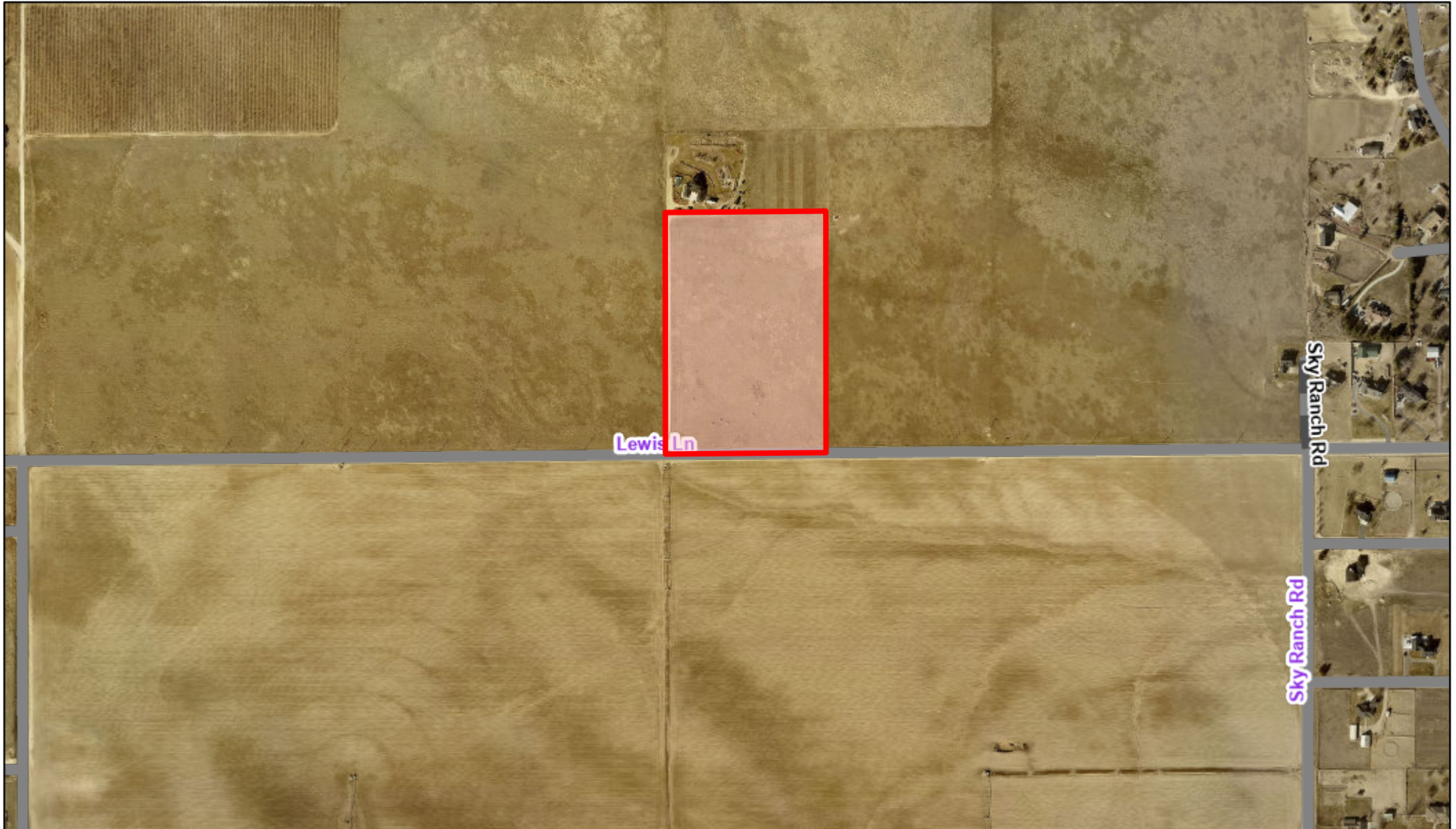












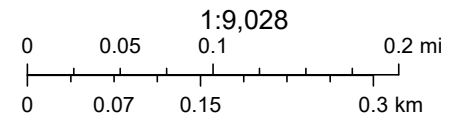


Canyon County, ID Web Map



7/12/2024, 10:43:26 AM

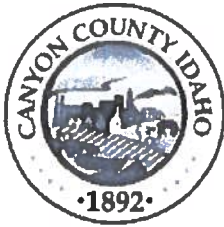
- | | | |
|---|---|---|
|  Multiple Parcel Search _Query result |  CC_PrivateRoads |  Blue: Blue |
|  Hydro_NHDFlowline |  Urban_2023 |  Imagery_2022 |
|  CanyonCountyRoads |  Red: Red |  Red: Band_1 |
|  Roads |  Green: Green |  Green: Band_2 |



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

Canyon County, ID

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



PRELIMINARY PLAT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME:	Walker Investment Trust
	MAILING ADDRESS:	4718 East Goldstone Drive, Meridian ID 83642
	PHONE:	[REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p>		
Signature: <u>[Signature]</u> Date: <u>6/17/24</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	Will Mason
	COMPANY NAME:	Mason's Associates Inc
	MAILING ADDRESS:	924 3 rd Street S, Nampa ID 83651
	PHONE:	[REDACTED]

SITE INFO	STREET ADDRESS:	Lewis Lane
	PARCEL NUMBER:	30072010
	PARCEL SIZE:	15.15 acres
	NUMBER OF LOTS:	6 Proposed Res 1 proposed Rd/comm
	PROPOSED SUBDIVISION NAME:	Walker Hills Subdivision
	FLOOD ZONE (YES/NO)	<input checked="" type="radio"/> NO
	ZONING DISTRICT:	RR

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	SD2024-0005	DATE RECEIVED:	7-11-24
RECEIVED BY:	Emily Kiester	APPLICATION FEE:	\$1700
		<input checked="" type="radio"/> CK	<input type="radio"/> MO <input type="radio"/> CC CASH



PRELIMINARY PLAT

PUBLIC HEARING - CHECKLIST

PRELIMINARY PLAT - CCZO Section 07-17-09

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application Completed and Signed		<input checked="" type="checkbox"/>
Copy of Preliminary Plat (1 Hard Copy & Digital Copy – Flash Drive Preferred)		<input checked="" type="checkbox"/>
Preliminary Drainage Plan, if applicable		<input checked="" type="checkbox"/>
Preliminary Irrigation Plan, if applicable		<input checked="" type="checkbox"/>
Preliminary Grading Plan, if applicable		<input checked="" type="checkbox"/>
Completed Preliminary Plat Checklist		<input checked="" type="checkbox"/>
Subdivision Worksheet		<input checked="" type="checkbox"/>
Irrigation Plan Application		<input checked="" type="checkbox"/>
Proof of application with:		
Southwest District Health		<input checked="" type="checkbox"/>
Irrigation District		<input checked="" type="checkbox"/>
Fire District		<input checked="" type="checkbox"/>
Highway District/ Idaho Transportation Dept.		<input checked="" type="checkbox"/>
Area of City Impact (if applicable)		N/A
Deed or evidence of property interest to the subject property		<input checked="" type="checkbox"/>
Fee: \$1550.00 +\$10.00/lot 7 = \$70 +\$100.00 for Area of City Impact +\$80.00 Private Road +\$80.00 Easement Reduction		

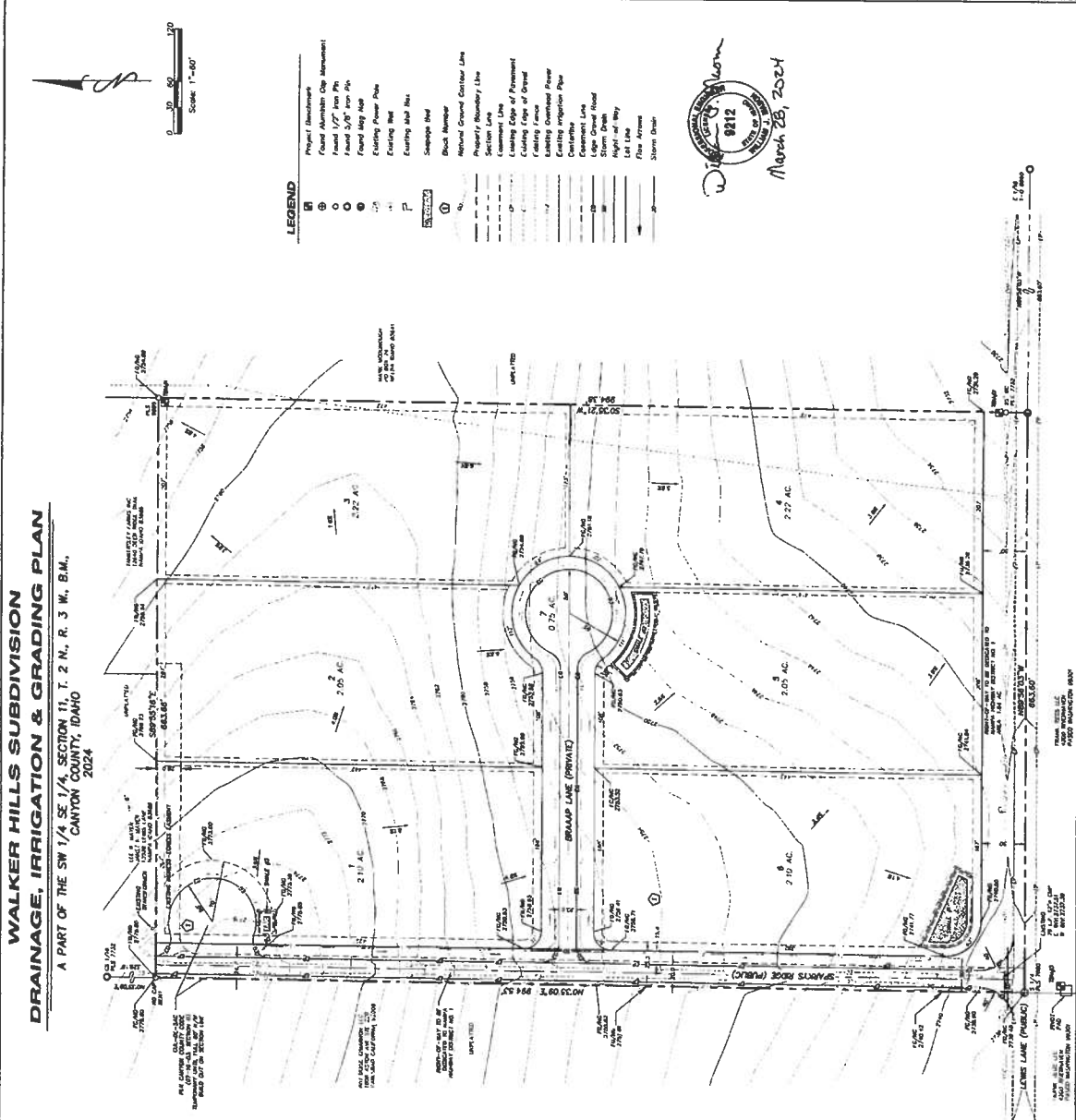
****Fees are non-refundable****

original copy is submitted
needs review
claiming a water right, but no proof
water right exists per IDWR letter
deemed abandoned?

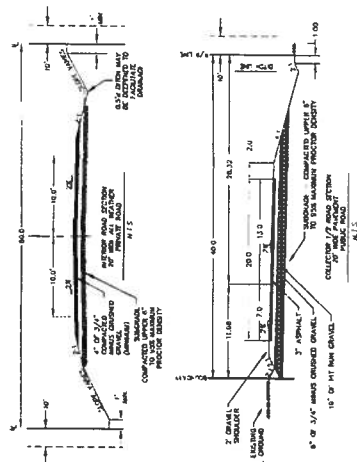
Additional Information	Applicant	Staff
Hillside Development Requirements (07-17-33(1))		
Private Road Name Application		<input checked="" type="checkbox"/>
Easement Reduction Application		
Floodplain Development Permit		

*DISCLAIMER: The subject property shall comply with the public nuisance ordinance, the building code, and the zoning code before the Director can accept the application.

TOTAL
\$1700

[illegible]

NOTES



R30072010 PARCEL INFORMATION REPORT

6/24/2024 10:02:28 AM

PARCEL NUMBER: R30072010

OWNER NAME: WALKER INVESTMENTS TRUST

CO-OWNER:

MAILING ADDRESS: 4718 E GOLDSTONE DR MERIDIAN ID 83642

SITE ADDRESS: 0 LEWIS LN

TAX CODE: 2120000

TWP: 2N **RNG:** 3W **SEC:** 11 **QUARTER:** SE

ACRES: 15.15

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: RR / RURAL RESIDENTIAL

HIGHWAY DISTRICT: NAMPA HWY DIST #1

FIRE DISTRICT: UPPER DEER FLAT FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: NOT In IRRIG_DIST

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0375F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO. : 2019019703

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 11-2N-3W SE TX 14189 IN W1/2 SW1/4 SE1/4

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



Development Services

Department

Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

■ Engineering Division ■

Preliminary Plat Check-List

Applicant: <u>Walker Hills Investment</u>	Case Number:
Subdivision Name: <u>Walker Hills Subdivision</u>	Plat Date (Review #):

CANYON COUNTY CODE OF ORDINANCES 07-17-09

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

GENERAL REVIEW ITEMS	Meets Code / Comments
1. Complete initial review of all information given graphically and by note on the plat	
2. Check for compliance with FCOs and/or Development Agreement from entitlement process if applicable	
3. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	
4. Check for applicable agency comment. These comments could have been made at the entitlement stage or after.	
5. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner	
Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in ordinance and may not be strictly required.	
A. FORM OF PRESENTATION	Meets Code / Comments
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission)	
2. Size of Drawing (No larger than 24' x 36") <ul style="list-style-type: none"> Obtain electronic version of all submittals 	
B. IDENTIFICATION AND DESCRIPTIVE DATA	Meets Code / Comments
1. Proposed name of subdivision and its location by section, township, and range	

<ul style="list-style-type: none"> Name of sub needs to be reserved through DSD GIS 	
2. Reference by dimension and bearing to a section corner or quarter section corner	
3. Name, address and phone number of developer	
4. Name address and phone number of the person preparing the plat	
5. North arrow	
6. Date of preparation	
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. <ul style="list-style-type: none"> Check for consistency between pre-plat and vicinity map 	

C. EXISTING CONDITIONS DATA	Meets Code / Comments
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope	
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract <ul style="list-style-type: none"> Future use of remaining wells, if applicable 	
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract	
5. Existing zoning classification, by note <ul style="list-style-type: none"> Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application 	
6. Approximate acreage of the tract, by note	
7. Boundary dimensions of the tract	
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract	

D. PROPOSED CONDITIONS DATA	<u>Meets Code / Comments</u>
<p>1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract</p> <ul style="list-style-type: none"> • <i>Confirmation that highway district will allow proposed access if new access is on an arterial</i> • <i>Check alignment of stub streets with adjacent developments, if applicable</i> • Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) • Private road names need to be reserved through DSD GIS. Private roads require a separate application. • Public road names must be checked for availability with DSD GIS • <i>If typical sections are shown make sure they are consistent with what will be required</i> 	
<p>2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot.</p> <ul style="list-style-type: none"> • <i>Curve table is present and matches data shown graphically</i> • <i>Minimum lot size</i> • <i>Average lot size (calculated as total residential area divided by the number of residential lots)</i> • <i>Check block numbering</i> • <i>Consider any phasing shown</i> 	
<p>3. Location, width and use of easements</p> <ul style="list-style-type: none"> • <i>Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.</i> • <i>Show easements for all shared infrastructure</i> 	
<p>4. Designation of all land to be dedicated or reserved for public use with use indicated</p>	
<p>5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any</p>	
<p>6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided</p>	
<p>7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development</p> <ul style="list-style-type: none"> • <i>Check mapping layers for above special development items. Include wetland and natural drainage ways.</i> • <i>Consider recommended conditions related to special development areas and related reports</i> 	

8. All roads must be labeled as either "private" or "public" behind or beneath the road name	
E. PROPOSED UTILITY METHODS	<u>Meets Code / Comments</u>
<p>1. Sewage: A statement as to the type of proposed sanitary sewage facilities</p> <ul style="list-style-type: none"> • Preliminary location/layout of proposed sewage facilities • Nutrient-Pathogen study if required by SWDH • If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary sewer plan. DSD should complete high level feasibility review of shared utilities 	
<p>2. Water Supply: A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> • Preliminary location/layout of proposed potable water facilities • If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary potable water plan. DSD should complete high level feasibility review of shared utilities 	
<p>3. Storm Water Disposal: A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system</p> <ul style="list-style-type: none"> • Include statement that all storm water shall be retained on site, if appropriate • Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, ect • Maintenance easements for storm drain facilities treating drainage from public roads should be in place 	
<p>4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system</p> <ul style="list-style-type: none"> • Irrigation Supply And Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: <ul style="list-style-type: none"> - Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and - Copies of the community association's or similar organization's documents which may be required precedent 	

to the establishment of an irrigation distribution system within the proposed development.

5. Utility Easement: The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.

GENERAL RECOMMENDED CONDITIONS

1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
2. Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and highway district signature on the final plat.
3. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
4. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from the Southwest District Health prior to the first public hearing held for the preliminary plat and Southwest District Health signature on the final plat.
5. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
6. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping. (Solo pre-plats only)

SUBDIVISION WORKSHEET

Overview:

Number of Buildable Residential Lots: <u>6</u>	Number of Non-Buildable Lots: <u>1</u>
Number of Common Lots: <u>1 Private Rd lot</u>	Total Subdivision Size: <u>15.15</u>
Number of Common Lots:	Average Residential Lot Size: <u>2.13</u>

Area of City Impact:

Is the property in an Area of City Impact? ☒ No ☐ Yes- What City:

Will you be requesting subdivision Improvement Waivers? ☐ No ☒ Yes

If yes, which waivers will you be requesting?

☒ Curbs ☒ Gutters ☒ Sidewalks ☒ Street Lights ☒ Landscaping ☐ Other

If you are located in an Area of City Impact the following is required:

- Evidence of compliance with IC 31-3805 which could include evidence of irrigation system plan approval by the planning and zoning authority and city council and coordination with the irrigation entity.
- Communication with the City.

Roads:

Roads within the development will utilize:

☒ Public ☒ Private* ☐ Not Applicable

*Private Roads Require: Name approved prior to submittal & a Private Road Application at the Time of submittal. see email - approved.

Hillside Development:

Of the total lots requested how many of each contain slopes +15%?

Residential: 0 Non-Buildable: 0 Common: 0

Will the proposed roads be located within any area containing +15% slopes?

☐ Yes* ☒ No

*If any development or construction activities will occur on slopes > 15% please submit the information required by CCZO 07-17-33

Irrigation:

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

Irrigation: IDWR

Drainage:

This property has: ☒ Water rights available ☐ No water rights available.

If No Water Rights are available, please fill out an Irrigation Plan Worksheet

Irrigation Water is Provided via: ☒ Irrigation Well ☐ Surface Water

Percentage of property that has water: 65%

Volume of water or diversion rate available at the property:

Please describe, in detail, how the property is currently irrigated and how it will be irrigated after it is subdivided: Property is not currently irrigated but has water rights through IdWR. ✓ location of irrigation well is being worked on with IdWR

Are there irrigation easement(s) on the property? ☐ Irrigation Well ☐ Surface Water

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

Swales

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

filtration through vegetation

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

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

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

Signed: [Signature] Date: 6 / 18 / 24
Property Owner (Application Submitted)

Signed: Caryn Cullen - Mason & Associate Date: 6 / 19 / 24
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: [Signature] Date: 6 / 24 / 24
Director / Staff

Emily Kiester

From: Bradbury, Allen <Allen.Bradbury@idwr.idaho.gov>
Sent: Wednesday, June 26, 2024 3:26 PM
To: Emily Kiester
Cc: Storms, Scott
Subject: [External] RE: Preliminary Plat (Walker Investments) - Water Right Question
Attachments: 63-7156D_irr_Map.png; 63-35419_irr_Map.png; 63-35420_irr_Map.png; 63-3597F_irr_Map.png

Dear Ms. Kiester,

To answer your question, I'll give a little background. Transfer No. 88597 for Walker Investments was received by IDWR on July 12, 2023. The purpose of the transfer was to change the point of diversion for water right numbers 63-35419 and 63-35420 to a new well to serve an HOA pressurized irrigation system for six residential lots. Water rights 63-35419 and 63-35420 are decreed rights both decreed on 2/6/2009. Also, there are two additional rights 63-3597F, 63-7156D overlapping this property.

IDWR has statutory jurisdiction to consider forfeiture in certain administrative matters which require an injury analysis, such as in water right transfer applications pursuant to Idaho Code § 42-222. Since the transfer proposed a change to these water rights Walker Investments would be subject to a comprehensive forfeiture analysis. According to Idaho Statute 42-222, if appropriated water is not put to beneficial use any right to the use may be lost through nonuse or forfeiture and the water will revert to the state and be again subject to appropriation.

A quick review using aerial photography and remote sensing tools from satellite imagery in 2016 to 2023 revealed that the areas described in transfer may be subject to forfeiture. This situation initiated the information request attached to your email. That letter requested evidence of irrigation use to continue processing of the transfer application or a defense to forfeiture as outlined in section §42-223, Idaho Code. The third option was to withdraw the transfer. Walker Investments chose to withdraw the transfer application on December 18, 2023.

To answer your question about forfeiture, the withdrawal of the transfer avoided a comprehensive forfeiture analysis. Therefore, these rights continue to be valid water rights and have not been forfeited. This also means that this property could resume use of those water rights for the purpose of irrigation.

Please contact me, if you have any additional questions.

Allen Bradbury



Allen Bradbury | Water Resource Agent, Sr.
IDWR-Western Region | 208.334.2190
allen.bradbury@idwr.idaho.gov

*Shows property still
has water rights
-Emily Kiester,
Associate Planner*

From: Emily Kiester <Emily.Kiester@canyoncounty.id.gov>
Sent: Tuesday, June 25, 2024 4:17 PM

To: Bradbury, Allen <Allen.Bradbury@idwr.idaho.gov>

Subject: FW: Preliminary Plat (Walker Investments) - Water Right Question

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.

Dear Mr. Bradbury,

Our office has received an application for a preliminary plat for Walker Investments.

In the attached letter, it shows you had correspondence with Mr. Walker on forfeiture of water rights. Have these water rights been forfeited? Or is there any update on your end from the applicant?

The only other information they gave us is stating there is water rights available, and they are working with IDWR on the location of the irrigation well with your department.

I am checking with you, as we need to check there is an actually irrigation water available for the irrigation plan they turned in.

Thank you for your time,



Emily Kiester,

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.kiester@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

IRRIGATION PLAN APPLICATION



Applicant(s)

Walker Investment Trust

Name

Daytime Telephone Number

4718 E. Goldstone Dr

Meridian ID

83642

Street Address

City, State

Zip

Representative Name

Mason's Associates

Daytime Telephone Number / E-mail Address

924 3rd street S.

Nampa ID

83651

Street Address

City, State

Zip

Location of Subject Property:

North of Lewis Lane between Pump Ln and Sky Ranch Rd

Two Nearest Cross Streets or Property Address

City

Assessor's Account Number(s): R

36072010

Section 11

Township 2N

Range 3W

This land:



Has water rights available to it.



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

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

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

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

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

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

Irrigation: Idaho Department of Water Resources

Drainage: _____

3. How many acres is the property being subdivided? 15.15

4. What percentage of this property has water? 65%

5. How many inches of water are available to the property? 43 acre feet

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

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

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

IDWR is working with Walker Trust to determine location for irrigation well

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

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

Swales

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

Filtration through vegetation

Applicant Acknowledgement

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

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

Signed: _____

Property Owner

Date: _____

(Application Submitted)

Signed: _____

Applicant/Representative (if not property owner)

Date: _____

(Application Submitted)

Accepted By: _____

Director / Staff

Date: ____/____/____

Irrigation Plan Map Requirements

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

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

Also, provide the following documentation:

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



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705 5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

11/6/2023

Walker Investments
C/O Bob Walker
4718 E Goldstone Dr
Meridian, ID 83642

RE: Additional Information Request for Transfer

Dear Mr. Walker,

On July 12, 2023, you filed a transfer application to change the diversion point for water rights 63-35419 and 63-35420. Part of the transfer process is review for rights subject to forfeiture. Idaho Statute 42-222 states in part:

... (2) All rights to the use of water acquired under this chapter or otherwise shall be lost and forfeited by a failure for the term of five (5) years to apply it to the beneficial use for which it was appropriated and when any right to the use of water shall be lost through nonuse or forfeiture such rights to such water shall revert to the state and be again subject to appropriation under this chapter, except that any right to the use of water shall not be lost through forfeiture by the failure to apply the water to beneficial use under certain circumstances as specified in section 42-223, Idaho Code.

I am now trying to verify the water use on your land. Water right 63-35419 authorizes irrigation with an acre limit of 8.0 acres within a total 96.0 acre place of use. Water right 63-35420 authorizes irrigation with an acre limit of 2.0 acres within a total 96.0 acre place of use. Remote sensing tools from satellites in 2016 to 2023 were used to show the areas described in your application may be subject to forfeiture.

Evidence of irrigation use in these areas is needed to complete processing of the transfer application. The circumstances outlined in section §42-223, Idaho Code, are attached to this letter. Please provide the Department a defense to forfeiture as outlined in that section.

Submit the requested information for the application to be processed. You may seek additional time to provide the information by making a written request to interrupt processing for up to six months. The application will be rejected or approved with partial forfeiture without a timely written reply within the next **thirty (30) days**. Refunds are not issued for rejected applications. You may also withdraw the application with the form enclosed in order to receive a refund for the filing. Thank you for your time and for your attention to these matters.

Respectfully,

Allen Bradbury
Water Resource Agent, Sr.

Enclosure(s): Idaho Statute §42-223
Withdrawal form

42-223

TITLE 42

IRRIGATION AND DRAINAGE — WATER RIGHTS AND RECLAMATION

CHAPTER 2

APPROPRIATION OF WATER — PERMITS, CERTIFICATES, AND LICENSES SURVEY

42-223. Exceptions or defenses to forfeiture. A right to the use of water shall not be lost by forfeiture pursuant to the provisions of section [42-222](#), Idaho Code, for a failure to apply the water to beneficial use under the conditions specified in any subsection of this section. The legislature does not intend through enactment of this section to diminish or impair any statutory or common law exception or defense to forfeiture existing on the date of enactment or amendment of this section, or to preclude judicial or administrative recognition of other exceptions or defenses to forfeiture recognized in Idaho case law or other provisions of the Idaho Code. No provision of this section shall be construed to imply that the legislature does not recognize the existence or validity of any common law exception or defense to forfeiture existing on the date of enactment or amendment of this section.

- (1) A water right appurtenant to land contracted in a federal cropland set-aside program shall not be lost or forfeited for nonuse during the contracted period. The running of any five (5) year period of nonuse for forfeiture of a water right shall be tolled during the time that the land remains in the cropland set-aside program.
- (2) A water right held by a municipal provider to meet reasonably anticipated future needs shall be deemed to constitute beneficial use, and such rights shall not be lost or forfeited for nonuse unless the planning horizon specified in the license has expired and the quantity of water authorized for use under the license is no longer needed to meet reasonably anticipated future needs.
- (3) A water right shall not be lost or forfeited by a failure to divert and apply the water to beneficial use if the water is not needed to maintain full beneficial use under the right because of land application of waste for disposal purposes including, but not limited to, discharge from dairy lagoons used in combination with or substituted for water diverted under the water right.
- (4) A water right shall not be lost or forfeited by a failure to divert and apply the water to beneficial use if the reason for the nonuse of the water is to comply with the provisions of a ground water management plan approved by the director of the department of water resources pursuant to section [42-233a](#) or [42-233b](#), Idaho Code.
- (5) A water right shall not be lost or forfeited by a failure of the owner of the right to divert and apply the water to beneficial use while the water right is placed in the water supply bank or is retained in or rented from the water supply bank pursuant to sections [42-1761](#) through [42-](#)

1765A, Idaho Code, or while the water right is leased pursuant to sections 43-335 through 43-342, Idaho Code, or sections 42-2501 through 42-2509, Idaho Code, or while use of the water is made under any other provision of law authorizing the rental or lease of water rights.

- (6) No portion of any water right shall be lost or forfeited for nonuse if the nonuse results from circumstances over which the water right owner has no control. Whether the water right owner has control over nonuse of water shall be determined on a case-by-case basis.
- (7) No portion of a water right held by an irrigation district, a Carey Act operating company, or any other company, corporation, association, or entity which holds water rights for distribution to its landowners, shareholders or members shall be lost or forfeited due to nonuse by such landowners, shareholders or members, unless the nonuse is subject to the control of such entity.
- (8) No portion of a water right held by an irrigation district shall be lost, forfeited or subject to forfeiture as a result of the exclusion of land from the district pursuant to chapter 11, title 43, Idaho Code, so long as any five (5) year period of nonuse following the exclusion does not result from circumstances over which the district has control.
- (9) No portion of any water right shall be lost or forfeited for nonuse if the nonuse results from a water conservation practice, which maintains the full beneficial use authorized by the water right, as defined in section 42-250, Idaho Code.
- (10) No portion of any water right shall be lost or forfeited for nonuse if the nonuse results from the water right being used for mitigation purposes approved by the director of the department of water resources including as a condition of approval for a new water right appropriation approved pursuant to section 42-203A, Idaho Code, a water right transfer approved pursuant to section 42-222, Idaho Code, a water exchange approved pursuant to section 42-240, Idaho Code, or a mitigation plan approved in accordance with rules promulgated pursuant to section 42-603, Idaho Code.
- (11) No portion of any water right with a beneficial use related to mining, mineral processing or milling shall be lost or forfeited for nonuse, so long as the nonuse results from a closure, suspension or reduced production of the mine, processing facility or mill due in whole or in part to mineral prices, if the mining property has a valuable mineral, as defined in section 47-1205, Idaho Code, and the water right owner has maintained the property and mineral rights for potential future mineral production.

History:

[42-223, added 2000, ch. 85, sec. 3, p. 185; am. 2002, ch. 343, sec. 1, p. 961; am. 2003, ch. 166, sec. 1, p. 470; am. 2004, ch. 178, sec. 1, p. 560; am. 2008, ch. 239, sec. 1, p. 719.]

**WITHDRAWAL
OF
APPLICATION FOR TRANSFER OF WATER RIGHT(S)**

I/We, _____ and _____
(Applicant's Printed Name) (Applicant's Printed Name)

_____ and _____
(Applicant's Printed Name) (Applicant's Printed Name)

hereby withdraw our Application for Transfer No. _____ of Water Right

No(s). _____

Signed this _____ day of _____, 20 _____

(Signature/Title of Applicant)

(Signature/Title of Applicant)

(Signature/Title of Applicant)

(Signature/Title of Applicant)

Water Right Report : 63-35419(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	WALKER INVESTMENTS TRUST	4718 E GOLDSTONE DR	MERIDIAN	ID	83642-5739
Original Owner	ESTATE OF REX S JENSEN	C/O E T EVANS CO-TRUSTEE 9990 ROAN MEADOWS DR	BOISE	ID	83709
Original Owner	MILLAR, BRYCE	RT 7 BOX 7380	NAMPA	ID	83651
Previous Owner	MC DONOUGH, MARK A	PO BOX 2265	BOISE	ID	83701-2265

Water Right Status

Priority Date : 4/13/1967

Basis : Decreed

Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	02N	03W	11	0		NW	SW	CANYON	
GROUND WATER	02N	03W	11	0		NE	SE	CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.07 CFS	32.00 AFA
TOTAL			0.07 CFS	32.00 CFS

Places of Use

Copyright © 2015 Pearson Education, Inc. or its affiliate(s). All rights reserved.

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
02N	03W	11			SE	NE	2
02N	03W	11			NE	SE	26
02N	03W	11			SW	SE	34
02N	03W	11			SE	SE	34

Irrigation Totals

Total Acres	Acre Limit
96.00	8.00

Conditions

Code Conditions

- X61 The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 3/15 is subordinate to all water rights having no subordinated early irrigation use and a priority date earlier than 2/6/2009.
- X27 This right is limited to the irrigation of 8.0 acres within the place of use described above in a single irrigation season.
- R65 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
- X35 Rights 63-3597F, 63-7156D, 63-35419 & 63-35420 when combined shall not exceed a total annual maximum diversion volume of 428.0 af for the irrigation of 95.1 acres.
- 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
- 004 This right does not grant any right-of-way or easement across the land of another.
- T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
- T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
- T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Dates

Licensed Date :
 Decreed Date : 2/6/2009
 Permit Proof Due Date :
 Permit Proof Made Date :
 Permit Approved Date :
 Permit Moratorium Expiration Date :
 Enlargement Use Priority Date :
 Enlargement Statute Priority Date :
 Application Received Date:
 Protest Deadline Date:

Other Information

State or Federal : S
 Water District Number : TBD
 Generic Max Rate Per Acre : 0.02
 Generic Max Volume Per Acre : 4.5
 Civil Case Number :
 Decree Plaintiff :
 Decree Defendant :
 Swan Falls Trust or Nontrust :
 Swan Falls Dismissed :
 DLE Act Number :
 Cary Act Number :
 Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

7/6/2023

Water Right Report : 63-35420(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	WALKER INVESTMENTS TRUST	4718 E GOLDSTONE DR	MERIDIAN	ID	83642-5739
Original Owner	ESTATE OF REX S JENSEN	C/O E T EVANS CO-TRUSTEE 9990 ROAN MEADOWS DR	BOISE	ID	83709
Original Owner	MILLAR, BRYCE		NAMPA	ID	83651
Previous Owner	MC DONOUGH, MARK A	PO BOX 2265	BOISE	ID	83701-2265

Water Right Status

Priority Date : 10/7/1968
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	02N	03W	11	0		NW	SW	CANYON	
GROUND WATER	02N	03W	11	0		NE	SE	CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	11/01	0.02 CFS	8.60 AFA
TOTAL			0.02 CFS	8.60 CFS

Places of Use

Search map

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
02N	03W	11			SE	NE	2
02N	03W	11			NE	SE	26
02N	03W	11			SW	SE	34
02N	03W	11			SE	SE	34

Irrigation Totals

Total Acres	Acre Limit
96.00	2.00

Conditions

Code Condtions

- X61 The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 and end date of 11/15 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 4/1 and after 11/1 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 2/6/2009.
- X27 This right is limited to the irrigation of 2.0 acres within the place of use described above in a single irrigation season.
- R65 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
- X35 Rights 63-3597F, 63-7156D, 63-35419 & 63-35420 when combined shall not exceed a total annual maximum diversion volume of 428.0 af for the irrigation of 95.1 acres.
- 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
- 004 This right does not grant any right-of-way or easement across the land of another.
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Dates

Licensed Date :
 Decreed Date : 2/6/2009
 Permit Proof Due Date :
 Permit Proof Made Date :
 Permit Approved Date :
 Permit Moratorium Expiration Date :
 Enlargement Use Priority Date :
 Enlargement Statute Priority Date :
 Application Received Date:
 Protest Deadline Date:

Other Information

State or Federal : S
 Water District Number : TBD
 Generic Max Rate Per Acre : 0.02
 Generic Max Volume Per Acre : 4.5
 Civil Case Number :
 Decree Plaintiff :
 Decree Defendant :
 Swan Falls Trust or Nontrust :
 Swan Falls Dismissed :
 DLE Act Number :
 Cary Act Number :
 Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

7/6/2023



AGENCY ACKNOWLEDGMENT

Date: 4-9-24

Applicant: Walker Investment Trust

Parcel Number: R32072010

Site Address: _____

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

Date: 4-9-24 Signed: _____

District: Nampa Hwy Dist. #1

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: NA Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 04/18/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



Fire District 9500 MISSOURI AVENUE, NAMPA ID 83686
208) 466-0670

Date: 4/10/2024

From: Upper Deer Flat
Fire District

Regarding: Pre-Plat Approval
Walker Hills Subdivision
Pump Road, S Nampa, ID

Agency Comments: Additional information will be required for Fire District approval of the proposed planned unit development. Where future development includes single family homes designed in accordance with the International Residential Code, the provisions of the 2018 International Fire Code shall apply as relates to premises identification, fire apparatus access and water supplies. See exceptions Idaho title 41-253 (2).

- **Fire Apparatus Access:**

Approved fire apparatus access roads shall be provided for this residential subdivision development. The fire apparatus access roads shall comply with the requirements of the 2018 International Fire Code section 503 and appendix "D". No Parking Fire Lane Signage shall comply with IFC appendix D103.6.1-2. (Ref IFC 102.5, 503, appendix B & D)

Plans indicate a single roadway 20 feet in width. Please revise plans demonstrating compliance with the above requirements regarding NO PARKING FIRE LANE restrictions on each side of the private lane.

- **Fire Fighting Water Supply:**

Suitable firefighting water supply shall be provided for new residential subdivisions. Where future development includes single family homes designed and constructed in accordance with the International Residential Code, residential subdivisions shall comply with the International Fire Code section 507 and appendix B105.1. Alternatively, areas without water supply systems can be designed with firefighting water supply systems designed in accordance NFPA 1142 *"Standard on Water Supplies for Suburban and Rural Fire Fighting"*. Such designed systems shall be approved by the Fire Code Official and include a specific note to be recorded on the final plat for each phase. (Ref IFC 102.5, 507, B103.3, B105.1)

Plans do not indicate compliance with the above provisions. Please revise plans to indicate how firefighting water supply will be provided for the proposed residential subdivision.

Upper Deer Flat Fire District
9500 Missouri Avenue, Nampa, ID 83686
1.208.466.0670 or 1.208.629.8636 (plan review)

NAMPA HIGHWAY DISTRICT NO. 1

July 6, 2020

To: Jennifer Almeida, Planner
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re: Walker Investments Trust Rezone

I have reviewed the Conditional Rezone Application Notice received July 1, 2020, requesting rezone from Agricultural to Single Family Residential for property located on the north side of W. Lewis Ln 1900ft west of Sky Ranch Rd.

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

1. The Subject property fronts W. Lewis Ln.
2. NHD#1 Functional Classification of W. Lewis Ln. is Rural Minor Arterial.
3. ACCHD Standards does not allow new direct access to an Arterial Roadway. An approved Application to Vary Standards will be required for access.
4. Either a subdivision plat and the associated fees will need to be submitted to the Highway District for a formal review, or a Land Split Application with the associated fee will need to be submitted.
5. Any approach serving 3 or more residences will require a paved apron.

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 HIGHWAY DISTRICT NO. 1

March 29, 2023

Mason & Associates
C/O William Mason
924 3rd St. South
Nampa, ID. 83651

RE: Walker Hills Subdivision Preliminary Plat Review

Dear Will,

As requested, we have completed a review of the Preliminary Plat for Walker Hills Subdivision. The following comments relating to this development are based on the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts and Nampa Highway Dist. #1 Supplementals:

Sec. 2010.060 – Where there is no existing road along a section or quarter section line within or contiguous to the frontage of the development, the development shall be responsible for constructing $\frac{1}{2}$ the roadway width, but in no case less than a 20' plant mix pavement width.

Sec. 2020.040 – New private roads shall not have direct access to any roadway designated as arterials.

Sec. 2030.021.A – Vicinity map shall extend 1 mile beyond all boundaries.

Sec. 2040.010 – Private utilities not controlled by the PUC shall be located in a ten-foot easement adjacent to the public right-of-way unless otherwise approved by the District. Any drain/irrigation facilities shall be moved out of the right-of-way prior to signing the Final Plat.

Sec. 2120.040.A – Landscaping within the Public ROW requires a License Agreement approved by the Highway District Commissioners.



NAMPA HIGHWAY DISTRICT NO. 1

Sec. 3020.030 – Collector roadways shall be required at $\frac{1}{4}$ section lines unless waived by the District.

Sec. 3030.010 – 50' ROW dedication from the section line is all that is required on W. Lewis Ln.

Sec. 3061.010.A.– Private roads are not allowed direct access to Arterial Roadways. If the Variance Request is approved, a paved apron is required per ACCHD Standard Drawing #ACCHD-106 with 40' radiuses.

Sec. 3061.070. – No access shall be allowed to lots in a platted subdivision including those created by land division other than to internal subdivision streets or as otherwise shown on a plat. Include a note on the final plat stating this.

Sec. 3063.010. Private utilities not controlled by the PUC shall be located in a ten-foot easement adjacent to the public right-of-way unless otherwise approved by the District. Irrigation facilities shall be removed from the public right-of-way.

Sec. 3066.010 – All irrigation facilities, except crossings, shall be removed and maintained outside Highway District ROW.

Sec. 3070 – All drainage shall be retained on site. No discharge is allowed to the public ROW.

Sec. 3070.020 – Access culvert is required at the Braap Ln approach to W. Lewis Ln.

Sec. 3070.100. – Storm Drainage Maintenance: A note shall be included on the face of the final plat exactly as written stating “Storm drainage facilities outside the public Right-of-Way shall be the responsibility of the Homeowner’s Association or property owner on which the storm drainage facility is constructed if no Homeowner’s Association exists. Responsibility for storm drainage facilities includes all maintenance both routine and non-routine.”

Sec. 3070.110 – Per Resolution #2013-05, add a note on the plat stating “No new development or redevelopment of land may discharge storm water onto Highway District right-of-way or into the District’s Municipal Separate Storm Sewer System.”

Sec. 3090 – Street signs shall meet ACCHD Standards.



NAMPA HIGHWAY DISTRICT NO. 1

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



2019-019703	
RECORDED	
05/09/2019 03:02 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=6 HCRETAL	\$15.00
TYPE DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

Electronically Recorded - DO NOT
Remove the County Stamped First
Page as it is now Incorporated as
Part of the original Document.

678541 TB/SM

***This document was signed in
SPECIAL WARRANTY DEED counter part***

Mark McDonough, an unmarried man ("Grantor"), for valuable consideration paid by Walker Investments Trust ("Grantee"), which has a current address of 25445 Jesmond Dene Rd, Escondido, CA, 92026 hereby sell, transfer and convey unto Grantee, all of that certain real property located in Canyon County, Idaho, and described on Exhibit "A" attached hereto and incorporated herein ("Property").

The Property includes the following water rights:

A portion of Water Right No. 63-3597F, that is appurtenant to the Property for irrigation of 8.0 acres, for the diversion of 0.067 cfs at the point of diversion identified in Water Right No. 63-3597F.

A portion of Water Right No. 63-7156D, that is appurtenant to the Property for irrigation of 2.0 acres, for the diversion of 0.02 cfs at the point of diversion identified in Water Right No. 63-7156D.

Grantee shall pay all costs to transfer the above identified water rights with the Idaho Department of Water Resources.

No other portions of Water Right Nos. 63-3597F or 63-7156D or any other water rights are included with the Property and are retained by Grantor, to be transferred by Grantor to Grantor's adjacent property at Grantor's cost. Grantee shall apply with the Idaho Department of Water Resources for a new point of diversion for the water rights they are acquiring and shall be responsible for paying all costs to establish said new points of diversion.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Property.

To have and to hold, all and singular the Property together with its appurtenances unto Grantee and Grantee's successors and assigns forever, subject to any and all easements, restrictions, exceptions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor, subject to any and all easements, restrictions, exceptions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized.

GRANTOR:

Mark McDonough

Mark McDonough

Date: 05/08/19

The provisions of this Deed are hereby approved and accepted:

GRANTEE:

Walker Investments Trust

By _____

Bob, Walker, Trustee

Date: _____

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized.

GRANTOR:

By _____
[print name] _____
Its: _____
Date: _____

The provisions of this Deed are hereby approved and accepted:

GRANTEE:

WALKER INVESTMENTS TRUST

By ROBERT WALKER
[print name] ROBERT WALKER
Its: Pres. & T
Date: 5/8/19

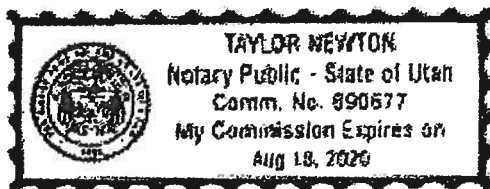
STATE OF ~~IDAHO~~ ^{TN} Utah

ACKNOWLEDGEMENTS

County of Davis } ss.

On this 8 day of May, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Walker known or identified to me to be the President of Walker Investments Trust, the entity that executed the within instrument or the person who executed the instrument on behalf of said entity, and acknowledged to me that such entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for ~~Idaho~~ ^{TN} Utah
Residing at Farmington
My commission expires August 18, 2020

Tyrone Newton

State of Idaho, County of Canyon

This record was acknowledged before me on May 8th, 2019 by Mark A. McDonough

Tiffany A. Barrett

Signature of notary public

Commission Expires:

RESIDING IN: CALDWELL, IDAHO

MY COMMISSION EXPIRES 05/17/2020

TIFFANY A. BARRETT
COMMISSION #38155
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

A parcel of land being a portion of the W 1/2 SW1/4 SE1/4 of Section 11, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at a found 5/8 inch diameter iron pin with illegible cap marking the SW corner of said SW1/4 SE1/4, (South 1/4 corner), said corner bears N. 89°56'44" W., a distance of 2654.30 feet from a found 5/8 inch diameter iron pin with no cap marking the SE corner of the SE1/4 SE1/4, (Section corner common to sections 11, 12, 13 and 14); thence along the westerly boundary of said W 1/2 SW1/4 SE1/4, N. 00°34'19" E., a distance of 994.53 feet to a found 1/2 inch diameter iron pin stamped "CLS PLS 7732"; thence parallel with the northerly boundary of said W 1/2 SW1/4 SE1/4, S. 89°55'47" E., a distance of 663.67 feet to a set 1/2 inch diameter iron pin stamped "CLS PLS 7732" marking a point on the easterly boundary of said W 1/2 SW1/4 SE1/4; thence along the easterly boundary of said W 1/2 SW1/4 SE1/4, South 00°34'38" W., a distance of 994.38 feet to a found PK nail marking the SE corner of said W 1/2 SW1/4SE1/4, said point bears N. 00°34'38" E., a distance of 25.00 feet from a found 1/2 inch diameter iron pin witness corner; thence along the southerly boundary of said W 1/2 SW1/4SE1/4, N. 89°56'36" W., a distance of 663.58 feet to the POINT OF BEGINNING.

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 83074

Date: 7/11/2024

Date Created: 7/11/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Walker Investment Trust

Comments: SD2024-0005 and RD2024-0018

Site Address: 0 LEWIS LN, Nampa ID 83686 / Parcel Number: 30072010 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2024-0005	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2024-0005	\$70.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	RD2024-0018	\$80.00	\$0.00	\$0.00

Sub Total: \$1,700.00

Sales Tax: \$0.00

Total Charges: \$1,700.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	118	\$1,700.00

Total Payments: \$1,700.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck

WALKER HILLS SUBDIVISION
DRAINAGE, IRRIGATION & GRADING PLAN

A PART OF THE SW 1/4 SE 1/4, SECTION 11, T. 2 N., R. 3 W., B.M.,
CANYON COUNTY, IDAHO
2024

OWNER/DEVELOPER
WALKER INVESTMENT TRUST
4718 EAST GOLDSTONE DRIVE
MERIDIAN, ID 83642
(802) 432-6474

ENGINEER/SURVEYOR
MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMP, ID 83651
(208) 454-0256

PROJECT BENCHMARKS

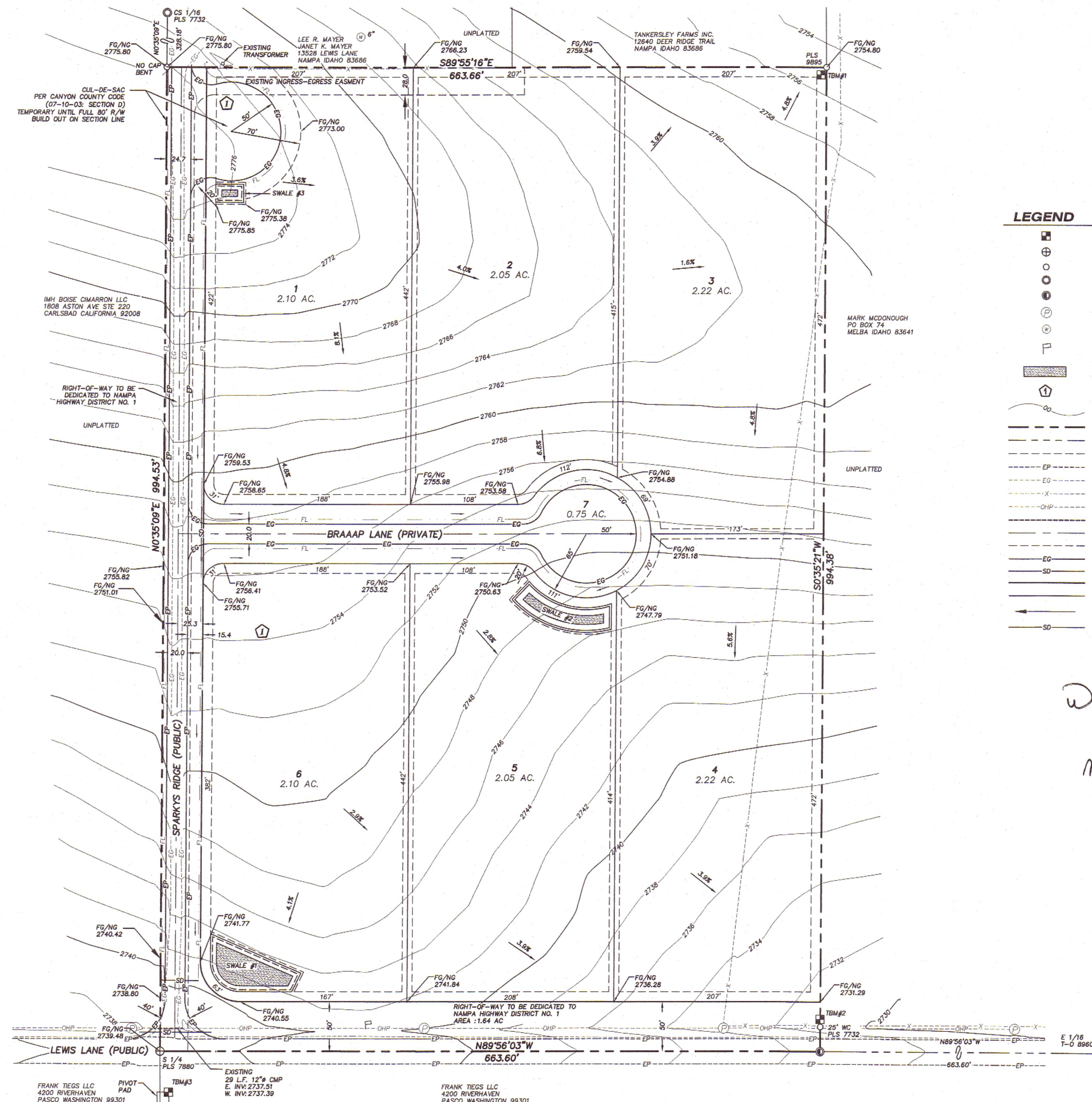
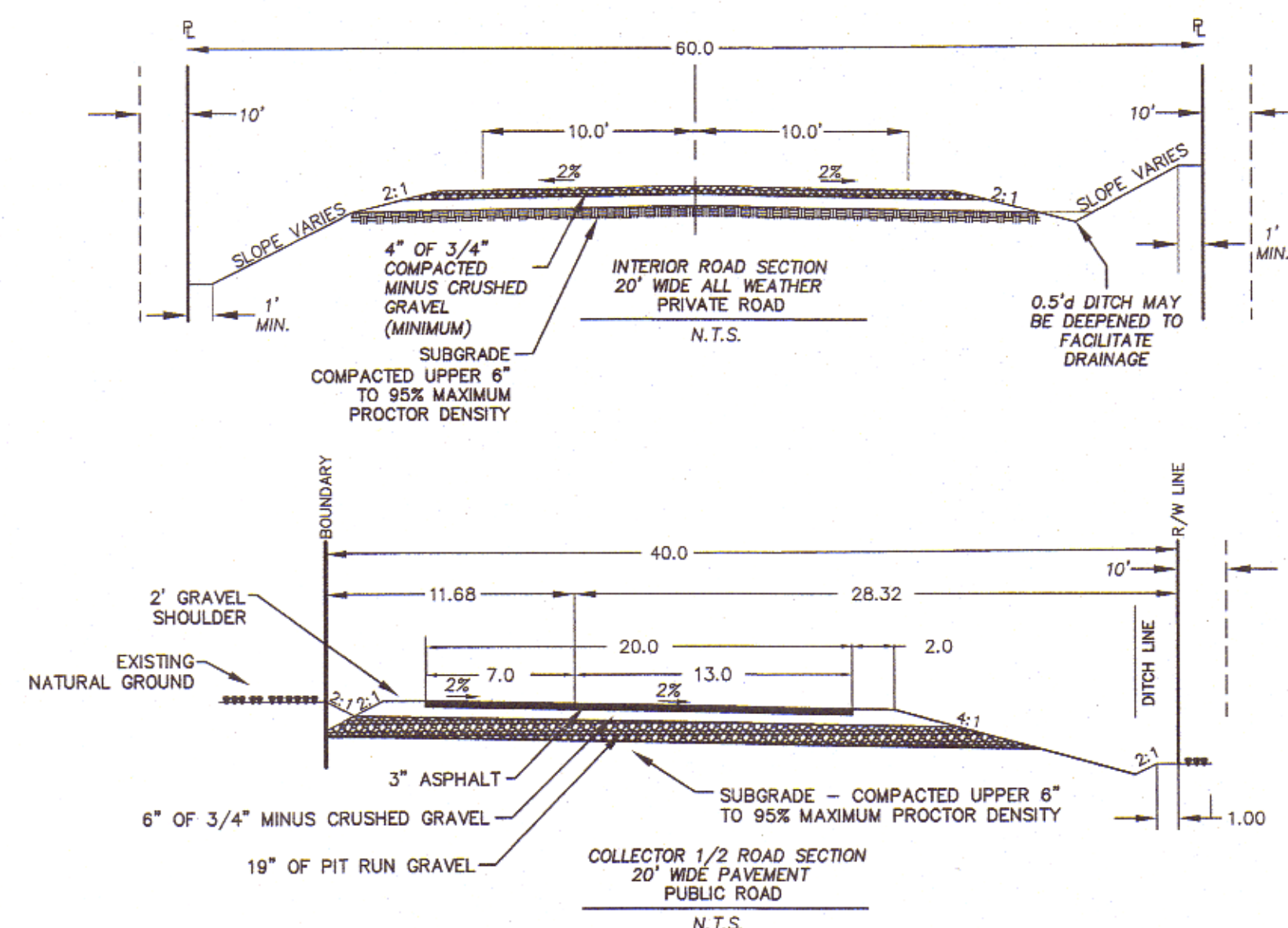
TBM #1
FOUND 1/2" IRON PIN PLASTIC CAP "KHC 9895"
NORTHEAST PROPERTY CORNER.
NAVD88 ELEVATION=2754.80'

TBM #2
FOUND 1/2" IRON PIN PLASTIC CAP "CLS PLS 7732"
25' WITNESS TO SOUTHEAST PROPERTY CORNER 12'
NORTH OF NORTH EP LEWIS LANE.
NAVD88 ELEVATION=2731.10'

TBM #3
CHISELED "X" IN NORTHEAST CORNER OF SPRINKLER
PIVOT PAD 28' SOUTH OF THE SOUTH EP LEWIS
LANE AND 31.5' SOUTHWEST OF THE SOUTHWEST
PROPERTY CORNER ALSO S 1/4 SEC 11
NAVD88 ELEVATION=2735.75'

NOTES

1. PROPERTY IS NOT LOCATED WITHIN AN EXISTING IRRIGATION DISTRICT.
2. ALL LOTS SHALL BE IRRIGATED VIA INDIVIDUAL PRIVATE WELLS.



LEGEND

- Project Benchmark
- Found Aluminum Cap Monument
- Found 1/2" Iron Pin
- Found 5/8" Iron Pin
- Found Mag Nail
- Existing Power Pole
- Existing Well
- Existing Mail Box
- Seepage Bed
- Block Number
- Natural Ground Contour Line
- Property Boundary Line
- Section Line
- Easement Line
- Existing Edge of Pavement
- Existing Edge of Gravel
- Existing Fence
- Existing Overhead Power
- Existing Irrigation Pipe
- Centerline
- Easement Line
- Edge Gravel Road
- Storm Drain
- Right-of-Way
- Lot Line
- Flow Arrows
- Storm Drain

Professional Engineer
L. J. Mason
9212
STATE OF IDAHO
March 28, 2024

NO.	BY	DATE	DESCRIPTION
1	WJ	7/22	DESIGNED BY
2	WJ	7/22	DRAWN BY
3	WJ	7/22	CHECKED BY
4	WJ	7/22	APPROVED BY
Professional Engineer L. J. Mason 9212 STATE OF IDAHO March 28, 2024			
DRAWING TITLE: WALKER HILLS SUBDIVISION DRAINAGE, IRRIGATION & GRADING PLAN			
SHEET NO. 2 OF 2 SHEETS			