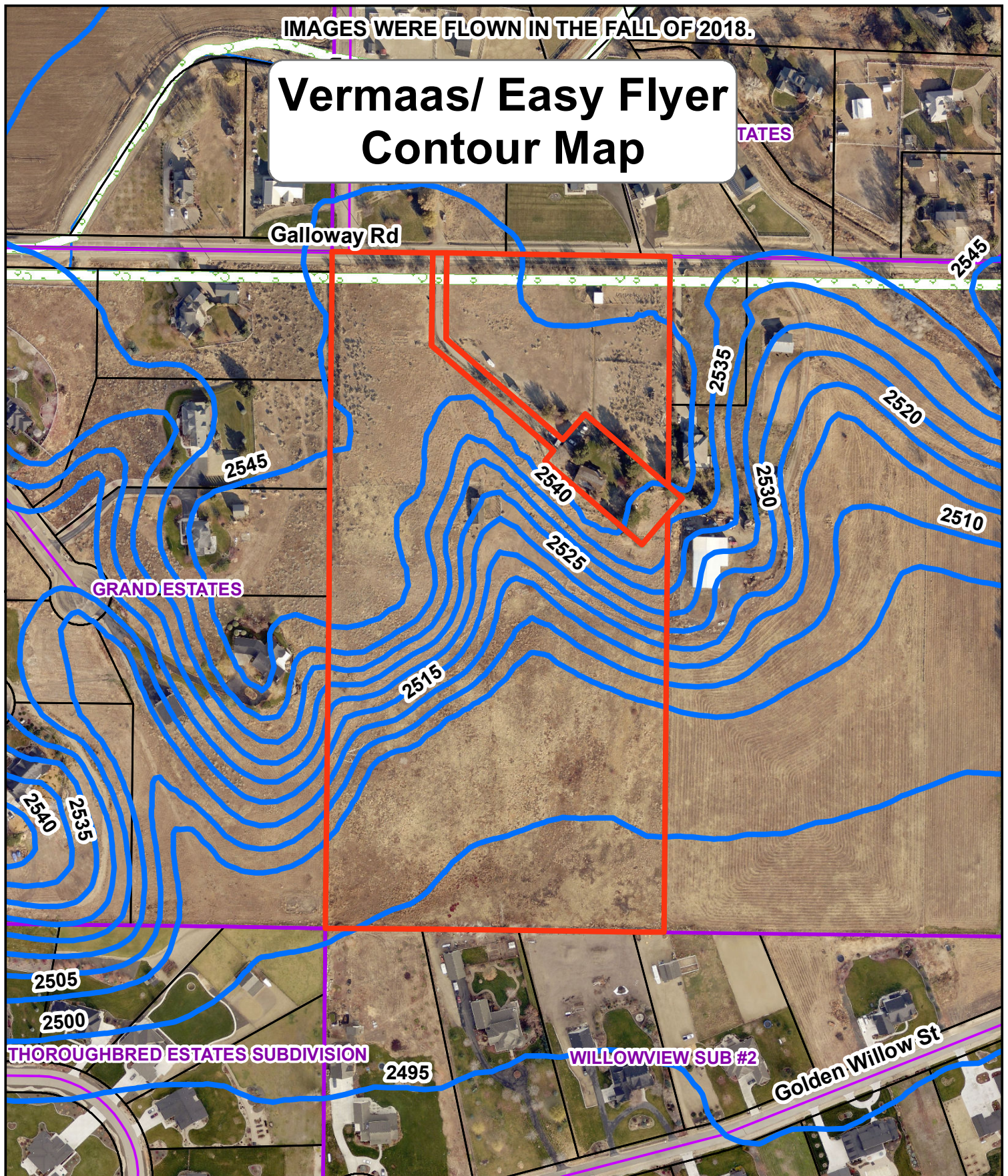
FARMLAND REPORT

SOIL NAME		FARMLAND TYPE		SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PhC		Farmland of statewide importance, if irrigated		108115.92	2.48	12.41%
LhE		Not prime farmland		190879.92	4.38	21.91%
PhD		Not prime farmland		103803.48	2.38	11.92%
PhB		Prime farmland if irrigated		159429.60	3.66	18.30%
EsB		Prime farmland if irrigated		196412.04	4.51	22.55%
EVC		Farmland of statewide importance, if irrigated		112384.80	2.58	12.90%
				871025.76	20.00	100%

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

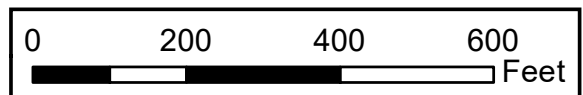
IMAGES WERE FLOWN IN THE FALL OF 2018.

Vermaas/ Easy Flyer Contour Map



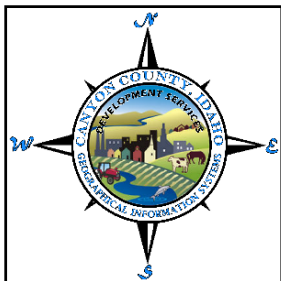
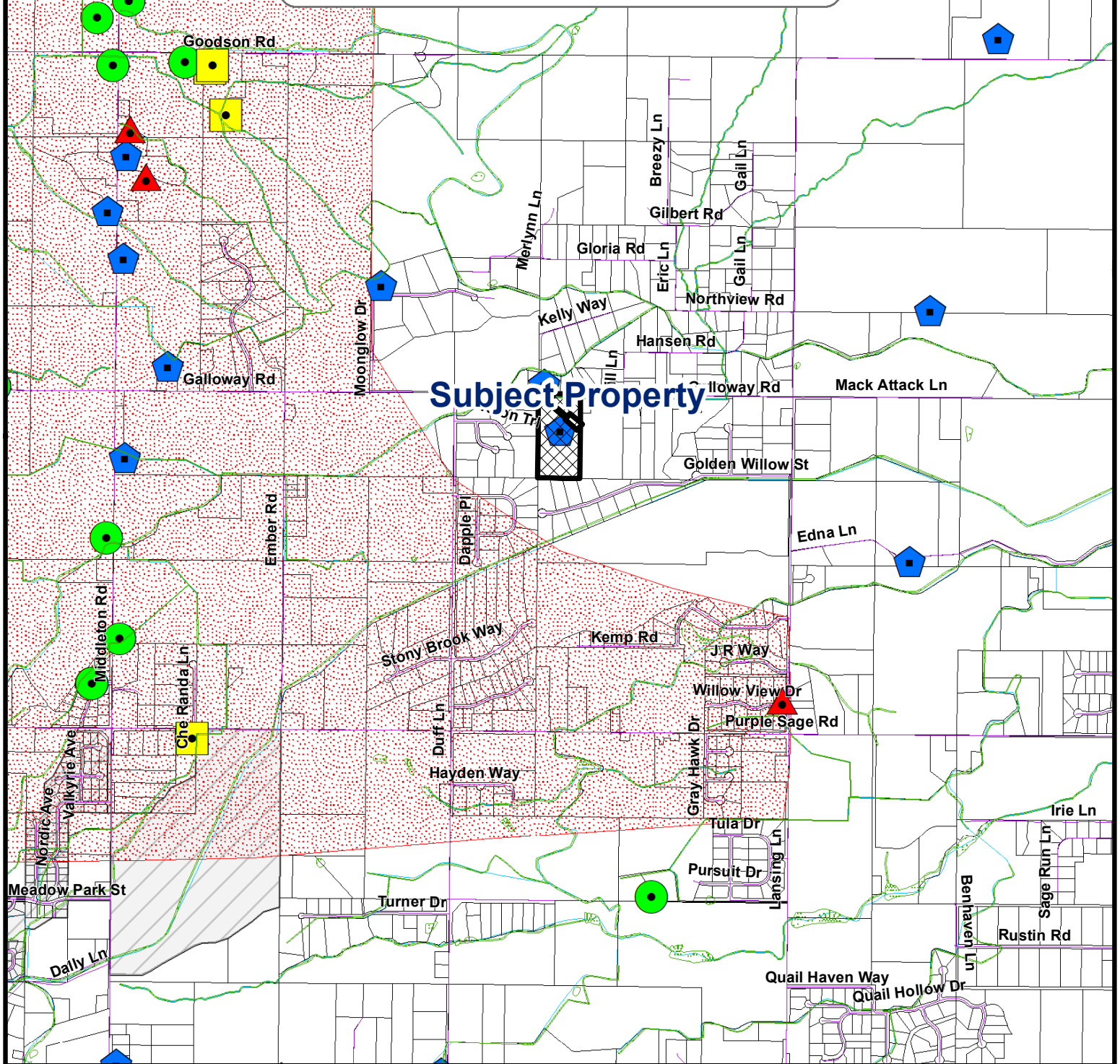
Legend

- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands



NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ,
NITRATE PRIORITY 2020.

Vermaas/ Easy Flyer Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE_PRIORITY

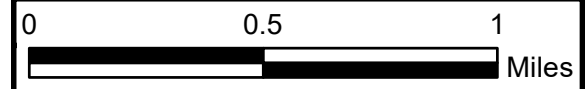
DEQ WELLS
N03_MGL

0.005 - 2.00

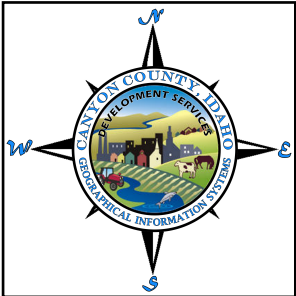
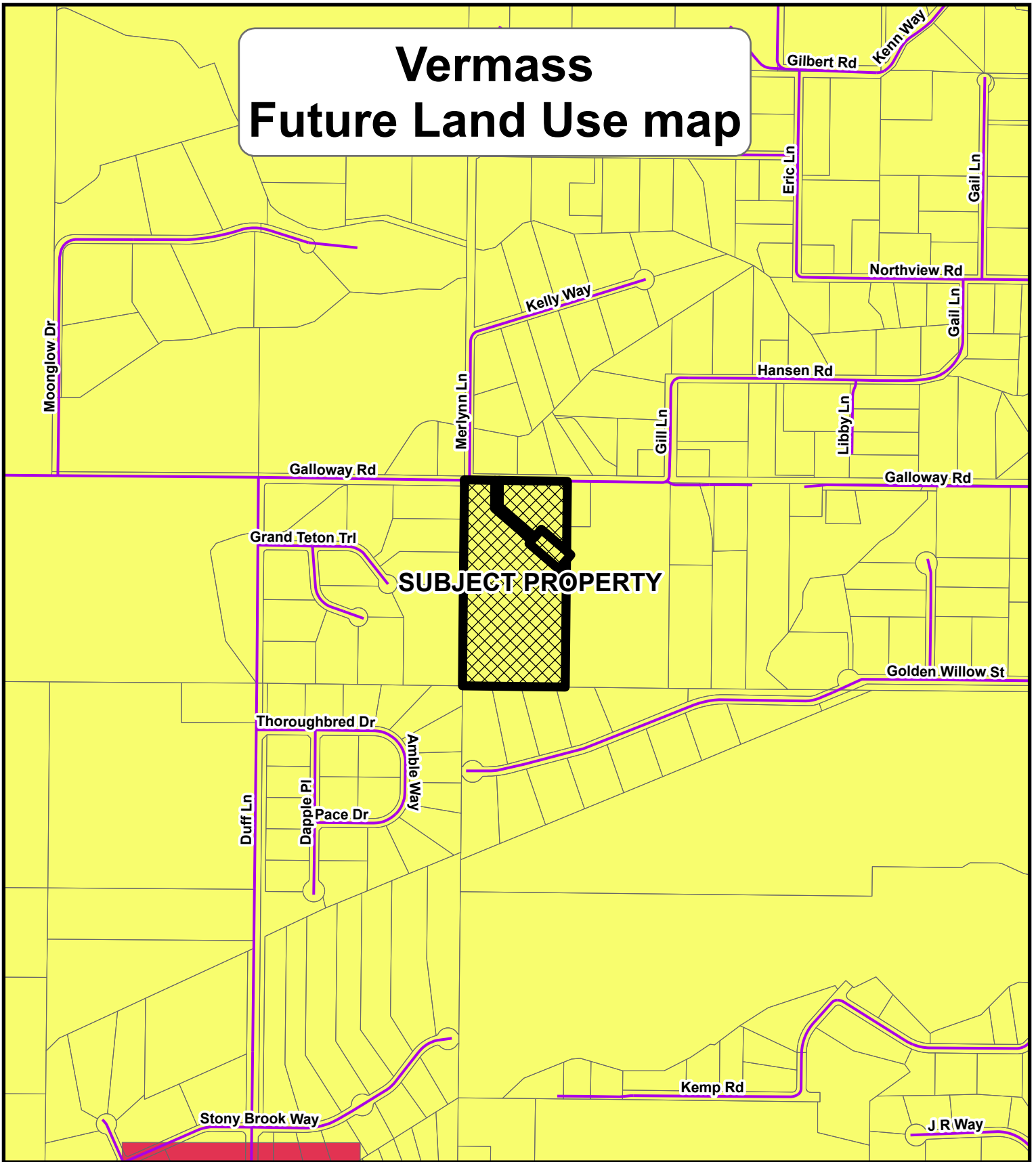
2.00 - 5.00

5.00 - 10.00

10.00 - 49.80



Vermass Future Land Use map



Legend Future Land Use 2011_2022

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

