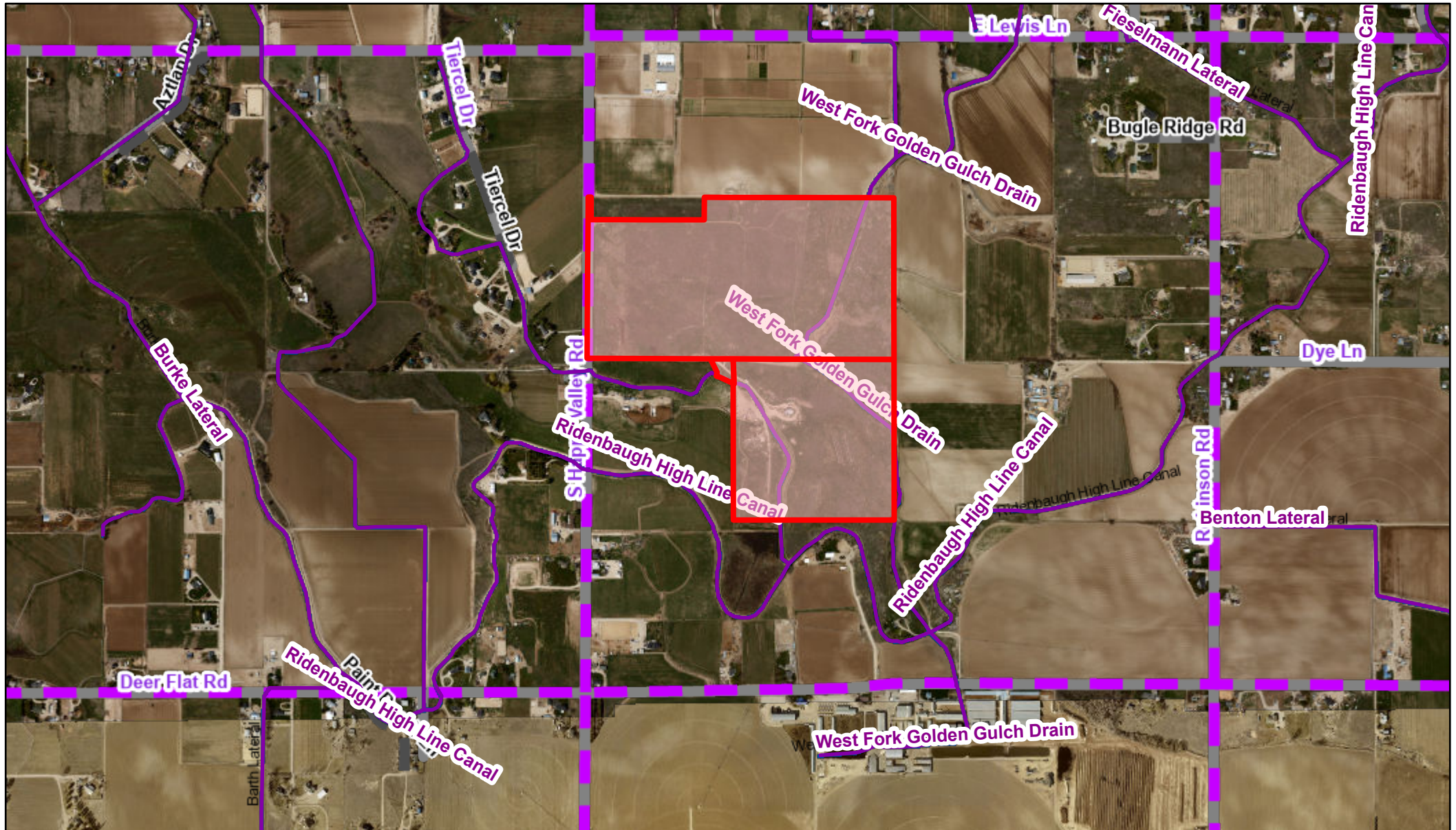













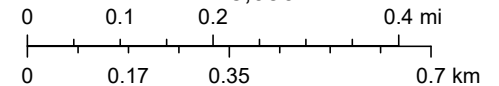
# Canyon County, ID Web Map



4/8/2024, 11:48:47 AM

Multiple Parcel Search_Query result		CanyonCountyRoads	Urban_2023	Imagery_2022
	Hydro_NHDFFlowline	 Roads	 Red: Red	 Red: Band_1
	Hydro_NHDFFlowline	 CC_PrivateRoads	 Green: Green	 Green: Band_2
		ITDFunctionalClassification	 Blue: Blue	 Blue: Band_3
		 Major Collector		

1:18,056



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

Canyon County, ID

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

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: Jeffrey Holt - Sand Creek Investments 3, LLC
	MAILING ADDRESS: 6297 S Ruddsdale Avenue, Boise, ID 83709
	PHONE: 480-695-6258 EMAIL: jeffrey9696@hotmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Signature attached*

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Mary Wall or Jon Breckon
	COMPANY NAME: Breckon Land Design
	MAILING ADDRESS: 6661 N Glenwood Street, Garden City, Idaho 83714
	PHONE: 208-376-5153 EMAIL: mwall@breckonld.com

<b>SITE INFO</b>	STREET ADDRESS: 9466 S. Happy Valley Road, Canyon County, ID
	PARCEL #: R2899100000, R2898800000 and R2899000000 LOT SIZE/AREA: 114.6 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: Govt Lot 2 & 3 SECTION: 18 TOWNSHIP: 2N RANGE: 2W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): No

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

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

CASE NUMBER: <b>OR2021-0006 RZ2021-0011</b> SD2021-0010	DATE RECEIVED: 03-08-2021
RECEIVED BY: Julianne Shaw	APPLICATION FEE: CK MO <input checked="" type="checkbox"/> CASH



PROPERTY OWNER	OWNER NAME: Jeffrey Holt - Sand Creek Investments 3, LLC
	MAILING ADDRESS: 6297 S Ruddsdale Avenue, Boise, ID 83709
	PHONE: 480-695-6258 EMAIL: jeffrey9696@hotmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Jeffrey J. Holt

Date: 3.5.21

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Mary Wall or Jon Breckon
	COMPANY NAME: Breckon Land Design
	MAILING ADDRESS: 6661 N Glenwood Street, Garden City, Idaho 83714
	PHONE: 208-376-5153 EMAIL: mwall@breckonld.com

SITE INFO	STREET ADDRESS: 9466 S. Happy Valley Road, Canyon County, ID		
	PARCEL #: R2859100000 R2859860000 and R2899030000	LOT SIZE/AREA: 1.145 acres	
	LOT: BLOCK: SUBDIVISION:		
	QUARTER: Gov Lot 2 & 3 SECTION: 16 TOWNSHIP: 24 RANGE: 2N		
	ZONING DISTRICT: AG FLOODZONE (YES/NO): NO		

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

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

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

Revised 1/3/21

## Debbie Root

---

**From:** Wyatt Johnson <WBJ@johnsonmaylaw.com>  
**Sent:** Friday, December 22, 2023 8:43 AM  
**To:** Debbie Root; 'John Rasmussen'  
**Cc:** 'Angel Fajardo'  
**Subject:** RE: [External] RE: Shoshone Falls Sub: OR2021-0006, CR RR2021-0011, SD2021-0010  
**Attachments:** 20231024 Certified Copy of Partial Judgment.pdf

Ms. Root –

The court entered final judgment that the property at issue is titled in the name of Sand Creek Investments LLC. Neither Jeff Holt or his companies Springbok Development LLC or Springbok Development Inc. have any title or interest in the property, or any authority to seek any entitlements.

Holt is currently asking the Court to reconsider its decision, but as it stands now, Holt has no business pursuing any entitlements on the Property.

-Wyatt Johnson

**From:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Sent:** Thursday, December 21, 2023 9:33 AM  
**To:** 'John Rasmussen' <jras@lblinc.com>; Wyatt Johnson <WBJ@johnsonmaylaw.com>  
**Cc:** 'Angel Fajardo' <Lvprivatemoney@gmail.com>  
**Subject:** RE: [External] RE: Shoshone Falls Sub: OR2021-0006, CR RR2021-0011, SD2021-0010

Mr. Rasmussen,

Thank you for replying quickly to my letter dated November 27, 2023. I am reaching back out as I have not received any communications from your attorney regarding the status of the properties: Shoshone Falls Subdivision.

Have a very Merry Christmas and a Happy New Year,

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

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 \*\*

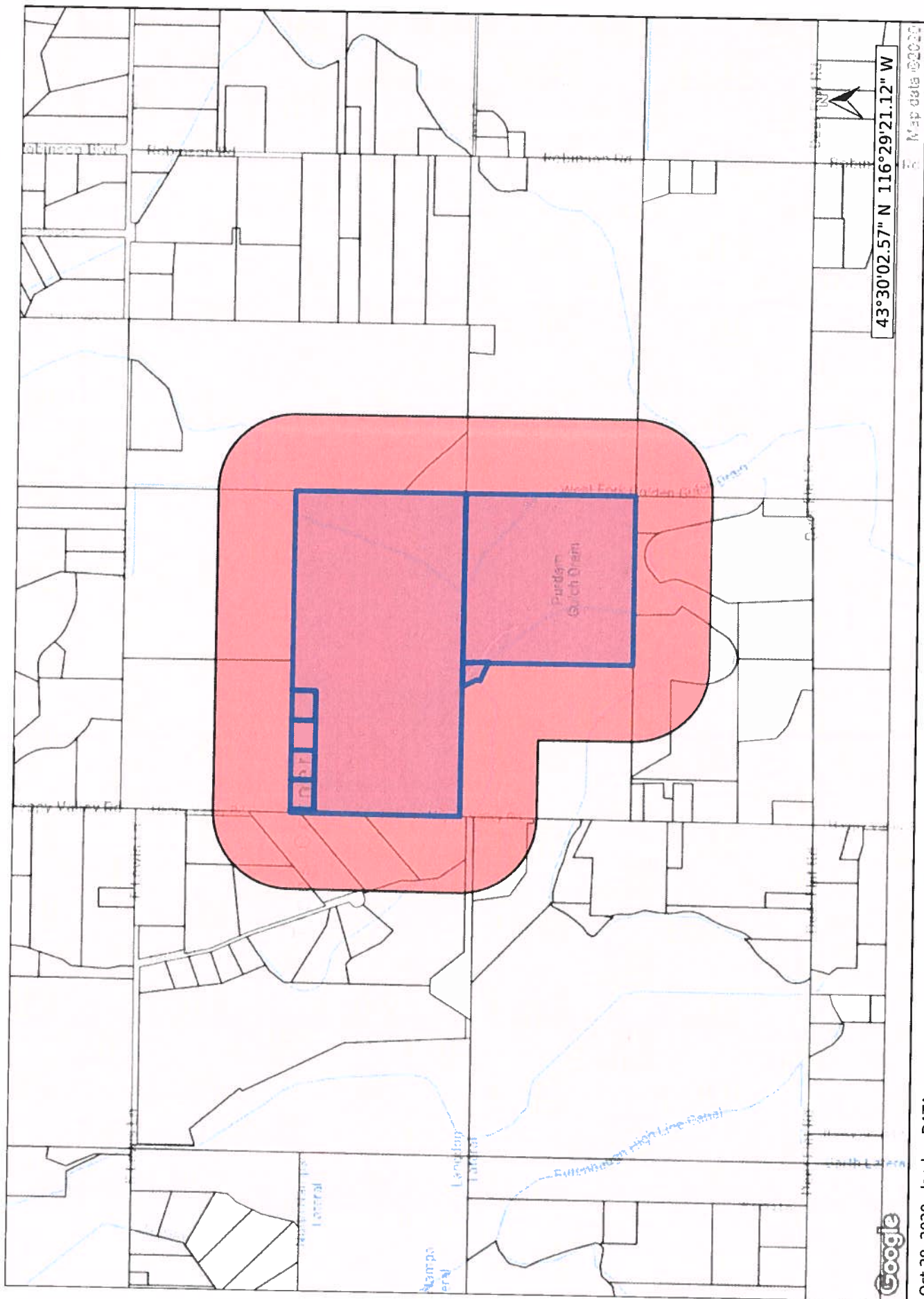
**From:** John Rasmussen <jras@lblinc.com>  
**Sent:** Monday, November 27, 2023 12:11 PM  
**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>; 'Wyatt Johnson' <[WBJ@johnsonmaylaw.com](mailto:WBJ@johnsonmaylaw.com)>  
**Cc:** 'Angel Fajardo' <[Lvprivatemoney@gmail.com](mailto:Lvprivatemoney@gmail.com)>  
**Subject:** RE: [External] RE: Shoshone Falls Sub: OR2021-0006, CR RR2021-0011, SD2021-0010

Hi Debbie





## 600-foot Radius Happy Valley Subdivision



Oct 29, 2020 - landproDATA.com  
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



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

**PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:**

### GENERAL INFORMATION

**1. DOMESTIC WATER:** ☐ Individual Domestic Well ☒ Centralized Public Water System ☒ City

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

☐ How many Individual Domestic Wells are proposed? \_\_\_\_\_

↑ Not available  
by city

**2. SEWER (Wastewater)**

☒ Individual Septic

☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

**3. IRRIGATION WATER PROVIDED VIA:**

☒ Surface

☐ Irrigation Well

☐ None

**4. IF IRRIGATED, PROPOSED IRRIGATION:**

☒ Pressurized

☐ Gravity

**5. ACCESS:**

☒ Frontage

☐ Easement

Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

**6. INTERNAL ROADS:**

☒ Public

☐ Private

Road User's Maintenance Agreement Inst # \_\_\_\_\_

**7. FENCING**

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

Type: \_\_\_\_\_ Height: \_\_\_\_\_

**8. STORMWATER:**

☒ Retained on site

☐ Swales

☐ Ponds

☒ Borrow Ditches

☐ Other: \_\_\_\_\_

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

Burke Canal, Niday Lateral, Golden Gulch Drain





**ANIMAL CARE RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** \_\_\_\_\_

**2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☐ Building    ☐ Kennel    ☐ Individual Housing    ☐ Other \_\_\_\_\_

**3. HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☐ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

**4. ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_



Breckon Land Design Inc.  
6661 North Glenwood Street  
Garden City, Idaho 83714  
p: 208-376-5153  
f: 208-376-6528  
[www.breckonlanddesign.com](http://www.breckonlanddesign.com)

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

October 27, 2021

Ms. Jennifer Almeida, Planner  
Canyon County Development Services  
111 N. 11<sup>th</sup> Ave., Room 140  
Caldwell, Idaho 83605  
P: 208-454-7458

**RE: Entitlement Application for Shoshone Falls Subdivision – Letter of Intent**  
**Parcels: R2899100000, R2898800000, R2899000000**  
**9466 S. Happy Valley Road, Canyon County, Idaho**  
**Comprehensive Plan Map Amendment, Conditional Rezone with a Development Agreement, and a Preliminary Plat**

Dear Ms. Almeida:

We are pleased to submit the above referenced applications for the proposed Shoshone Falls Subdivision (hereinafter the "Project" or "Development") on behalf of our client, Springbok Development, Inc. The intent of this entitlements process is to 1) do a Comprehensive Plan Map Amendment to change the comprehensive plan map designation for Parcels **R2898800000 and R2899000000 from Agricultural to Residential**, 2) do two Conditional Rezones changing the zoning of Parcel **R2899100000 from Agricultural to R-1 zoning** (1-acre minimum lot size) and Parcels **R2898800000 and R2899000000 from Agricultural to Rural Residential** (Average minimum lot size of 2 acres for a residential lot), the Conditional Rezones will be subject to 3) a Development Agreement for the proposed Shoshone Falls Subdivision which will subdivide the above referenced parcels into a 62-lot subdivision of one- to two-acre parcels.

Enclosed you will find the required applications and required documents for the Comprehensive Plan Map Amendment, the Conditional Rezone with a Development Agreement, and the Preliminary Plat submittal. We understand that each step of this application is predicated on the approval of the prior step and that concurrent submittal of these applications is at our discretion.

#### **General Information**

The total project site is 114 acres and is located on at 9466 S. Happy Valley Road in Canyon County. The northern 73-acre parcel is within the City of Nampa influence area. The four 1-acre parcels in the northwest corner of the property are under the same ownership and, while not an official part of the proposed subdivision, these parcels will benefit from improvements proposed in the Shoshone Falls Subdivision.

The property is currently vacant and unused except for a single-family residence located on the southern parcel. The property was recently cleared of all the old equipment, cars, trailers, and other miscellaneous items that had been stored on the property as evidenced by the photos submitted with this letter. Historically, an estimated 60-acres of the northern parcel has been used for farming. Due to topography, rock outcrops, the Golden Gulch Drain and other site challenges the rest of the property is not used for farming.

The proposed project is a rural residential development with lot size ranging from 1- to 2-acres. The smaller lots (1-acre minimum) are proposed in the northern 73 acres. Larger lots, averaging 2-acres in size, are proposed on the southern 41 acres. A total of 62 residential lots are proposed. This project is being proposed to provide residential options in the Treasure Valley that offer more space than the small lot subdivisions being developed in the population centers. This property, being on the edge of the Nampa Area of Impact, is ideal for the proposed development which will provide a transition from the higher density zoning in Nampa to the rural residential and agricultural uses outside the Area of Impact.



## **Comprehensive Plan Map Amendment (CPMA)**

The Project consists of three parcels owned by a single entity but bisected by a zone change line on the Future Land Use Map. The two southern parcels are designated as Agricultural while the 73-acre parcel on the north is designated Residential. The zone change boundary is also coincidental with the City of Nampa zone of influence. Since all parcels are contiguous and under one ownership, we are requesting a Comprehensive Plan Map Amendment for the two southern parcels so that all parcels can be developed as one low-density residential project.

The 41-acres within the proposed CMPA area is primarily vacant land bisected by the West Fork Golden Gulch Drain in the northeast corner and the Niday irrigation ditch than runs north-south across the property. There is an existing house and barn on the property which will be removed as part of this development. A large swath of land adjacent to the West Fork Golden Gulch Drain is steep and not suitable for farming. The property is not currently being used for agricultural purposes and is not likely to be use for that purpose in the future due to the generally unsuitable conditions. If the CPMA is approved, we are proposing that this property be rezoned to rural residential and be a transition between the 1-acre parcels proposed to the north and the larger rural property to the south.

Approval of the CPMA would allow the property to be rezoned to Residential and subdivided into rural residential lots resulting in the cleanup of the items being stored on the property.

## **Conditional Rezone with a Development Agreement**

The subject parcels are currently zoned Agricultural in Canyon County. The northern 73 acres is within the City of Nampa Impact Area. The property within the City of Nampa Impact Area has a future land use designation of Residential on the Canyon County Future Land Use Map and Low-Density Residential Use on the Nampa Future Land Use Map. The property outside the City of Nampa Impact Area is under a concurrent application for a Comprehensive Plan Map Amendment to change the future land use designation from Agricultural to Residential. Assuming the CPMA is approved we are requesting a Conditional Rezone changing the northern 73-acre property from Agricultural to R-1 and the southern two parcels (approximately 41 acres) to Rural Residential. The Development Agreement will provide conditions that must be met to keep approval of the rezone and so that the County can be assured that the property will be developed as approved.

The proposed zoning will allow for 1+-acre parcels in the north part of the subdivision which is within the Nampa Area of Impact. The City of Nampa's Future Land Use Map designates this area as Low-Density Residential which is defined as 1.01 to 2.5 dwelling units per acre. The density that is being proposed on the 73 acres is a lower density of 0.63 dwelling units per acre (or 1.2 acres/unit). The proposed zoning for the southern 41 acres will allow for 2-acre parcels and is outside the Nampa Area of Impact. The proposed density for this area is 0.39 dwelling units per acre (or 2.56 acres/unit). The overall density proposed on the entire project is 0.54 units per acre (1.85 acres/unit).

The area surrounding the property is zoned Agricultural. The future land use designation is Residential for the land within the City of Nampa Impact area and Agricultural for the land outside the Impact area. While there are not a significant number of developments in the immediate vicinity of the proposed Project it fits nicely into the City of Nampa's plan for this area.

## **Preliminary Plat**

Assuming approval of the **Comprehensive Plan Map Amendment** and the **Conditional Rezone with a Development Agreement** the applicant proposes to subdivide the 114.4-acre property into 62 single-family residential lots and 6 common lots. The proposed parcels range in size from 1 to 2.3 acres

The common lots will provide open space, large landscape buffers, stormwater drainage facilities in addition to the following amenities: 1) an enhanced entry feature, 2) interior water feature (ponds and waterfall) as part of irrigation system, and 3) a walking path along ponds and the Golden Gulch drain. A landscape berm will be placed along Happy Valley Road to provide visual separation and noise protection for the future subdivision residents.

The project will be developed in two phases (the north 73 acres in the first phase, south 41 acres in the second phase) and will be provided with utilities as follows:



- **Sewer** service will be provided by individual on-site sewage disposal systems. The property is located in a nitrate priority area, but a preliminary Nutrient Pathogen (NP) Study prepared by MTI determined that the nitrate impacts anticipated from this project are within allowable limits. Preliminary soils testing conducted with the Southwest District Health (SWDH) department determined that the soils are generally suitable for onsite sewage systems although some lots may require treatment units as part of the system design. The NP study will be updated when the final lot layout is determined and submitted to SWDH for review and approval.
- **Water** service will be provided either by individual wells, or by Nampa Water if an extension of the existing system located on Alma Lane is approved. Water will be for domestic use and for fire protection. Assuming a public water supply the homes in excess of 3,600 square feet (including garages and covered patios) will require fire sprinklers to meet fire department requirements. If individual wells are required due to the Nampa Water systems extension being denied, then the developer will work with the fire department to determine fire protection requirements. Any fire protection requirements will be addressed in the CC&R's.
- **Streets** throughout the development will be built to Canyon County Highway District (CCHD) standards and the right-of-way shall be dedicated to the public. Streets will be constructed in accordance with the Canyon County local rural road standards and will be connected to S. Happy Valley Road in two locations on the west side of the property.
- **A pressurized irrigation system** using existing surface water rights will serve all lots and open space throughout the project. The homeowner's association will own and operate the irrigation system. Surface irrigation water will come from the Nampa-Meridian Irrigation district. A well is proposed to maintain the proposed water features during non-irrigation season.
- **Gravity Irrigation** laterals, supply, and waste ditches under the jurisdiction of the Nampa Meridian Irrigation district will be piped. Design and approval of the proposed improvements will be coordinated with the irrigation district. Permits required for the proposed road crossing the Golden Gulch Drain will be coordinated with the Bureau of Reclamation.

A traffic impact study has been conducted for this project and provided to Canyon County Development Services.

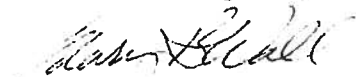
The project is not in a regulated flood plain. There are no known adverse health, safety, or environmental issues.

The proposed development will not negatively affect the continuity of the capital improvement program. The public is not expected to financially support the services required for the development. The property taxes post-development will provide a significantly greater tax revenue to the County than continuing the current use.

In summary, this project is proposed in an area primarily designated for Residential Use. It is also in the Nampa impact area where agricultural uses are no longer the priority for this property. The Canyon County Comprehensive Plan states that "Residential development should be encouraged in or near Areas of City Impact...". We understand there are still agricultural operations conducted in the area, but these operations are protected under Idaho's right to farm laws. This right to farm will be acknowledged on the plat and in the CC&R's.

The proposed **Comprehensive Plan Map Amendment, Conditional Rezone with Development Agreement**, and the **Preliminary Plat** for this property will support the orderly development of Canyon County in manner consistent with the Canyon County Comprehensive Plans. The proposed project is not as dense as allowed by the City of Nampa Comprehensive Plan but proposed density is more appropriate for existing conditions and provides a product not readily available in the area. We believe this project will be an asset to both Canyon County and the City of Nampa. If you have any further questions or comments, please contact me at 208-376-5153 or via email at [mwall@breckonld.com](mailto:mwall@breckonld.com).

Sincerely,  
Breckon Land Design, Inc.



Mary B Wall, PE  
Senior Civil Engineer

**Attachment -**

**Enclosures – Comprehensive Plan Map Amendment Application & supporting documentation**

**Conditional Rezone and Development Agreement Application & supporting documentation**

**Preliminary Plat Application & supporting documentation**

**Cc: File, Springbok Development, Inc.**

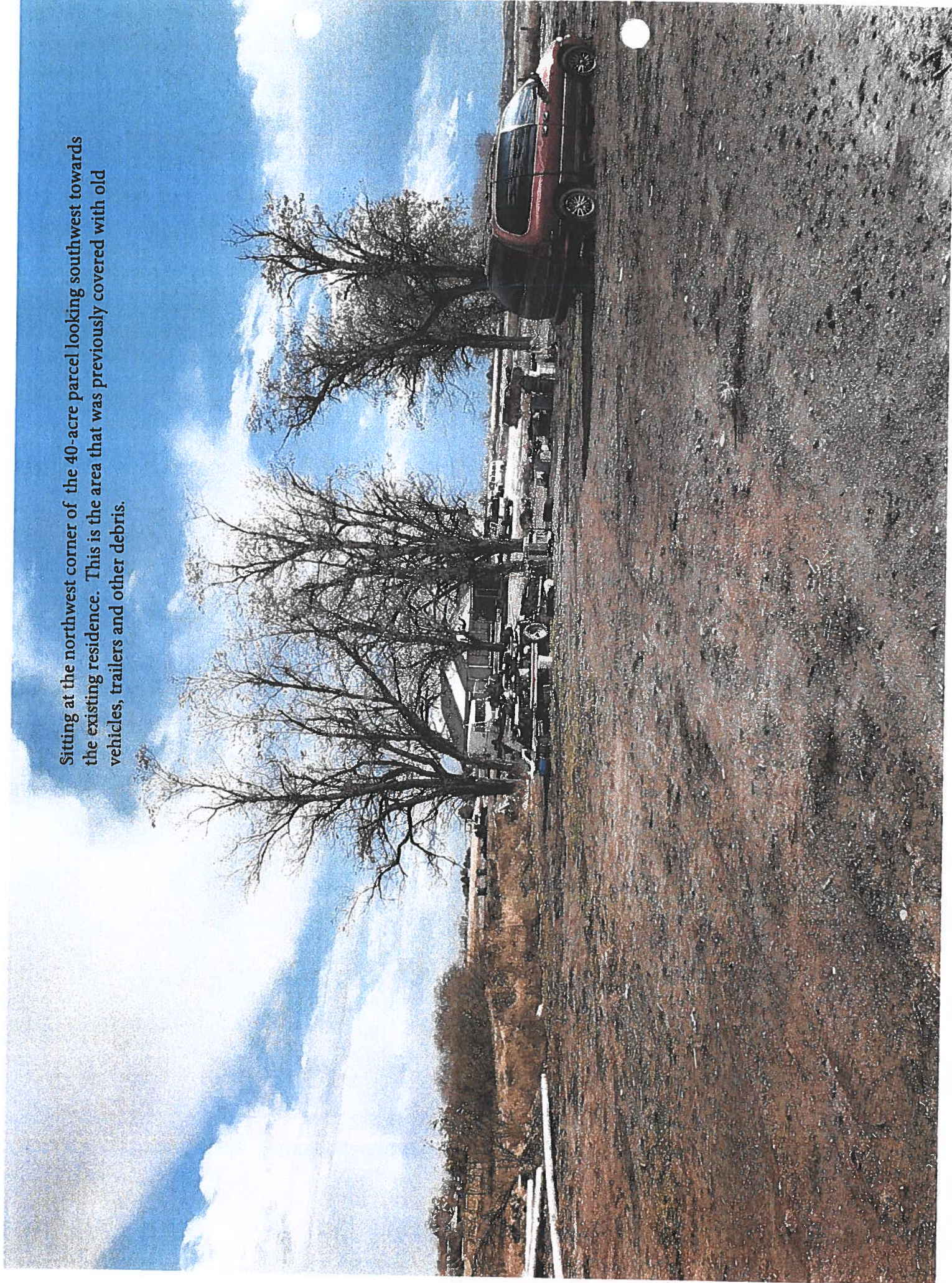


Condition of property prior to clean-up. West property line of the 40 acre parcel is in the fore ground. Existing house is in the back left.





Sitting at the northwest corner of the 40-acre parcel looking southwest towards the existing residence. This is the area that was previously covered with old vehicles, trailers and other debris.



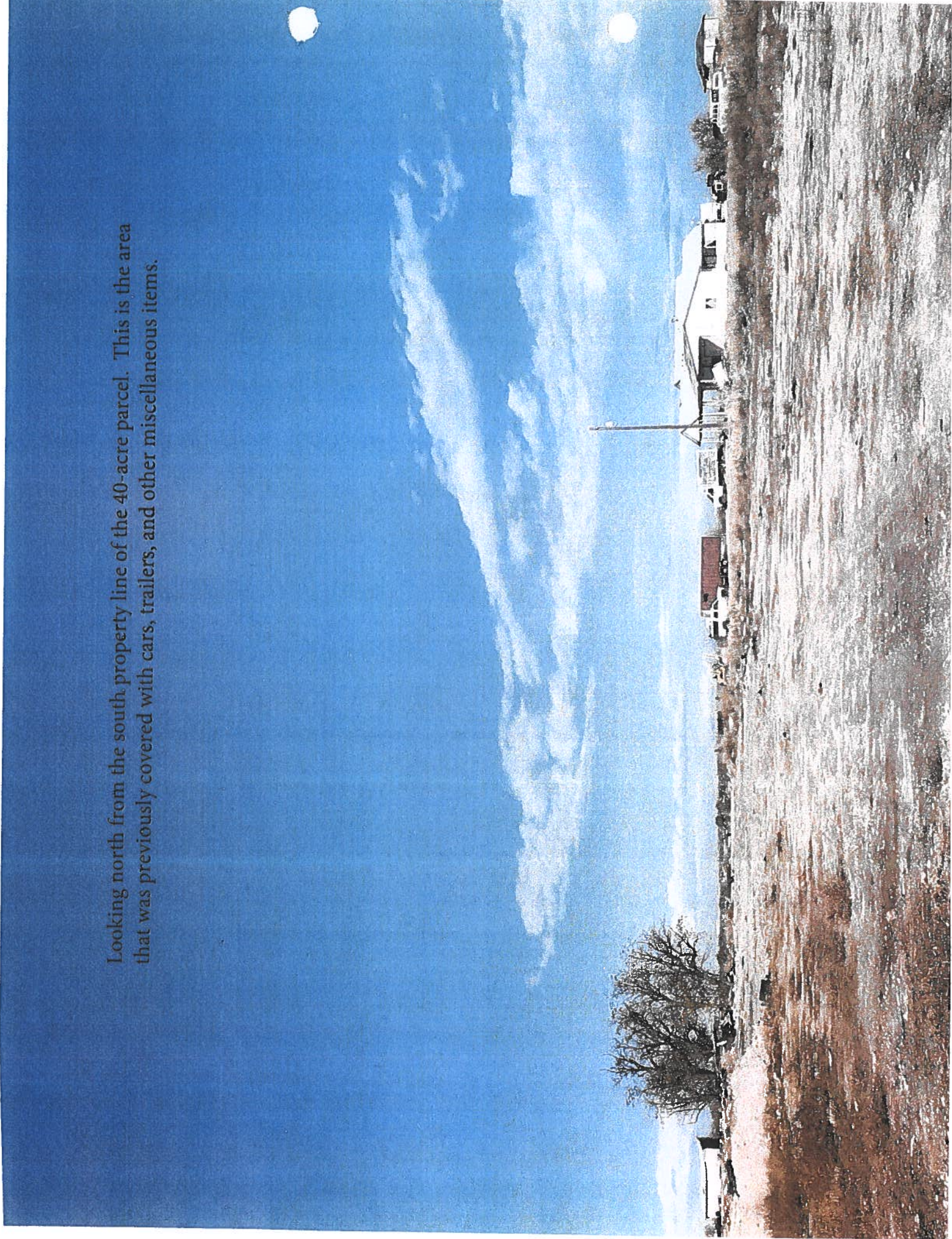


Near north property line in front of existing residence and looking south. This area was previously covered with old vehicles, trailers and other debris.





Looking north from the south property line of the 40-acre parcel. This is the area that was previously covered with cars, trailers, and other miscellaneous items.



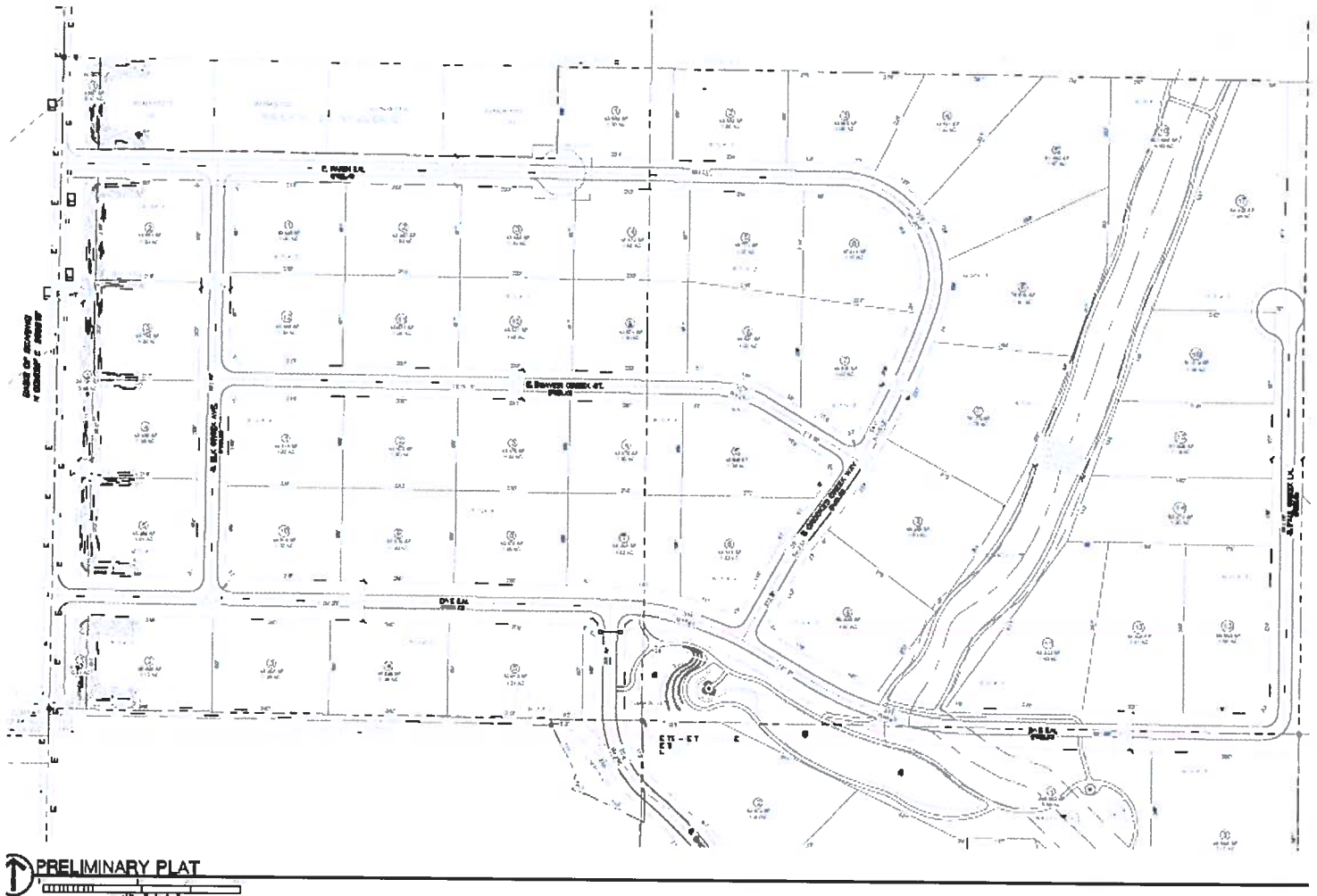


## **EXHIBIT "B"**

### **CONDITIONS OF APPROVAL FOR RZ021-0011**

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The property shall be developed in general conformance with the preliminary plat (Exhibit 5) , attached to the development Agreement as Exhibit C.
3. The development shall be platted pursuant to CCZO 07-17-09 & 07-17-13.
4. The applicant shall comply with CCZO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
  - Commencement shall be the submission of a Preliminary Plat application, submittals and fees to Development Services Department.
5. All storm water drainage shall be retained on site.
6. All exterior lighting shall be shielded downward and directed away from adjacent properties.
7. A nutrient pathogen study shall be approved by Southwest District Health Department prior to the Board of County Commissioner Hearing on the Preliminary Plat.
8. The applicant shall meet all access requirements of Nampa Highway District No. 1.
9. Pressurized irrigation shall provide irrigation water to each residential lot.
10. Historic irrigation lateral, drain and ditch flow patterns shall be maintained and protected. Modification including any crossings shall be approved in writing by applicable governing agencies.

# EXHIBIT "C"







Breckon Land Design Inc.  
6661 North Glenwood Street  
Garden City, Idaho 83714  
p: 208-376-5153  
f: 208-376-6528  
[www.breckonlanddesign.com](http://www.breckonlanddesign.com)

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

December 17, 2020

**RE: Neighborhood Notification for the proposed Comprehensive Plan Map Amendment, Zoning Map Amendment, and Subdivision located at 9466 S Happy Valley Road, Canyon County, ID**

Dear Neighbor,

Prior to submittal of certain development applications, Canyon County Development Services requires that the neighbors within 600 feet of the project be notified of the proposed project, be provided information, and be given the opportunity to ask questions and provide comment. The intent of this letter is to provide the required information regarding the project proposed at 9466 S Happy Valley Road and provide you the opportunity to ask questions or comment. Comments will be provided to Canyon County Development Services with the application for this project.

Please contact Mary Wall at 208-376-5153 extension 104, or by email at [mwall@breckonld.com](mailto:mwall@breckonld.com) with your questions, comments or concerns by January 8, 2021.

**Property Location and Information:**

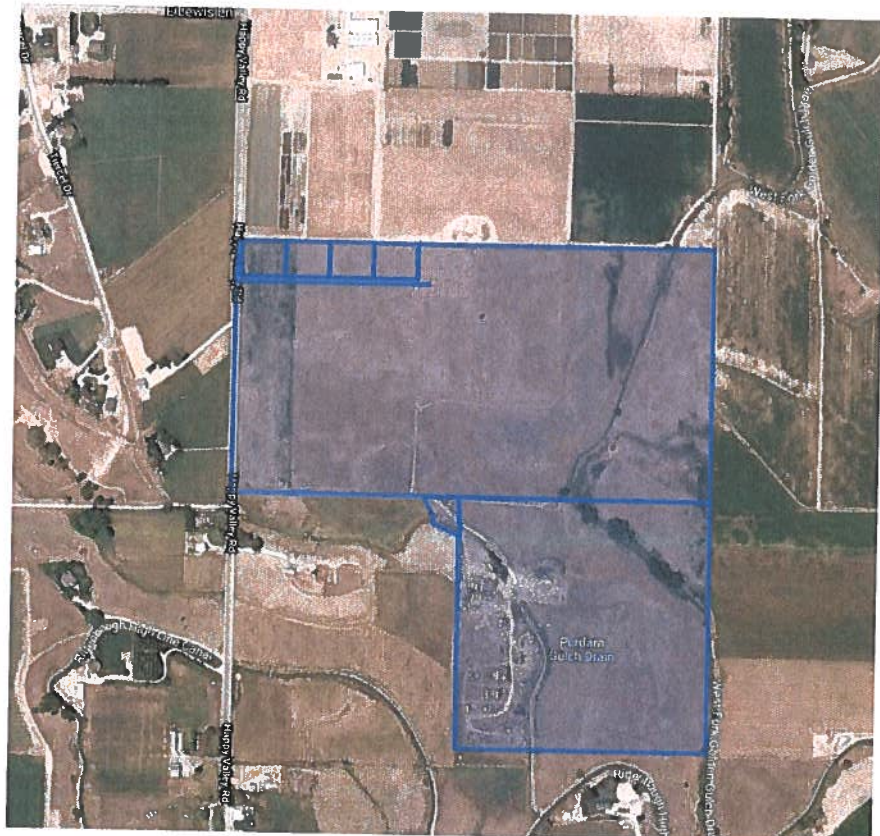
**Where:**

The project is located at 9466 S Happy Valley Road, Canyon County, Idaho

Property is on Happy Valley Road about ½ mile south of Lewis Road, Nampa

**Project Parcels Numbers:**

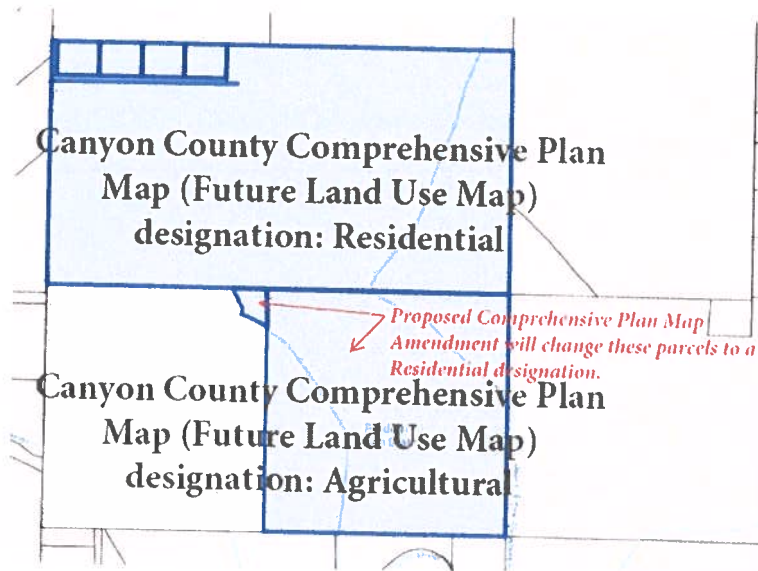
R2898900000  
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R2899000000



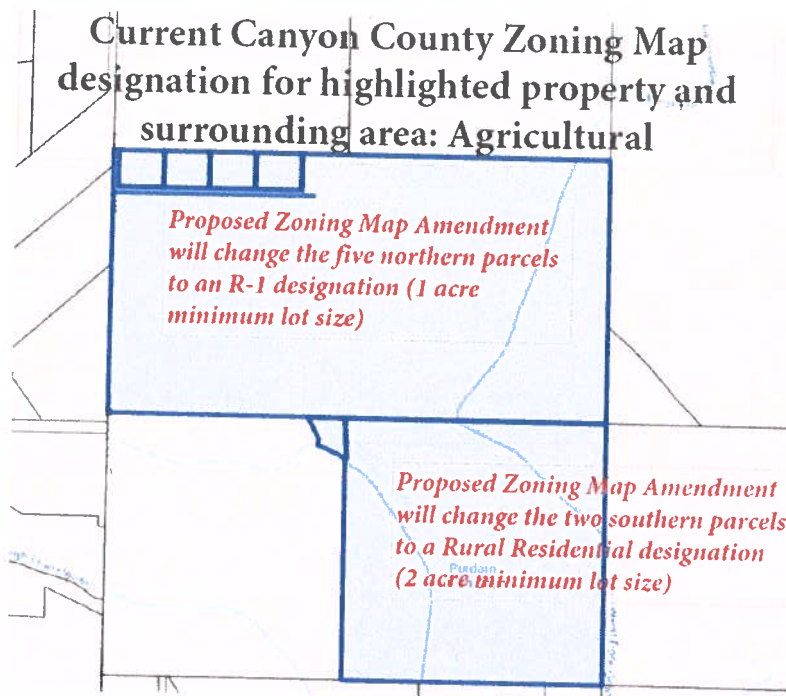


**Project Information:**

**Step 1: Apply for a Comprehensive Plan Map Amendment.** The two southern parcels are currently designated as Agricultural land on the Canyon County Comprehensive Plan Map. We will request a Comprehensive Plan Map amendment changing these parcels from Agricultural to Residential. The five northern parcels are within the Residential designation of the Comprehensive Plan and no change is requested for these parcels.



**Step 2: Apply for a Rezone of the entire property from Agricultural to R-1 (1-acre residential) for the northern five (5) parcels and Rural Residential (RR, 2-acre minimum) for the two (2) southern parcels.** All seven parcels are currently zoned as Agricultural land on the Canyon County Zoning Map.



43,624 SF  
1.00 AC

43,694 SF  
1.00 AC

43,689 SF  
1.00 AC

43,683 SF  
1.00 AC

43,677 SF  
1.00 AC

43,671 SF  
1.00 AC

43,629 SF  
1.00 AC

47,629 SF  
1.08 AC

87,524 SF  
2.01 AC

186,356 SF  
4.28 AC

84,371 SF  
1.94 AC

44,232 SF  
1.02 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

44,677 SF  
1.03 AC

44,406 SF  
1.02 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

44,589 SF  
1.02 AC

44,580 SF  
1.02 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

62,397 SF  
1.43 AC

63,459 SF  
1.92 AC

55,032 SF  
1.28 AC

54,676 SF  
1.26 AC

44,754 SF  
1.03 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

43,700 SF  
1.00 AC

49,236 SF  
1.13 AC

86,783 SF  
1.99 AC

54,609 SF  
1.25 AC

45,929 SF  
1.05 AC

45,892 SF  
1.05 AC

45,940 SF  
1.05 AC

48,387 SF  
1.11 AC

67,132 SF  
1.31 AC

63,463 SF  
1.46 AC

56,149 SF  
1.29 AC

60,296 SF  
1.38 AC

65,260 SF  
1.50 AC

113,592 SF  
2.61 AC

228,733 SF  
5.21 AC

94,559 SF  
2.17 AC

18,044 SF  
0.41 AC

99,511 SF  
2.28 AC

95,807 SF  
2.20 AC

90,571 SF  
2.08 AC

85,465 SF  
1.96 AC

83,261 SF  
1.91 AC

82,974 SF  
1.90 AC

83,357 SF  
1.91 AC

86,596 SF  
1.99 AC

87,197 SF  
2.00 AC

87,201 SF  
2.00 AC

82,855 SF  
1.90 AC

83,246 SF  
1.91 AC

84,498 SF  
1.94 AC

83,659 SF  
1.92 AC

OPEN SPACE AREA

TOTAL LOTS: 67  
21 @ 2 ACRES±  
46 @ 1 ACRES±

TOTAL AREA: 5,166,299 SF (118.60 AC)

OPEN SPACE PROVIDED: 461,247 S.F. (8.93%)

The three applications will be submitted to Canyon County Development Services at the same time. It should be noted that approval of the preliminary plat as proposed is dependent upon approval of the rezone application, which is dependent upon the approval of the comprehensive plan map amendment.

Please note that this is your opportunity to ask questions or provide comment on the proposed project. You may provide comment by phone or email to Mary Wall at (208) 376-5153 or [mwall@breckonld.com](mailto:mwall@breckonld.com). The comment period will be open until January 8, 2021. Once the comment period closes and the applications are submitted you will be notified by Canyon County Development Services when the public hearings for this project are scheduled. The public hearings will provide an additional opportunity to provide comments on the project.

Thank you,



Mary B. Wall, PE  
Senior Civil Engineer  
**BRECKON** landdesign

CC: FILE, Canyon County



Parcel	Primary Owner	Property Address	Owner Address	Owner City
R2899000000	SPRINGBOK DEVELOPMENT INC	9466 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2898801000	TREJO JESUS E	9424 S HAPPY VALLEY RD	1719 1ST ST N	NAMPA ID 83687
R2899200000	S AND W SEED COMPANY	4819 E LEWIS LN	2101 KEN PRATT BLVD STE 201	LONGMONT CO 80501
R2899201000	S AND W SEED COMPANY	0 E LEWIS LN	2101 KEN PRATT BLVD STE 201	LONGMONT CO 80501
R2898901200	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2897500000	ENGELHARDT-VOGEL DEBORAH RAE @@	0 E LEWIS LN	9501 ROBINSON RD	KUNA ID 83634
R2898800000	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2953320300	LUNDBERG BRIAN	0 TIERCEL DR	1662 W EMERALD FALLS DR	MERIDIAN ID 83646
R2953301400	DEVLIN RITA JO	0 E LEWIS LN	9681 HAPPY VALLEY RD	NAMPA ID 83686
R2953301300	DEVLIN RITA JO	9681 S HAPPY VALLEY RD	9681 HAPPY VALLEY RD	NAMPA ID 83686
R2953301100	DUBKOWSKI BARRY G	9555 S HAPPY VALLEY RD	9555 S HAPPY VALLEY RD	NAMPA ID 83686
R2953310300	BEELES THOMAS J	9621 TIERCEL DR	9621 TIERCEL DR	NAMPA ID 83686
R2953200000	ROBINSON ROBERT L JR	9505 S HAPPY VALLEY RD	9505 S HAPPY VALLEY RD	NAMPA ID 83687
R2953400000	BROWN JIMMIE BLAINE	9351 S HAPPY VALLEY RD	9351 HAPPY VALLEY RD	NAMPA ID 83686
R2953401000	JEWELL RICHARD J H	9485 S HAPPY VALLEY RD	9485 S HAPPY VALLEY RD	NAMPA ID 83686
R2953320200	LUNDBERG BRIAN	0 TIERCEL DR	1662 W EMERALD FALLS DR	MERIDIAN ID 83646
R2898401300	COPPINI JAY	0 S HAPPY VALLEY RD	4002 W DEER FLAT RD	KUNA ID 83634
R2898401000	D E GREEN TRUST	0 DEER FLAT RD	9137 ROBINSON RD	KUNA ID 83634
R2898401100	COPPINI JAY	5528 DEER FLAT RD	4002 W DEER FLAT RD	KUNA ID 83634
R2898301200	D E GREEN TRUST	0 ROBINSON RD	9137 ROBINSON RD	KUNA ID 83634
R2898901100	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2898901000	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2898900000	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2899100000	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2897600000	ENGELHARDT-VOGEL DEBORAH RAE @@	0 ROBINSON BLVD	9501 ROBINSON RD	KUNA ID 83634
R2898401400	GREENWOOD MILTON P	0 S HAPPY VALLEY RD	5966 DEER FLAT RD	NAMPA ID 83686
R2898401500	GREENWOOD MILTON P	0 S HAPPY VALLEY RD	5966 DEER FLAT RD	NAMPA ID 83686
R2897400000	WINNETT PATRICIA LYNN CREDIT SHELTER TR	0 E LEWIS LN	5609 E LEWIS LN	NAMPA ID 83686-9009



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f: 208-376-6528  
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## **Happy Valley Neighborhood Notice Response Phone Call Notes**

Date & Time: 12/21/2020 – 1:45 pm

From: Margaret Coppini

Re: R28975000000

**NOTES:** Margaret says she lives in the log home on the other side of canal from Happy Valley Road and stated that she was concerned about septic systems being placed in lava cap. I told her that Southwest Health District would have to approve sewage areas before parcels can be created. Margaret also requests that a solid privacy fence be placed around the property for the protection of kids and animals and that road access to her property (parcel referenced above) be provided so that the parcel is not landlocked.

Date & Time: 12/30/2020 – 8:43pm

From: Richard JH Jewell

Re: Happy Valley Subdivision Proposal

**NOTES:** Richard sent an email (attached) expressing his support of a project creating 5 acre and larger lots but his opposition to the proposed small sized lots. He indicates that he and over forty neighbors have signed a petition opposing the rezone of the property to "High Density Residential Development".

Date & Time: 1/1/2021 – 12:22 pm

From: Kurt & Vicci Stone

Re: Happy Valley Subdivision Proposal

**NOTES:** Kurt & Vicci are "somewhat" concerned about project and feel that 5-acre parcels are more in keeping with the existing farming community in the vicinity of the property.

Date & Time: 1/5/2021 - 12:14PM

From: Barry & Carol Dubkowski

Re: Happy Valley Subdivision Proposal

**NOTES:** Barry & Carol are opposed to the 1- and 2-acre lots that are being proposed and have stated previously that they would support the creation of 5-acre parcels. They feel that their input has been, and continues to be, disregarded. They believe the proposed parcel size is not adequate to do anything agriculturally and, therefore, the lots will continue to be an accumulation of junk and weeds. There will be strong resistance from the neighborhood for anything less than 5-acre parcels.



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Date & Time: 1/5/2021 - 5:10 PM

From: Jesus Trejo 208-606-5116

Re: Happy Valley Subdivision Proposal

**NOTES:** Jesus called to inquire about whether there had been any surveys recorded that were associated with this project. He had been to the recorders office and was unable to find anything. I explained that survey work had been done on the property, but we were a long way from recording any surveys. There would not be recorded surveys until the project gets through County review and approval process.

Jesus also indicated that he would be providing his comments on the project before the January 8<sup>th</sup> deadline.

Date & Time: 1/7/2021 - 1:55 PM

From: Matt Trejo

Re: Happy Valley Subdivision Proposal

**NOTES:** Matt sent an email outlining his concerns that the subdivision borders on his cattle ranch where he has a permitted feedlot and 300 head of cattle. He is concerned about how his equipment, cattle smell and cattle noise will impact the subdivision. He is also concerned about fencing to prevent cattle from entering the subdivision and needs to be assured that he will have access to his irrigation water, easements and drains. See email for detail.

Date & Time: 1/8/2021 - 9:12 AM

From: Rita Jo Devlin

Re: Happy Valley Subdivision Proposal

**NOTES:** Rita Jo Devlin has concerns about the development and sent the following comments in a letter:

(1). The developer proposes on-site sewage disposal for those 64 houses. We who have farmed and built on this ridge know how shallow the soil is on the upper elevations; below that shallow layer is impermeable rock. Downslope to the north of the subdivision, the land is below the level of the New York Canal, and must be dewatered by two large wells located on either side of Lewis Lane. The impermeable slopes above and the large volume of water that is pulled out of the ground below would be strongly conducive to the lateral movement of wastewater from these septic systems. While the developer proposes to use municipal water supplies (which are presently available nowhere near this development), all neighboring properties rely upon wells for their drinking water. Contaminating our wells for the sake of developing this property would be profiteering at our expense and we appeal to the County to see that it does not happen.

(2). Happy Valley Road, a designated arterial with a speed limit of 50 miles per hour, is not suited to accessing the

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proposed development. Between the crossing over the New York Canal one mile north of the subject property and the stop sign at Kuna Road, 2 miles to the south, Happy Valley Road is an unimpeded straightaway with vehicles traveling at high speeds. Due to the crest of the hill one half mile south of Lewis Lane and just to the south of the proposed development's frontage on Happy Valley Road, any access point along that frontage is out of sight from northbound vehicles until they reach the crest. Considering the speed of traffic on Happy Valley Road, and the poor sightline to the south, access points along that frontage would be blind intersections – blind intersections with the traffic of 64 residences entering and exiting the arterial.

(3). The development project borders a prominent agricultural seed company (S&W Seed). A state-of-the-art, multi-million dollar ag-industrial research and development facility. Intensive, highly specialized agriculture is practiced there, with rigorous pest and weed control, massive wheel-lines and a large greenhouse full of growlights that are blazingly bright throughout the night for much of the year. It looks like, sounds like and is an industrial facility; it is exactly what the property is zoned for, and it is not at all an appropriate neighbor to a dense residential development. The other properties that would border this development include a livestock business with a permitted feed lot, a large agricultural business and retail (Vogel Farms) and smaller acreages that operate spring, summer, and fall, which is again, what these properties are zoned for.

(4). There have been attempts to rezone the subject properties in recent years. All of these efforts have collapsed at some stage in the process. The current rezoning plan put before the County would entail eye-opening costs, among which I will list: the cost of bringing a municipal water supply from its current limits; the cost of substantial improvement to Happy Valley Road to permit safe access under the circumstances detailed above; the cost of building extensive roadways within the development; and the cost of soil, site and groundwater study the Health Department requires for this number and density of septic systems. There is no evidence that the current effort at rezoning is any more substantially backed than previous ones. I know that the County has some relevant safeguards late in the process; I refer to the bonds required for the various costs I have mentioned (which themselves substantially increase the amount of capital required at the outset). From the previous interactions with the owner, it difficult to believe there is the financial backing this would require – nor do I believe there is any intention to secure it. I *do* believe that the objective of this effort is simply land-speculation: having rezoned the property, the owners hope to attract a purchaser who does have the money to pursue the project. This does not bode well for any long-term commitment either to the project or the community it is imposed upon, and it is the sort of shaky enterprise that is likely to collapse midway through the process.

Date & Time: 1/8/2021 - 11:56 AM

From: Margaret Coppini

Re: Happy Valley Subdivision Proposal

**NOTES:** Margaret called on 12/21/2020 and followed up today with an email reiterating her opposition to the rezone of the property and the proposed development. She believes the property is not suitable for development due to the major irrigation canal on property and shallow lava rock. She is concerned about the impact of individual septic systems on the aquifer and wildlife. She indicated that the project would require an 8 to 10-foot-high privacy fence to keep kids, pets and livestock from crossing property boundaries. She also noted that she does not want the development to landlock the 3-acre piece of property they own adjacent to the project boundary.

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Date & Time: 1/8/2021 - 3:48 PM

From: Debi Engelhardt Vogel

Re: Happy Valley Subdivision Proposal

**NOTES:** Debi sent a letter voicing her concerns about the development. She states that she is not "anti-development" but does have concerns and reiterated several of the concerns presented by Rita Jo Devlin. She noted that the concern of septic system failure impacts her significantly since her property sits below the proposed project.

Date & Time: 1/8/2021 - 4:57 PM

From: Lauri Moncrief

Re: Happy Valley Subdivision Proposal

**NOTES:** Lauri states that she has registered her concerns regarding development of this property in a letter dated Nov. 28, 2018 (this must be the letter that was filed with Canyon County during a previously proposed project). She noted that if we are bringing Nampa city water to site, we would also be following the ordinances of Nampa and she did not believe we were meeting the open space requirements.

Lauri noted that a COMPASS, Communities in Motion 2040 report stated that Happy Valley Road would no longer be able to handle traffic and that the proposed project is not offering any solution to the pending problem.

Date & Time: 1/9/2021 - 12:55 PM

From: Cheramy Krueger

Re: Happy Valley Subdivision Proposal

**NOTES:** Cheramy noted that he is not "jumping up and down" about the lot sizes being proposed in this development. He also expressed concerns about access off Happy Valley Road as the road has a speed limit of 50 mph and has a crest in the hill that would cause visibility concerns for the proposed subdivision access. Cheramy did offer some suggestions on possible language for the CC&R's to help the subdivision residents be a better neighbor to the current property owners and businesses.



**2021-014395**

RECORDED

**02/26/2021 03:40 PM**

CHRIS YAMAMOTO  
CANYON COUNTY RECORDER

Pgs=5 MBROWN

\$15.00

TYPE: DEED

TITLEONE BOISE

ELECTRONICALLY RECORDED



Order Number: 21403445

### **Warranty Deed**

For value received,

**Springbok Development Inc., a Nevada corporation**

the grantor, does hereby grant, bargain, sell, and convey unto

**Sand Creek Investments, LLC, a Nevada limited liability company**

whose current address is 3242 Greenbriar Dr., Las Vega, NV 89121

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Attached Exhibit "A"

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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Order Number: 21403445

Warranty Deed - Page 1 of 2

Dated: February 19, 2021

Springbok Development, Inc.

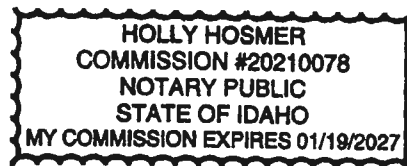
By: Jeffrey J. Holt  
Jeffrey J. Holt, Authorized Officer

State of ID, County of Ada, ss.

On this 26<sup>th</sup> day of February 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey J. Holt known or identified to me to be an Authorized Officer of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Holly Hosmer  
Notary Public for Idaho  
Residing In: Ada County  
My Commission Expires: 01/19/2027





## Exhibit A

### Parcel I:

The Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho.

Excepting any portion lying within the following:

A parcel of land being a portion of Government Lot 3 and the Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of the said Government Lot 3 of Section 18; thence  
North 89°05'10" East 1024.05 feet along the Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, also said point being the Real Point of Beginning; thence continuing  
North 89°05'10" East 184.35 feet along the said Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, said pin being the Northeast corner of the said Government Lot 3 of Section 18; thence  
South 03°25'11" East 205.85 feet to an iron pin; thence  
North 66°16'47" West 130.43 feet to an iron pin; thence  
North 73°14'01" West 30.34 feet to an iron pin; thence  
North 10°54'27" East 31.22 feet to an iron pin; thence  
North 27°51'07" West 110.80 feet to an iron pin; thence  
North 10°12'26" West 12.91 feet to the Real Point of Beginning.

### Parcel II:

A parcel of land being a portion of Government Lot 3 and the Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of the said Government Lot 3 of Section 18; thence  
North 89°05'10" East 1024.05 feet along the Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, also said point being the Real Point of Beginning; thence continuing  
North 89°05'10" East 184.35 feet along the said Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, said pin being the Northeast corner of the said Government Lot 3 of Section 18; thence  
South 03°25'11" East 205.85 feet to an iron pin; thence  
North 66°16'47" West 130.43 feet to an iron pin; thence  
North 73°14'01" West 30.34 feet to an iron pin; thence  
North 10°54'27" East 31.22 feet to an iron pin; thence  
North 27°51'07" West 110.80 feet to an iron pin; thence  
North 10°12'26" West 12.91 feet to the Real Point of Beginning.

### Parcel III:

A parcel of land situated in a portion of the South half of the Northwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 5 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943, and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18  
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2 and being the Point of Beginning; thence leaving said Westerly line and following the Northerly line of said South half of the Northwest quarter  
South 89°17'59" East a distance of 25.00 feet to a found 1/2-inch rebar on the Easterly right-of-way line of S. Happy Valley Road; thence leaving said Northerly line and following said Easterly right-of-way line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence leaving said Easterly right-of-way line

South 89°17'59" East a distance of 936.02 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to said Northerly line of the South half of the Northwest quarter; thence following said  
Northerly line  
South 89°17'59" East a distance of 1565.43 feet to a set 5/8-inch rebar marking the Northeast corner of said South half of the  
Northwest quarter; thence leaving said Northerly line and following the Easterly line of said South half of the Northwest quarter  
South 00°26'07" West a distance of 1331.20 feet to a found 5/8-inch rebar marking the center of said Section 18; thence leaving said  
Easterly line and following the Southerly line of said South half of the Northwest quarter  
North 89°15'08" West a distance of 2538.15 feet to a found 5/8-inch rebar marking said West quarter corner of Section 18; thence  
leaving said Southerly line and following said Westerly line of the South half of the Northwest quarter  
North 00°56'22" East a distance of 1329.08 feet to the Point of Beginning.

Parcel IV:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 1 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18

South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2

South 89°17'59" East a distance of 25.00 feet to a found 1/2-inch rebar on the Easterly right-of-way line of S. Happy Valley Road and being the Point of Beginning; thence following said Northerly line

South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line

South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence

North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar on said Easterly right-of-way line; thence following said Easterly right-of-way line

North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel V:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 2 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18

South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2

South 89°17'59" East a distance of 259.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line

South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line

South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence

North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence

North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel VI:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 3 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18



South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2;  
thence leaving said Westerly line and following the Northerly line of said Government Lot 2  
South 89°17'59" East a distance of 493.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line  
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence  
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel VII:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 4 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18  
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2;  
thence leaving said Westerly line and following the Northerly line of said Government Lot 2  
South 89°17'59" East a distance of 727.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line  
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence  
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

## Julianne Shaw

---

**From:** John <jras@lblinc.com>  
**Sent:** Wednesday, April 7, 2021 3:38 PM  
**To:** Julianne Shaw  
**Cc:** 'Angel Fajardo'; 'Pat Goldhammer'  
**Subject:** Warranty Deed for 9466 S Happy Valley Road Nampa Idaho  
**Attachments:** Sand Creek Investments LLC warranty deed for Shoshone Falls property 21403445\_wd\_\_Recorded.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Juliann

Please let me know that you received my email and the attachment above that we spoke about today on the phone. **By sending a return email to [jras@LBLinc.com](mailto:jras@LBLinc.com).**

Any questions or concerns please email or call 702-682-2357.

See our warranty deed showing ownership attached above. Katie Dodge did the title work. See her info below.

### Katee Dodge

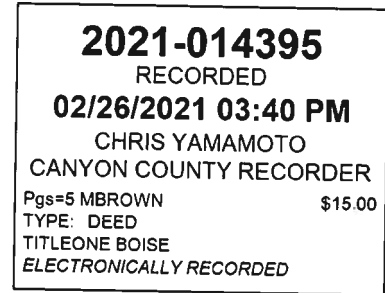
Senior Escrow Officer  
TitleOne  
2929 W. Navigator Dr., Suite 100  
Meridian, Idaho 83642  
[TitleOneCorp.com](http://TitleOneCorp.com)

P: 208-609-4756  
F: 866-525-0445

Respectfully,

John Rasmussen  
702-682-2357 cell





Order Number: 21403445

### **Warranty Deed**

For value received,

**Springbok Development Inc., a Nevada corporation**

the grantor, does hereby grant, bargain, sell, and convey unto

**Sand Creek Investments, LLC, a Nevada limited liability company**

whose current address is 3242 Greenbriar Dr., Las Vega, NV 89121

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Attached Exhibit "A"

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: February 19, 2021

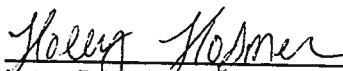
Springbok Development, Inc.

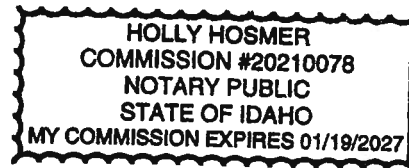
By:   
Jeffrey J. Holt, Authorized Officer

State of ID, County of Ada, ss.

On this 26<sup>th</sup> day of February 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey J. Holt known or identified to me to be an Authorized Officer of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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  
Residing In: Ada County  
My Commission Expires: 01/19/2027





## Exhibit A

### Parcel I:

The Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho.

Excepting any portion lying within the following:

A parcel of land being a portion of Government Lot 3 and the Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of the said Government Lot 3 of Section 18; thence  
North 89°05'10" East 1024.05 feet along the Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, also said point being the Real Point of Beginning; thence continuing  
North 89°05'10" East 184.35 feet along the said Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, said pin being the Northeast corner of the said Government Lot 3 of Section 18; thence  
South 03°25'11" East 205.85 feet to an iron pin; thence  
North 66°16'47" West 130.43 feet to an iron pin; thence  
North 73°14'01" West 30.34 feet to an iron pin; thence  
North 10°54'27" East 31.22 feet to an iron pin; thence  
North 27°51'07" West 110.80 feet to an iron pin; thence  
North 10°12'26" West 12.91 feet to the Real Point of Beginning.

### Parcel II:

A parcel of land being a portion of Government Lot 3 and the Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of the said Government Lot 3 of Section 18; thence  
North 89°05'10" East 1024.05 feet along the Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, also said point being the Real Point of Beginning; thence continuing  
North 89°05'10" East 184.35 feet along the said Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, said pin being the Northeast corner of the said Government Lot 3 of Section 18; thence  
South 03°25'11" East 205.85 feet to an iron pin; thence  
North 66°16'47" West 130.43 feet to an iron pin; thence  
North 73°14'01" West 30.34 feet to an iron pin; thence  
North 10°54'27" East 31.22 feet to an iron pin; thence  
North 27°51'07" West 110.80 feet to an iron pin; thence  
North 10°12'26" West 12.91 feet to the Real Point of Beginning.

### Parcel III:

A parcel of land situated in a portion of the South half of the Northwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 5 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943, and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18  
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2 and being the Point of Beginning; thence leaving said Westerly line and following the Northerly line of said South half of the Northwest quarter  
South 89°17'59" East a distance of 25.00 feet to a found 1/2-inch rebar on the Easterly right-of-way line of S. Happy Valley Road; thence leaving said Northerly line and following said Easterly right-of-way line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence leaving said Easterly right-of-way line

South 89°17'59" East a distance of 936.02 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to said Northerly line of the South half of the Northwest quarter; thence following said  
Northerly line  
South 89°17'59" East a distance of 1565.43 feet to a set 5/8-inch rebar marking the Northeast corner of said South half of the  
Northwest quarter; thence leaving said Northerly line and following the Easterly line of said South half of the Northwest quarter  
South 00°26'07" West a distance of 1331.20 feet to a found 5/8-inch rebar marking the center of said Section 18; thence leaving said  
Easterly line and following the Southerly line of said South half of the Northwest quarter  
North 89°15'08" West a distance of 2538.15 feet to a found 5/8-inch rebar marking said West quarter corner of Section 18; thence  
leaving said Southerly line and following said Westerly line of the South half of the Northwest quarter  
North 00°56'22" East a distance of 1329.08 feet to the Point of Beginning.

Parcel IV:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon  
County, Idaho, being Parcel 1 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly  
described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance  
of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of  
said Section 18  
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2;  
thence leaving said Westerly line and following the Northerly line of said Government Lot 2  
South 89°17'59" East a distance of 25.00 feet to a found 1/2-inch rebar on the Easterly right-of-way line of S. Happy Valley Road and  
being the Point of Beginning; thence following said Northerly line  
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence  
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar on said Easterly right-of-way line; thence following said Easterly  
right-of-way line  
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel V:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon  
County, Idaho, being Parcel 2 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly  
described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance  
of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of  
said Section 18  
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2;  
thence leaving said Westerly line and following the Northerly line of said Government Lot 2  
South 89°17'59" East a distance of 259.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly  
line  
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence  
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel VI:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon  
County, Idaho, being Parcel 3 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly  
described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance  
of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of  
said Section 18

South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2  
South 89°17'59" East a distance of 493.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line  
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence  
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel VII:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 4 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18  
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2  
South 89°17'59" East a distance of 727.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line  
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence  
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.



## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



## NEIGHBORHOOD MEETING SIGN UP SHEET

### CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

#### SITE INFORMATION

Site Address: 9466 Happy Valley Rd Parcel Number: R2898800000 R289910000 R2899000000  
City: Canyon County State: ID ZIP Code: 83686  
Notices Mailed Date: March 20, 2024 Number of Acres: 114 ± Current Zoning: A  
Description of the Request: Comp Plan Amendment, Conditional Rezone, Preliminary Plat

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Michael Kops  
Company Name:  
Current address: 338 S. Long Bay Way  
City: Star State: ID ZIP Code: 83669  
Phone: 208 914 5322 Cell: 208 914 5322 Fax: 0  
Email: michael.w.kops@gmail.com

#### MEETING INFORMATION

DATE OF MEETING: 4/2/2024	MEETING LOCATION: site	
MEETING START TIME: 6:00 PM	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. [Signature]	[Redacted]	
2. BARRY DUBKOWSKI	[Signature]	9555 HAPPY VALLEY RD.
3. Lann Macrieff	[Signature]	9765 Tiercel Ln.
4. Jim Mosler	[Signature]	9621 Tiercel Lane
5. Deanne Mosler	[Signature]	9621 Tiercel Lane 303 718 8753 Equestrian Information
6. Josh Cook	[Signature]	6912 Stage Coach Nampa
7. David Trejo	[Signature]	94645 Happy Valley Rd Nampa [Redacted]
8. Richard Jewell	[Signature]	94855 S. Happy Valley Rd
9. JIMMIE BROWN	[Signature]	9351 HAPPY VALLEY RD

10.	<i>Alph Seanger</i>
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

**NEIGHBORHOOD MEETING CERTIFICATION:**

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

**APPLICANT/REPRESENTATIVE (Please print):**

*Michael W. Keyes*

**APPLICANT/REPRESENTATIVE (Signature):**

*[Signature]*

**DATE:** *4, 2, 2024*

**Notice of Neighborhood Meeting**  
**Conditional Use Permit**  
**Pre-application requirement for a Public Hearing**

March 20, 2024

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

**Date: Tuesday April 2, 2024**

**Time: 6PM**

**Location: 9466 Happy Valley Road Nampa, Idaho 83686**

**Property description: Currently bare ground with 1 residential structure.**

The project is summarized below:

**Site Location: 9466 Happy Valley Road Nampa, Idaho 83686**

**Proposed access: 2 entrances off of Happy Valley Road, 1 future connection to the south.**

**Total acreage: Approximately 114**

**Proposed lots: 63 Residential lots between 1 and 2 acres**

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (208) 914.5322 or [michael.w.keyes@gmail.com](mailto:michael.w.keyes@gmail.com) or 338 S. Long Bay Way Star, ID 83669.

Sincerely,

Michael Keyes



## Debbie Root

---

**From:** Doug Critchfield <critchfielddd@cityofnampa.us>  
**Sent:** Thursday, February 15, 2024 2:52 PM  
**To:** Debbie Root  
**Cc:** Caleb Laclair  
**Subject:** [External] FW: Initial Agency Notification OR2021-0006, RZ2021-0011 & SD2021-0010 Springbok Development, Inc & Shoshone Falls Sub

Debbie – The only change to our comments from September 21, 2021 is the parcel R28991 is now within the Residential Mixed Use Land Use designation, which is medium density residential (2.5 – 8 DU/acre) with mixed commercial. The change to the map was made in March 2023. The applicant has the option to stretch Low Density Residential (1 – 2.5 DU/acre) from the parcel to the east in this location. In either designation, the proposed plat does **not** meet the density or lot size limitation requirements of the comprehensive plan future land use map in this area as was stated in the September 21, 2021 letter.

Thank you – Doug

**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Tuesday, February 13, 2024 1:10 PM  
**To:** Caleb Laclair <[laclairc@cityofnampa.us](mailto:laclairc@cityofnampa.us)>; Kristi Watkins <[watkinsk@cityofnampa.us](mailto:watkinsk@cityofnampa.us)>; Addressing <[Addressing@cityofnampa.us](mailto:Addressing@cityofnampa.us)>; Doug Critchfield <[critchfielddd@cityofnampa.us](mailto:critchfielddd@cityofnampa.us)>; Clerks Staff Email <[clerks@cityofnampa.us](mailto:clerks@cityofnampa.us)>; Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>; 'cstauffer@nsd131.org' <[cstauffer@nsd131.org](mailto:cstauffer@nsd131.org)>; 'dleon@nsd131.org' <[dleon@nsd131.org](mailto:dleon@nsd131.org)>; 'tlawrence@kunafire.com' <[tlawrence@kunafire.com](mailto:tlawrence@kunafire.com)>; 'khinkle@kunafire.com' <[khinkle@kunafire.com](mailto:khinkle@kunafire.com)>; 'johnsonre@nampafire.org' <[johnsonre@nampafire.org](mailto:johnsonre@nampafire.org)>; Ron Johnson <[johnsonrl@nampafire.org](mailto:johnsonrl@nampafire.org)>; 'linanj@nampafire.org' <[linanj@nampafire.org](mailto:linanj@nampafire.org)>; 'Eddy Thiel' <[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'aflavel.bkirrdist@gmail.com' <[aflavel.bkirrdist@gmail.com](mailto:aflavel.bkirrdist@gmail.com)>; 'tritthaler@boiseproject.org' <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; 'gashley@boiseproject.org' <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>; 'nmid@nmid.org' <[nmid@nmid.org](mailto:nmid@nmid.org)>; 'eolvera@nmid.org' <[eolvera@nmid.org](mailto:eolvera@nmid.org)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; 'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; 'D3Development.services@itd.idaho.gov' <[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; 'niki.benyakhlef@itd.idaho.gov' <[niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)>; 'webmaster@valleyregionaltransit.org' <[webmaster@valleyregionaltransit.org](mailto:webmaster@valleyregionaltransit.org)>; Brian Crawforth <[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; 'lori.kent@id.nacdnet.net' <[lori.kent@id.nacdnet.net](mailto:lori.kent@id.nacdnet.net)>; 'mrodriguez@usbr.gov' <[mrodriguez@usbr.gov](mailto:mrodriguez@usbr.gov)>  
**Subject:** Initial Agency Notification OR2021-0006, RZ2021-0011 & SD2021-0010 Springbok Development, Inc & Shoshone Falls Sub

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Please see the attached agency notice. You are invited to provide written testimony or comments by **March 14, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. The deadline for written testimony or additional exhibits is to ensure planners can consider



September 21, 2021

Jennifer Almeida  
111 North 11<sup>th</sup> Ave, Ste 140  
Caldwell, ID 83605  
[jalmeyda@canyonco.org](mailto:jalmeyda@canyonco.org)

Re: Case No. OR2021-0006, RZ2021-0011, & SD2021-0010- Springbok Development, Comprehensive Plan Map Amendment to change the designation of approximately 41.06 acres from A "Agriculture" to "Residential"; Rezone of one (1) parcel, no. R28991, that totals approximately 73.34 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone; and two (2) parcels, R28998 & R28990 that total approximately 40.86 acres from an "A" (Agricultural zone) to a "R-R" (Rural Residential zone). The request includes a Preliminary Plat (including Irrigation, Drainage, & Grading) for Shoshone Falls Subdivision. The proposed plat contains 62 residential lots. The subject properties, parcel no's R28991, R28988, & R28990 are located on the east side of Happy Valley Road, and approximately 1542 ft. south of the intersection of E. Lewis Ln. and S. Happy Valley Rd., Nampa, Idaho, in a portion of the NW¼ and SW¼ of Section 18, T2N, R1W, B.M., Canyon County, Idaho.

Jennifer:

Regarding the Comprehensive Plan Amendment request to change the Designation from Agricultural to Residential and Rezone of parcel R28991 from "A" to "R-1":

This parcel is within the Nampa Area of Impact. The designated Land Use Setting for this area on the Future Land Use Map is Low-Density Residential with a minimum density of 1.01 dwelling units/acre. The plat presented indicates a density of .54 dwelling units per acre. This is inconsistent with the Nampa Future Land Use Map

Regarding the entire subdivision:

The proposed subdivision is less than one mile from the City of Nampa, and in the path of annexation to the south. Locating these large lot developments in the annexation path creates conflict with future periphery developments that will likely be much denser.

Nampa Planning and Zoning opposes this development.

Should you have any questions, please feel free to contact me at (208) 468-5406.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Critchfield".

Doug Critchfield  
Principal Planner  
City of Nampa Planning & Zoning Department  
[critchfielddd@cityofnampa.us](mailto:critchfielddd@cityofnampa.us)



# NAMPA HIGHWAY DISTRICT NO. 1

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February 2, 2023

Breckon Land Design Inc.  
C/O Mark Wall  
6661 N. Glenwood St.  
Garden City, Idaho. 83714

RE: Shoshone Falls Subdivision Preliminary Plat Review

Dear Mark,

As requested, we have completed a review of the Shoshone Falls Subdivision Preliminary Plat. 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 District #1 Supplementals:

Sec. 2030.021.B – Elements of this section have not been addressed/missing.

Sec. 2040.010 – All utilities not controlled by the PUC shall be located in a 10' easement adjacent to the public ROW unless otherwise approved by the District. Crossings shall be by License Agreement approved by the Highway District Commissioners.

Sec. 2100.010 – Provide City of Nampa Comments as the development is within the City of Nampa's Area of Impact.

Sec. 2100.020 – No authorization has been obtained to run City water down Lewis Ln or Happy Valley Rd. to serve this development. The Highway District/City of Nampa's MOU has been revised regarding this issue.

Sec. 3030.010 – Why is Dye Ln showing 80' of ROW dedication?

Sec. 3030.030 – Cul-de-sacs shall have a minimum radius of 65' and be connected by 20' radiuses per ACCHD Standard Drawing #ACCHD-104.

Section 3030.040 – Subdivision access streets shall connect to Happy Valley Rd by a 40' radius. Radiuses shall apply to asphalt and right-of-way.

Section 3040.040 & 3040.050 – Need Horizontal and Vertical curve alignments.



# NAMPA HIGHWAY DISTRICT NO. 1

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Sec. 3050.010 – Stopping sight distance shall be met for Dye Ln for the posted speed of 50 mph.

Sec. 3060.060 – Street section shall meet these standards. Asphalt shall be PG64-28.

Sec. 3061.070 - add a note on the plat stating “No access shall be allowed to land in a platted subdivision other than to internal subdivision streets or as otherwise shown on the plat”.

Sec. 3062.010 – We are requesting a Geotechnical Engineering Report for this project location.

Sec. 3063.010 - All utilities not controlled by the PUC shall be located in a 10' easement adjacent to the public ROW unless otherwise approved by the District. Crossings shall be by License Agreement approved by the Highway District Commissioners.

Sec. 3063.030 – All utilities shall follow these standards.

Sec. 3064 - No authorization has been obtained to run City water down Lewis Ln or Happy Valley Rd. to serve this development. The Highway District/City of Nampa's MOU has been revised regarding this issue.

Sec. 3064.010 – No valves shall be located in wheel paths.

Sec. 3066.010 – All irrigation facilities, except crossings, shall be removed and maintained outside Highway District right-of-way. Crossings are subject to License Agreement.

Sec. 3066.020 – Irrigation facilities shall meet these standards.

Sec. 3066.030 & 3066.040 – All Pipe crossings shall meet these standards.

Sec. 3070.010 – There are no drainage facilities identified on the plat. Design drainage per Sec. 3070 standards. No discharge is allowed to the Happy Valley Rd ROW or to irrigation waters of the U.S.

Sec. 3070.020 – Access Culverts required at Happy Valley Rd intersections and shall meet these standards.



# NAMPA HIGHWAY DISTRICT NO. 1

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Sec 3070.100 – Maintenance of storm drainage outside the right-of-way shall be the HOA's responsibility. Include the note on the final plat exactly as written in this section.

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 – Signage shall meet these standards. 36" Stop signs, 24"x30" Speed Limit signs @ 20 mph.

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





## Debbie Root

---

**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Monday, November 27, 2023 12:47 PM  
**To:** Debbie Root  
**Subject:** [External] RE: Shoshone Falls Subdivision (proposed)  
**Attachments:** 20230202 Shoshone Falls Sub Prelim Plat Review.pdf

Hi Debbie,

Yes they did submit a preliminary plat and a Draft TIS. We reviewed the plat and provided comments. We haven't heard anything since. I have attached a copy of our review.

I think they're going to have a problem constructing this because they wanted City of Nampa Water to serve this development, but we require the City to annex any roads they run utilities in. So I don't think the City is in any hurry to annex that far out as they don't have a touch.

Let me know if you have any questions.

Thank you,

Eddy

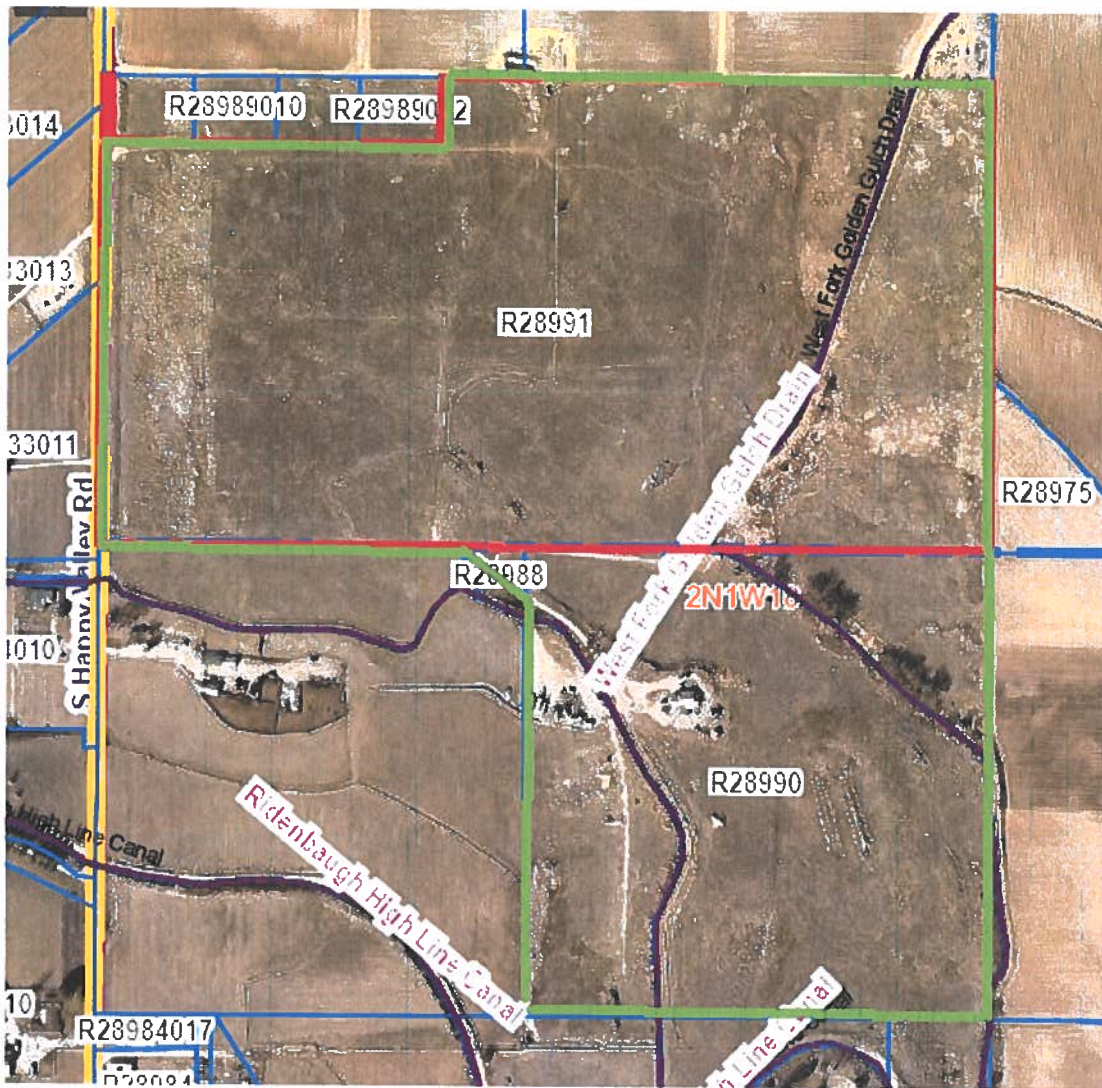
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Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

**From:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Sent:** Monday, November 27, 2023 9:28 AM  
**To:** Eddy Thiel <eddy@nampahighway1.com>  
**Subject:** Shoshone Falls Subdivision (proposed)

Eddy,

Back in January 2023 Mary Wall (Breckon Land Design) communicated with you regarding a preliminary plat review and associated fees for Shoshone Falls Subdivision (9466 Happy Valley). Did the applicants ever submit the preliminary plat and TIS for review by NHD1?



Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

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 \*\*



# KUNA RURAL FIRE DISTRICT

EST. 1951

150 W BOISE ST  
PO Box 607  
Kuna, ID 83634  
PHONE: (208) 922-1144  
FAX: (208) 922-1982

**Date:** 2/20/2024  
**From:** Kuna Rural Fire District  
**Regarding:** Site Access & Water Supply  
Shoshone Falls Subdivision  
9466 S Happy Valley Road,  
Nampa, ID

**Agency Comments:** New single-family homes must comply with the Idaho State Adopted Fire Code requiring emergency services site access, water supply, and premise identification. Please provide additional information as to how future single-family homes in this proposed subdivision will comply with the below provisions.

- **Fire Service and Emergency Service Access:**

*IFC section D107.1* One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development.

*IFC section D107.2* Remoteness.

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

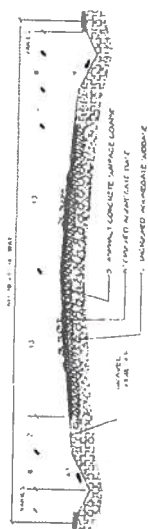
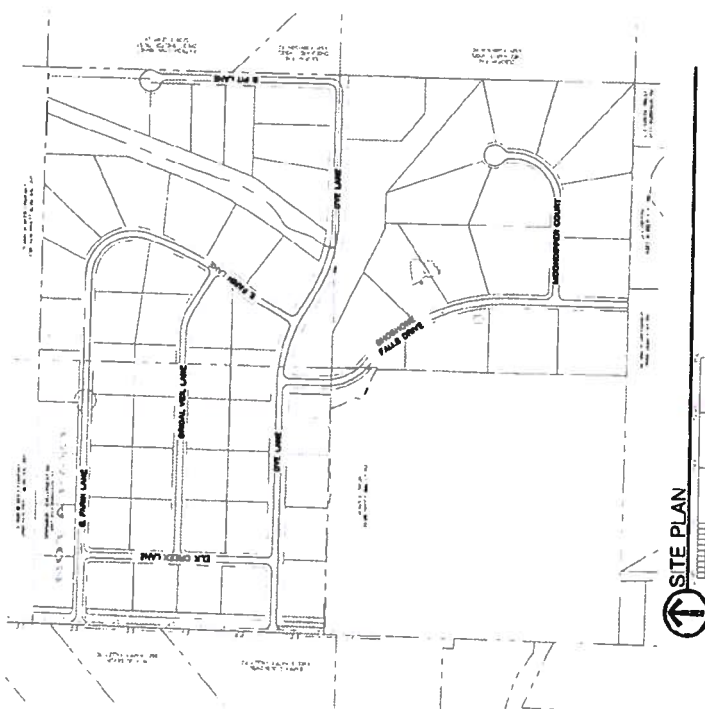
The provided site plan indicates two service roads for the proposed subdivision separated by 850 feet. The maximum overall diagonal dimension of the area to be served measures approximately 3,400 feet from Moon Piper Court to East Farm Lane. Additional access will be necessary, unless exception 2 above is intended for all future single family homes. Alternative approvals shall be noted on the final PLAT and recorded.

Regards,  
Plan Review & Inspection  
1.208.629.8636 (plan review)  
Kuna Rural Fire District / 1.208.922.1144 (main)



# SHOSHONE FALLS SUBDIVISION

ALL OF GOVT LOT 2, THE SE <sup>1</sup>/<sub>4</sub> OF THE NW <sup>1</sup>/<sub>4</sub>, THE NE <sup>1</sup>/<sub>4</sub> OF THE SW <sup>1</sup>/<sub>4</sub> AND A PORTION OF GOVT LOT 3 SITUATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.



## PRELIMINARY PLAT DEVELOPMENT FEATURES:

[illegible]

## CONTACTS

[illegible]

## DRAWING INDEX

PP10	COVER
PP11	TOPOGRAPHY
PP12	PRELIMINARY
PP13	CONSTRUCTION
PP14	PLAN
PP15	PRELIMINARY
PP16	PRELIMINARY
PP17	PRELIMINARY
PP18	PRELIMINARY

[illegible]

SHOSHONE FALLS SUBDIVISION  
CANYON COUNTY, ID  
PRELIMINARY PLAT  
COVER

100% CONSTRUCTION DRAWING

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Oil



1. What is the purpose of the study?  
 The purpose of the study is to determine the effect of the use of a mobile learning application on the learning outcomes of students in the field of computer science.

2. What are the research objectives?  
 The research objectives are to determine the effect of the use of a mobile learning application on the learning outcomes of students in the field of computer science.

3. What are the research questions?  
 The research questions are:

- 1. How effective is the use of a mobile learning application in improving learning outcomes?
- 2. What are the factors that influence the use of a mobile learning application?
- 3. How can the use of a mobile learning application be optimized to improve learning outcomes?

4. What are the research hypotheses?  
 The research hypotheses are:

- 1. The use of a mobile learning application will have a positive effect on learning outcomes.
- 2. The use of a mobile learning application will have a positive effect on learning outcomes.
- 3. The use of a mobile learning application will have a positive effect on learning outcomes.

5. What are the research methods?  
 The research methods used in this study are:

- 1. Literature Review
- 2. Data Collection
- 3. Data Analysis
- 4. Conclusion

6. What are the research results?  
 The research results show that the use of a mobile learning application has a positive effect on learning outcomes.

7. What are the research conclusions?  
 The research conclusions are that the use of a mobile learning application has a positive effect on learning outcomes.

8. What are the research recommendations?  
 The research recommendations are that the use of a mobile learning application should be continued and improved to further improve learning outcomes.



PRELIMINARY PLAT NOT FOR CONSTRUCTION

SHOSHONE FALLS SUBDIVISION  
CANYON COUNTY, ID  
PRELIMINARY PLAT



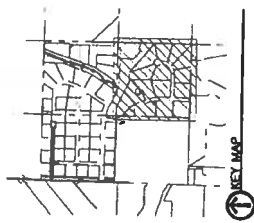
100% CONSTRUCTION DRAWING

SHOSHONE FALLS SUBDIVISION  
CANYON COUNTY, ID  
PRELIMINARY PLAT



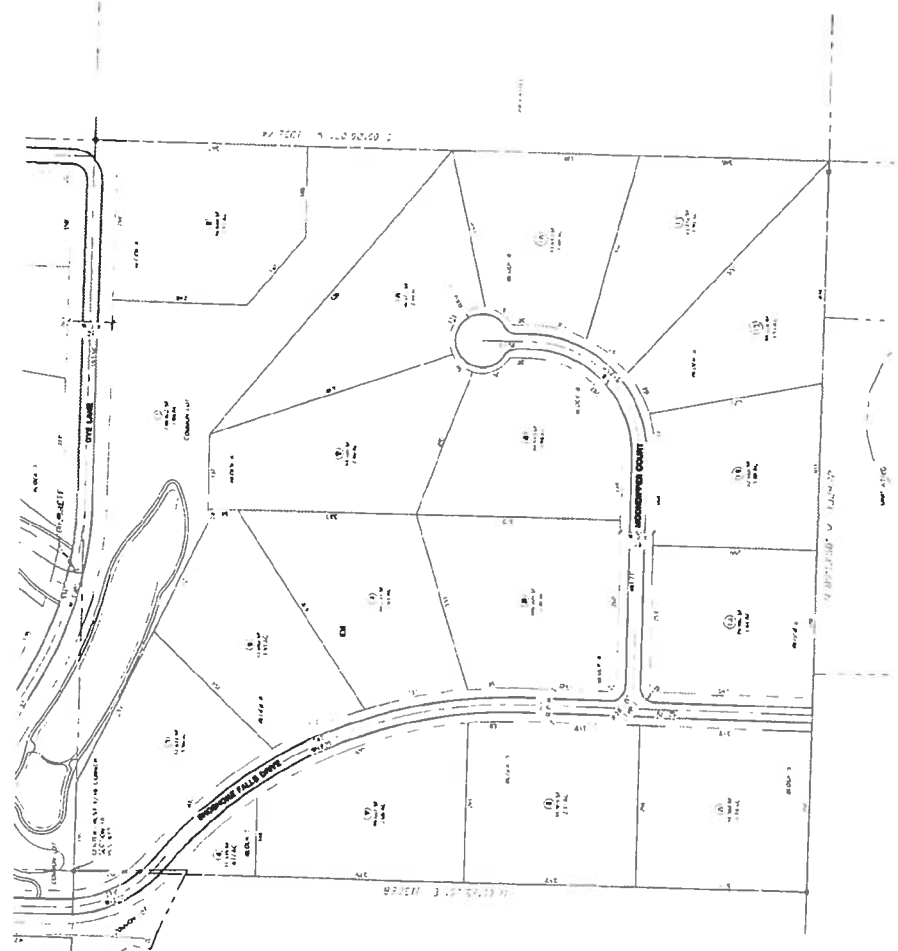
PROJECT NO. 12345  
DATE: 10/15/2023  
BY: DLS  
CHECKED BY: [Signature]

PP12



### PLAT LEGEND

- 1. SUBDIVISION
- 2. LOT
- 3. EASEMENT
- 4. RIGHT-OF-WAY
- 5. UNIMPROVED LAND
- 6. IMPROVED LAND
- 7. WATER
- 8. RAILROAD
- 9. HIGHWAY
- 10. CITY
- 11. COUNTY
- 12. STATE
- 13. FEDERAL
- 14. PRIVATE
- 15. PUBLIC
- 16. UNDEVELOPED
- 17. DEVELOPED
- 18. AGRICULTURAL
- 19. INDUSTRIAL
- 20. RESIDENTIAL
- 21. COMMERCIAL
- 22. GOVERNMENT
- 23. MILITARY
- 24. EDUCATIONAL
- 25. RECREATIONAL
- 26. UTILITIES
- 27. TRANSPORTATION
- 28. INFRASTRUCTURE
- 29. ENVIRONMENTAL
- 30. HISTORICAL
- 31. CULTURAL
- 32. ARTS
- 33. ENTERTAINMENT
- 34. SPORTS
- 35. LEISURE
- 36. HEALTHCARE
- 37. FINANCIAL
- 38. BUSINESS
- 39. RETAIL
- 40. WHOLESALE
- 41. MANUFACTURING
- 42. MINING
- 43. ENERGY
- 44. AEROSPACE
- 45. DEFENSE
- 46. AGRICULTURE
- 47. FORESTRY
- 48. FISHERY
- 49. MINING
- 50. ENERGY



PRELIMINARY PLAT



PRELIMINARY  
NOT FOR  
CONSTRUCTION



# SHOSHONE FALLS SUBDIVISION CANYON COUNTY, ID PRELIMINARY PLAT CONSTRAINTS MAP AND UTILITY PLAN

100% CONSTRUCTION DRAWING

PROJECT NO. 2023-001  
DATE: 08/15/2023  
DRAWN BY: J. SMITH  
CHECKED BY: M. JONES  
SCALE: AS SHOWN  
SHEET NO. 13 OF 13

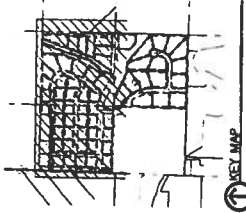
PP13

## LEGEND

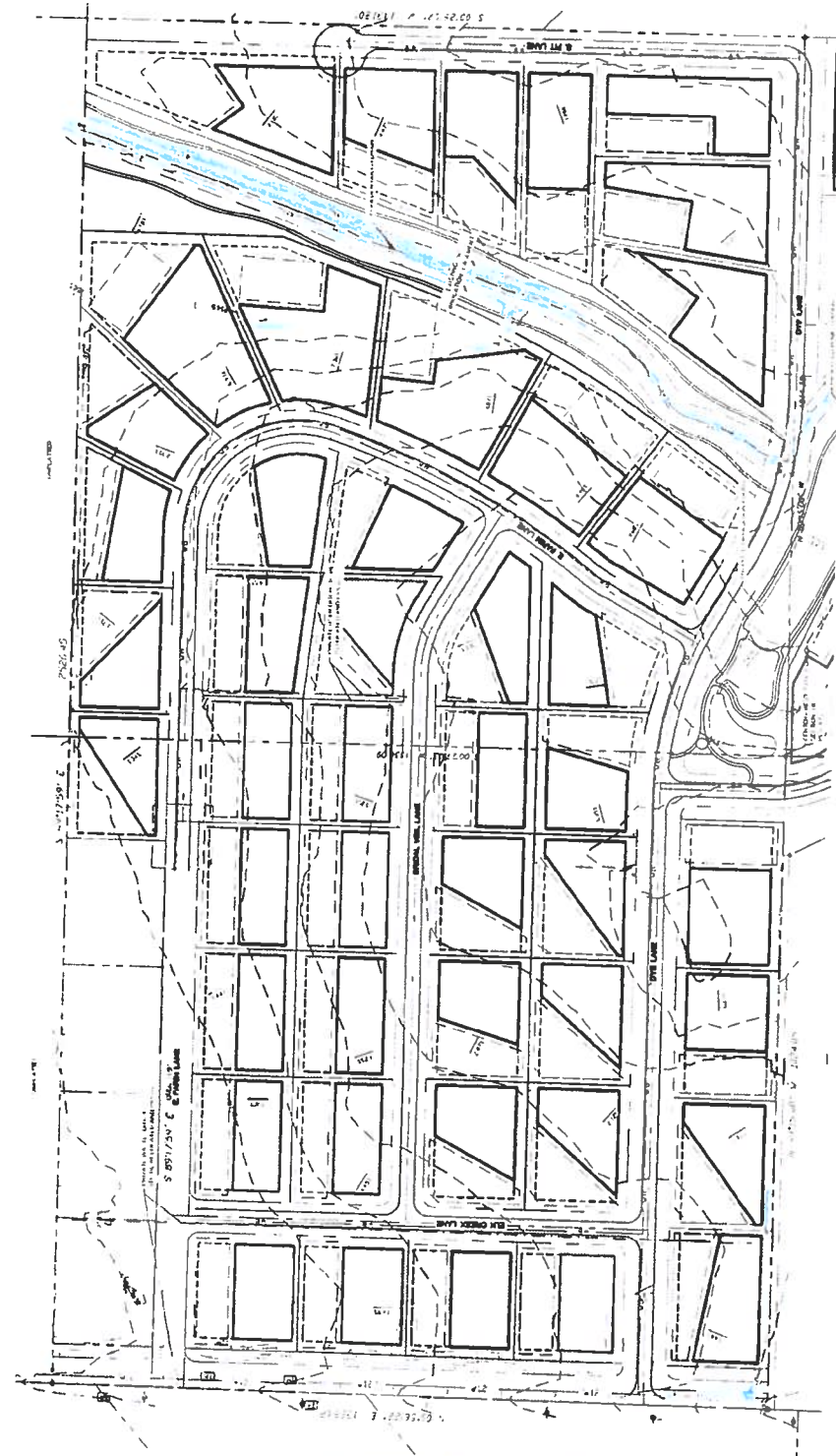
- Property Lines
- Right-of-Way Lines
- Utility Lines
- Proposed Right-of-Way
- Proposed Easements
- Proposed Structures
- Proposed Driveways
- Proposed Fences
- Proposed Landscaping
- Proposed Paving
- Proposed Lighting
- Proposed Security
- Proposed Other

## NOTES

1. All dimensions are in feet and inches.
2. All areas are in square feet.
3. All areas are in square feet.
4. All areas are in square feet.
5. All areas are in square feet.
6. All areas are in square feet.
7. All areas are in square feet.
8. All areas are in square feet.
9. All areas are in square feet.
10. All areas are in square feet.

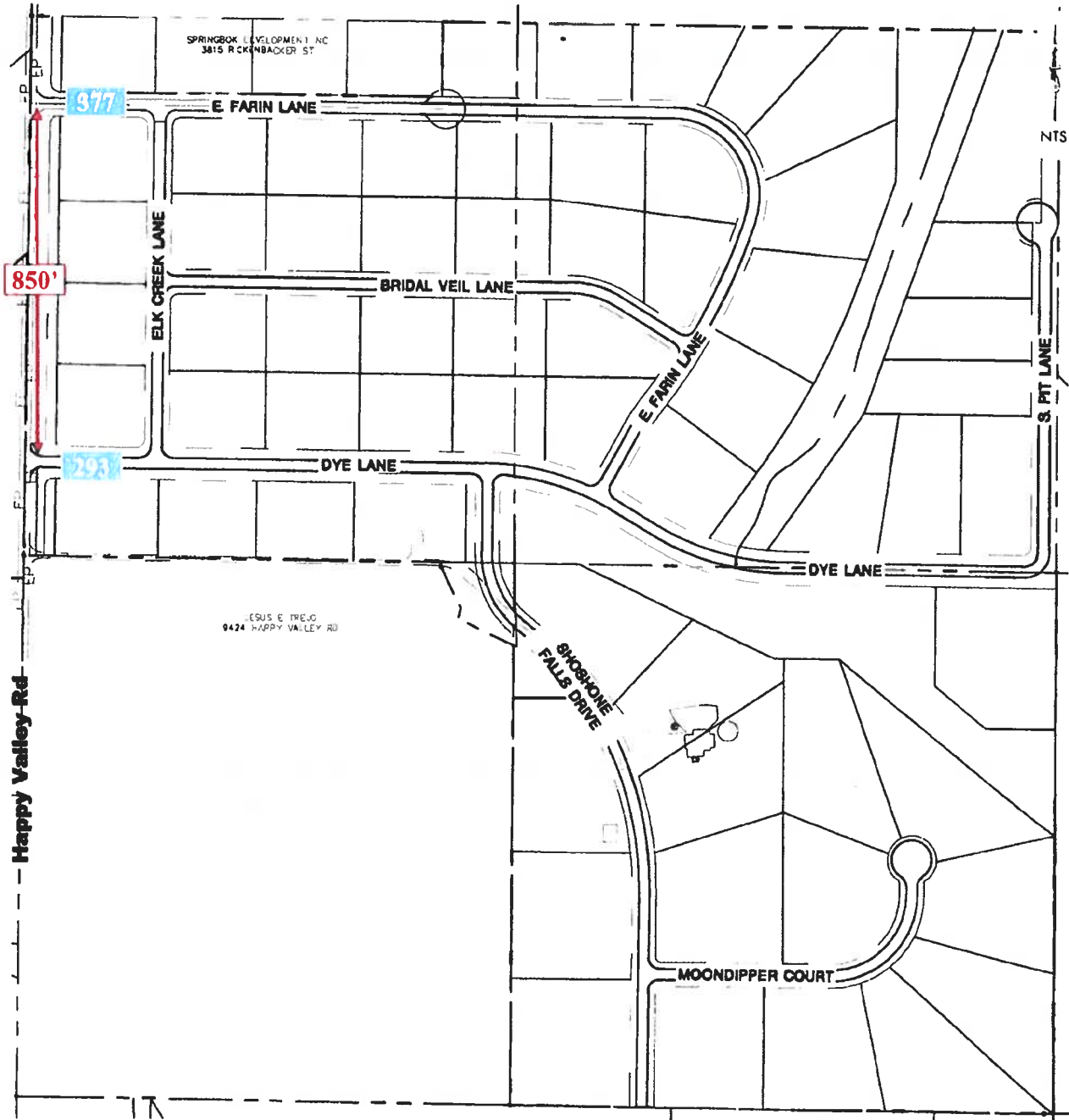


KEY MAP



CONSTRAINTS MAP AND UTILITY PLAN

**Figure 4.6 – Proposed Site Access, Circulation, and Estimated ADTs**





IMAGES WERE FLOWN IN THE FALL OF 2020.

ROBINSON RANCHETTES

E Lewis

HARD ROCK RD

# Springbok Development, Inc. Small Air Photo 1 Mile

ELKHORN ESTATES

E Farin Ln

Therrel Dr


RED TAIL ESTATES


RED TAIL ESTATES #2

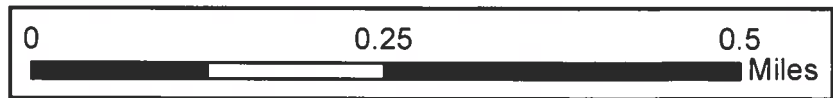
S Happy Valley Rd

Deer Flat Rd



 City Limits

 Wetlands



PERCUD-Seymour, M. J.

EXHIBIT

8a



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: Jeffrey Holt - Sand Creek Investments 3, LLC
	MAILING ADDRESS: 6297 S Ruddsdale Avenue, Boise, ID 83709
	PHONE: 480-695-6258 EMAIL: jeffrey9696@hotmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*Signature Attached*

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Mary Wall or Jon Breckon
	COMPANY NAME: Breckon Land Design
	MAILING ADDRESS: 6661 N Glenwood Street, Garden City, Idaho 83714
	PHONE: 208-376-5153 EMAIL: mwall@breckonid.com

<b>SITE INFO</b>	STREET ADDRESS: 9466 S. Happy Valley Road, Canyon County, ID
	PARCEL #: R2899100000, R2898800000 and R2899000000 LOT SIZE/AREA: 114.6 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: Govt Lot 2 & 3 SECTION: 18 TOWNSHIP: 2N RANGE: 2W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): No

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

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

CASE NUMBER: <del>OR2021-0006</del> RZ2021-0011	DATE RECEIVED: 03-08-2021
RECEIVED BY: Julianne Shaw	APPLICATION FEE: CK MO <input checked="" type="checkbox"/> CASH



PROPERTY OWNER	OWNER NAME: Jeffrey Holt - Sand Creek Investments 3, LLC
	MAILING ADDRESS: 6297 S Ruddsdale Avenue, Boise, ID 83709
	PHONE: 480-695-6258 EMAIL: jeffrey9696@hotmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Jeffrey J. Holt

Date: 3-5-21

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Mary Wall or Jon Breckon
	COMPANY NAME: Breckon Land Design
	MAILING ADDRESS: 6661 N Glenwood Street, Garden City, Idaho 83714
	PHONE: 208-376-5153 EMAIL: mwall@breckonld.com

SITE INFO	STREET ADDRESS: 9466 S. Happy Valley Road, Canyon County, ID	
	PARCEL #: R2859100000 R2859000000 and R2859000000	LOT SIZE/AREA: 114.6 acres
	LOT: BLOCK: SUBDIVISION:	
	QUARTER: Gov. Lot 2 & 3 SECTION: 1E TOWNSHIP: 2N RANGE: 2W	
	ZONING DISTRICT: AG FLOODZONE (YES/NO): No	

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

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

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

Revised 1/3/21

## **PRELIMINARY PLAT SUBMITTAL LIST**

### **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



#### **THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:**

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Irrigation Plan
<input checked="" type="checkbox"/> Review and approval by Idaho Department of Water Resources and Southwest District Health Preliminary soils testing conducted on March 2, 2021. SWDH report will be forthcoming.
<input checked="" type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements and how you will mitigate adverse impacts
<input checked="" type="checkbox"/> Subdivision Worksheet
<input checked="" type="checkbox"/> Neighborhood Meeting Sign-Up sheet and copy of neighbor letter
<input type="checkbox"/> Private Road Name application (if internal roads are private) N/A
<input type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet) N/A
<input checked="" type="checkbox"/> Preliminary Drainage Plan
<input checked="" type="checkbox"/> Preliminary Irrigation Plan
<input checked="" type="checkbox"/> Preliminary Grading plan
<input checked="" type="checkbox"/> Copy of Preliminary Plat
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$1440 + \$10/lot +\$100 (if in a city area of impact) non-refundable fee

#### **NOTES:**

1. After the plat is reviewed and found to be in compliance, an **additional five (5) copies and one electronic version of the final plat** shall be submitted.

#### **PROCESS: PUBLIC HEARING**

# SUBDIVISION WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



### GENERAL

1. **HOW MANY LOTS ARE YOU PROPOSING?**  
Residential 62 Non-buildable \_\_\_\_\_ Common 6
2. **AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS**  
1.37 ACRES

### IRRIGATION

1. **IRRIGATION WATER IS PROVIDED VIA:**  
☒ Irrigation Well ☐ Surface Water
2. **WHAT PERCENTAGE OF THE PROPERTY HAS WATER?** 100 %
3. **HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY?** 70.91
4. **HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?**  
A requirement for development on each lot will be to retain storm and excess water on site. The on-lot stormwater facility design will be part of the building permit/lot development process and are not a part of the subdivision improvements.
5. **HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?**  
We will coordinate with the Boise Project Board of Control to provide any required treatment of the excess irrigation water prior to discharging into the Golden Gulch Drain.

### ROADS

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

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

### HILLSIDE DEVELOPMENT

1. **OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?**  
Residential 10 Non-Buildable \_\_\_\_\_ Common 2
2. **WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?**  
☐ YES ☒ NO\* \*Except at the Golden Gulch Drain crossing immediately adjacent to the flow line.

\*If YES, a grading plan is required.



## **SUBDIVISION WORKSHEET**

### **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



#### **SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT**

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

# IRRIGATION PLAN APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



Applicant(s) Jeffrey Holt - Sand Creek Investments 3, LLC 480-695-6258  
Name 6297 S. Ruddsdale Avenue Daytime Telephone Number Boise, ID 83709  
Street Address City, State Zip

Representative Name Mary Wall -Breckon Land Design 208-376-5153 mwall@breckonld.com  
Daytime Telephone Number / E-mail Address 6661 N. Glenwood Street  
Street Address Garden City, Idaho 83714  
City, State Zip

Location of Subject Property: 9466 S. Happy Valley Road, south of Nampa, Canyon County  
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R R2899100000, R2898800000 and R2899000000 Section 18 Township 2N Range 2W

This land:



Has water rights available to it.



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

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

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

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

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

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

*We are requesting that any required approvals be required as part of the projects conditions of approval.*

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

Irrigation: Nampa & Meridian Irrigation District

Drainage: Boise Project Board of Control

3. How many acres is the property being subdivided? 114.6

4. What percentage of this property has water? 100%

5. How many inches of water are available to the property? 70.91 shares

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

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go. Currently the Niday Lateral and user ditches existing on the property are open ditches with standard head gates for the supply ditches. All existing laterals and user ditches on the property will be relocated and piped across the project site. Size of piping and design of head gates will be coordinated with the irrigation company. All design of the gravity irrigation improvements and the pressure irrigation system for the proposed subdivision will be designed by Breckon Land Design with review and approval provided by the Nampa Meridian Irrigation District. Design will be completed after conditional approval of the subdivision.

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?

On site storm water retention plans for the individual lots will be required as part of the on site improvements and are not a part of the subdivision plan.  
Water retention on the lots will likely be through the use of swales and/or seepage beds.

On site road improvement plans will provide for the retention of stormwater by using borrow ditches along the roadway.

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) All stormwater will be retained onsite through the use of swales, borrow ditches or seepage beds. The only irrigation water that will flow through to the drainage system (Golden Gulch Drain) will be the excess irrigation water diverted from the Niday Lateral for the subdivisions irrigation system. The irrigation system will divert the allotted water rights through a series of waterfalls and ponds with a pressure irrigation pump station being fed by one pond. Any water not used for the pressure irrigation system will flow through to the Golden Gulch Drain. Requirements for treatment prior to discharge in the drain will be coordinated with the Boise Project Board of Control.

===== 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: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Property Owner (Application Submitted)

Signed: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Director / Staff



## Irrigation Plan Map Requirements

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

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

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.



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March 5, 2021

Ms. Jennifer Almeida, Planner  
Canyon County Development Services  
111 N. 11<sup>th</sup> Ave., Room 140  
Caldwell, Idaho 83605  
P: 208-454-7458

**RE: Entitlement Application for Shoshone Falls Subdivision –  
Parcels: R2899100000, R2898800000, R2899000000  
9466 S. Happy Valley Road, Canyon County, Idaho  
Comprehensive Plan Map Amendment, Zoning Ordinance Map Amendment, and Preliminary Plat**

Dear Ms. Almeida:

We are pleased to submit the above referenced applications for the proposed Shoshone Falls Subdivision (hereinafter the "Project" or "Development") on behalf of our client, Sand Creek Investments, LLC. The intent of this entitlements process is to **1) do a Comprehensive Plan Map Amendment to change the comprehensive plan map designation for Parcels R2898800000 and R2899000000 from Agricultural to Residential, 2) do two Zoning Ordinance Map Amendment changing the zoning of Parcel R2899100000 from Agricultural to R-1 zoning (1-acre minimum lot size) and Parcels R2898800000 and R2899000000 from Agricultural to Rural Residential (Average minimum lot size of 2 acres for a residential lot), and, 3) subdivide all of the above referenced parcels into a 63-lot subdivision of one- to two-acre parcels.**

Enclosed you will find the required applications and required documents for Comprehensive Plan Map Amendment, the Zoning Ordinance Map Amendment, and the Preliminary Plat submittal. We understand that each step of this application is predicated on the approval of the prior step and that concurrent submittal of these applications is at our discretion.

#### **General Information**

The total project site is 114 acres and is located on at 9466 S. Happy Valley Road in Canyon County. The northern 73-acre parcel is within the City of Nampa influence area. The four 1-acre parcels in the northwest corner of the property are under the same ownership and, while not an official part of the proposed subdivision, these parcels will benefit from improvements proposed in the Shoshone Falls Subdivision.

The property is currently being used for a single-family residence, located on the southern parcel, along with the storage of old equipment, cars, trailers and other miscellaneous items. The remainder of the property is not being used. Historically, an estimated 60-acres of the northern parcel has been used for farming. Due to topography, rock outcrops and other site challenges the rest of the property is not used for farming.

The proposed project is a rural residential development with lot size ranging from 1- to 2-acres. The smaller lots (1-acre minimum) are proposed in the northern 73 acres. Larger lots, averaging 2-acres in size, are proposed on the southern 41 acres. A total of 62 residential lots are proposed. This project is being proposed to provide residential options in the Treasure Valley that offer more space than the small lot subdivisions being developed in the population centers. This property, being on the edge of the Nampa Area of Impact, is ideal for the proposed development which will provide a transition from the higher density zoning in Nampa to the rural residential and agricultural uses outside the Area of Impact.

## **Comprehensive Plan Map Amendment (CPMA)**

The Project consists of three parcels owned by a single entity but bisected by a zone change line on the Future Land Use Map. The two southern parcels are designated as Agricultural while the 73-acre parcel on the north is designated Residential. The zone change boundary is also coincidental with the City of Nampa zone of influence. Since all parcels are contiguous and under one ownership, we are requesting a Comprehensive Plan Map Amendment for the two southern parcels so that all parcels can be developed as one low-density residential project.

The 41-acres within the proposed CMPA area is primarily vacant land bisected by the West Fork Golden Gulch Drain in the northeast corner and the Niday irrigation ditch than runs north-south across the property. There is an existing house and barn on the property, with an extensive area of the property is being used for storage of old cars, trucks, trailers, metal, and

other equipment. A large swath of land adjacent to the West Fork Golden Gulch Drain is steep and not suitable for farming. The property is not currently being used for agricultural purposes and is not likely to be use for that purpose in the future due to the generally unsuitable conditions. If the CPMA is approved, we are proposing that this property be rezoned to rural residential and be a transition between the 1-acre parcels proposed to the north and the larger rural property to the south.

Approval of the CPMA would allow the property to be rezoned to Residential, and subdivided into rural residential lots resulting in the cleanup of the items being stored on the property.

## **Zoning Ordinance Map Amendment (ZOMA)**

The subject parcels are currently zoned Agricultural in Canyon County. The northern 73 acres is within the City of Nampa Impact Area. The property within the City of Nampa Impact Area has a future land use designation of Residential on the Canyon County Future Land Use Map and Low-Density Residential Use on the Nampa Future Land Use Map. The property outside the City of Nampa Impact Area is under a concurrent application for a Comprehensive Plan Map Amendment to change the future land use designation from Agricultural to Residential. Assuming the CPMA is approved we are requesting a ZOMA changing the northern 73-acre property Agricultural to R-1 and the southern two parcels (approximately 41 acres) to Rural Residential.

The proposed zoning will allow for 1+-acre parcels in the north part of the subdivision which is within the Nampa Area of Impact. The City of Nampa's Future Land Use Map designates this area as Low-Density Residential which is defined as 1.01 to 2.5 dwelling units per acre. The density that is being proposed on the 73 acres is a lower density of 0.84 dwelling units per acre (or 1.2 acres/unit). The proposed zoning for the southern 41 acres will allow for 2-acre parcels and is outside the Nampa Area of Impact. The proposed density for this area is 0.39 dwelling units per acre (or 2.56 acres/unit). The overall density proposed on the entire project is 0.54 units per acre (1.85 acres/unit).

The area surrounding the property is zoned Agricultural. The future land use designation is Residential for the land within the City of Nampa Impact area and Agricultural for the land outside the Impact area. While there are not a significant number of developments in the immediate vicinity of the proposed Project it fits nicely into the City of Nampa's plan for this area.

## **Preliminary Plat**

Assuming approval of the **Comprehensive Plan Map Amendment** and the **Zoning Ordinance Map Amendment(s)** the applicant proposes to subdivide the 114.4-acre property into 46 single-family residential lots and 6 common lots. The proposed lots range in size from 1 to 2.3 acres

The common lots will provide open space, large landscape buffers, stormwater drainage facilities in addition to the following amenities: 1) an enhanced entry feature, 2) interior water feature (ponds and waterfall) as part of irrigation system, and 3) a walking path along ponds and the Golden Gulch drain. A landscape berm will be placed along Happy Valley Road to provide visual separation and noise protection for the future subdivision residents.

The project will be developed in two phases (the north 73 acres in the first phase, south 41 acres in the second phase) and will be provided with utilities as follows:

- **Sewer service** will be provided by individual on-site sewage disposal systems. The property is located in a nitrate priority area, but a preliminary Nutrient Pathogen (NP) Study prepared by MTI determined that the nitrate impacts

anticipated from this project are within allowable limits. Preliminary soils testing conducted with the Southwest District Health (SWDH) department determined that the soils are generally suitable for onsite sewage systems although some lots may require treatment units as part of the system design. The NP study will be updated when the final lot layout is determined and submitted to SWDH for review and approval.

- **Water service** will be provided by Nampa Water through an extension of the existing system located on Alma Lane. Water will be for domestic use and for fire protection. Homes in excess of 3,600 square feet (including garages and covered patios) will require fire sprinklers to meet fire department requirements. This requirement will be addressed in the CC&R's.
- **Streets** throughout the development will be built to Canyon County Highway District (CCHD) standards and the right-of-way dedicated to the public. Streets will be in accordance with the Canyon County local rural road standards and will be connected to S. Happy Valley Road in two locations on the west side of the property.
- **A pressurized irrigation system** using existing surface water rights will serve all lots and open space throughout the project. The homeowner's association will own and operate the irrigation system. Surface irrigation water will come from the Nampa-Meridian Irrigation district. A well is proposed to maintain the proposed water features during non-irrigation season.
- **Gravity Irrigation** laterals, supply and waste ditches under the jurisdiction of the Nampa Meridian Irrigation district will be piped. Design and approval of the proposed improvements will be coordinated with the irrigation district. Permits required for the proposed road crossing the Golden Gulch Drain will be coordinated with the Bureau of Reclamation.

A traffic impact study has not been conducted for this project. The study will be provided, if required, after approval of the preliminary plat.

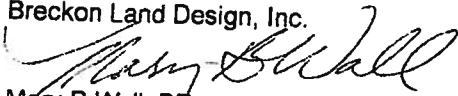
The project is not in a regulated flood plain. There are no known adverse health, safety, or environmental issues.

The proposed development will not negatively affect the continuity of the capital improvement program. The public is not expected to financially support the services required for the development. The property taxes post-development will provide a significantly greater tax revenue to the County than continuing the current use.

In summary, this project is proposed in an area primarily designated for Residential Use. It is also in the Nampa impact area where agricultural uses are no longer the priority for this property. The Canyon County Comprehensive Plan states that "Residential development should be encouraged in or near Areas of City Impact...". We understand there are still agricultural operations conducted in the area but these operations are protected under Idaho's right to farm laws. This right to farm will be acknowledged on the plat and in the CC&R's.

the proposed **Comprehensive Plan Map Amendment, Zoning Ordinance Map Amendments, and the Preliminary Plat** for this property will support the orderly development of Canyon County and the City of Nampa Area of Influence in manner consistent with their respective Comprehensive Plans. We believe this project will be an asset to both Canyon County and the City of Nampa. If you have any further questions or comments, please contact me at 208-376-5153 or via email at [mwall@breckonid.com](mailto:mwall@breckonid.com).

Sincerely,  
Breckon Land Design, Inc.

  
Mary B Wall, PE  
Senior Civil Engineer

Attachment -

Enclosures - Comprehensive Plan Map Amendment Application & supporting documentation  
Zoning Ordinance Map Amendment Application & supporting documentation  
Preliminary Plat Application & supporting documentation

Cc: File, Sand Creek Investments 3, LLC

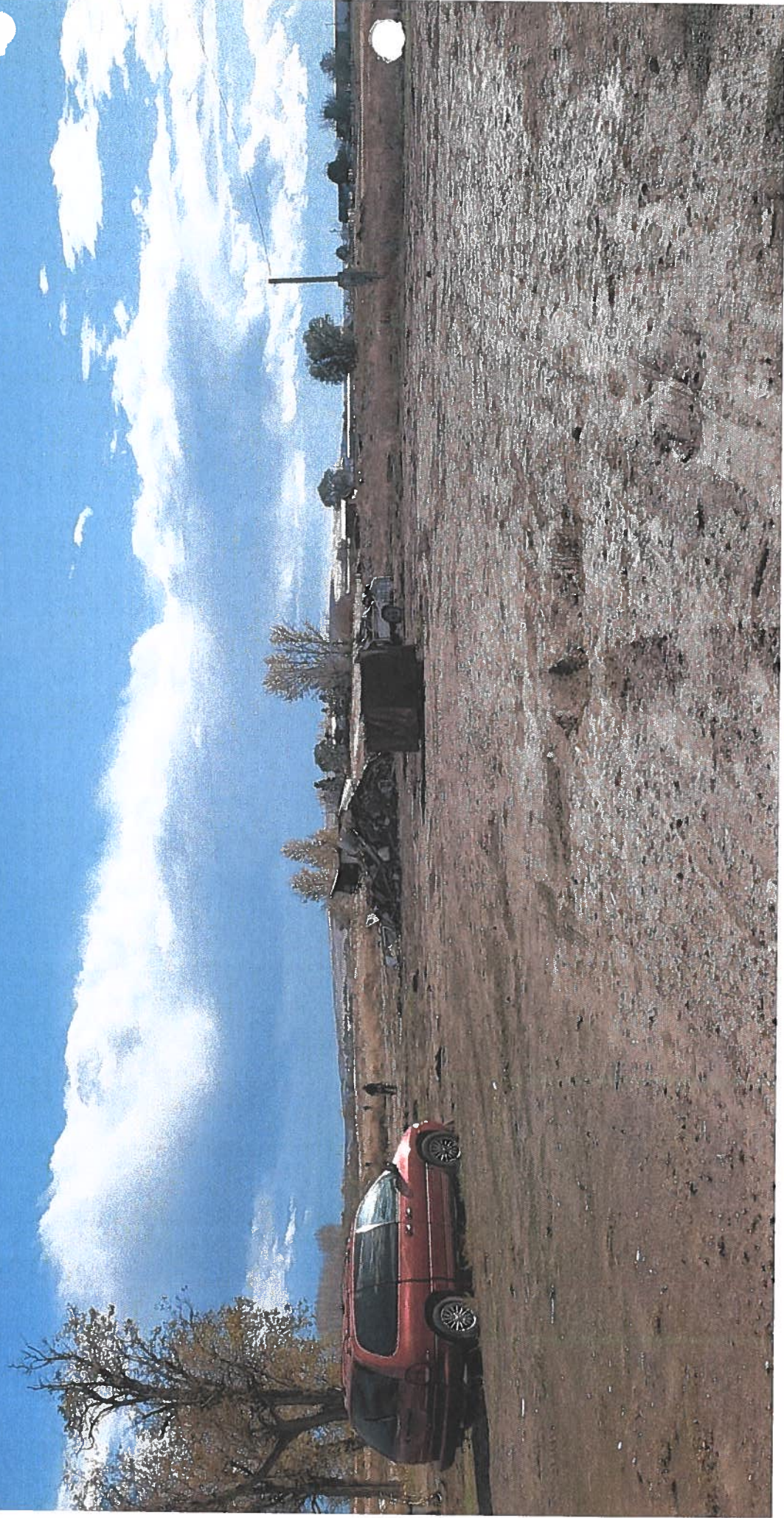


Sitting at the northwest corner of the 40-acre parcel looking southwest towards the existing residence. This is the area that was previously covered with old vehicles, trailers and other debris.



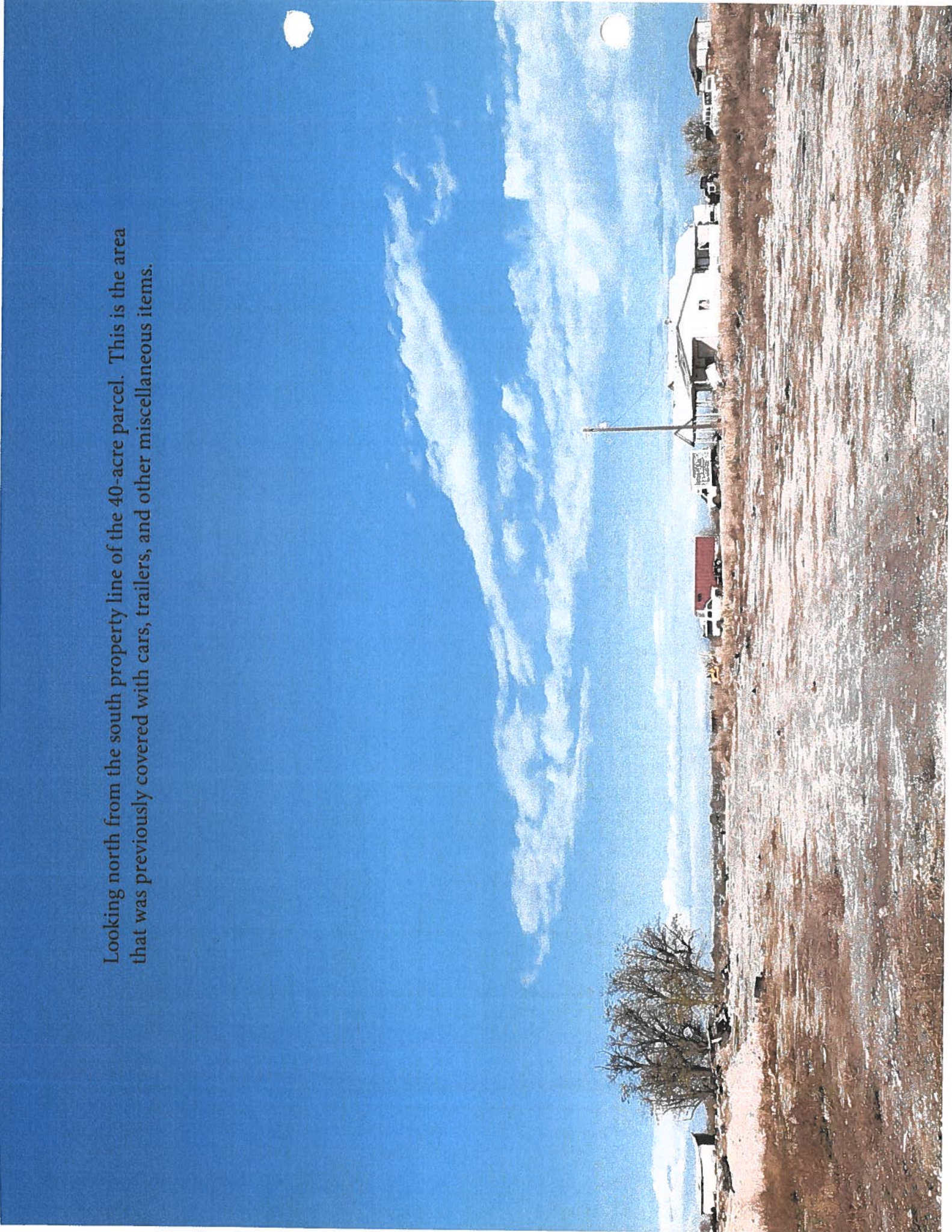


Near north property line in front of existing residence and looking south. This area was previously covered with old vehicles, trailers and other debris.





Looking north from the south property line of the 40-acre parcel. This is the area that was previously covered with cars, trailers, and other miscellaneous items.





Condition of property prior to clean-up. West property line of the 40 acre parcel is in the fore ground. Existing house is in the back left.







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## **Happy Valley Neighborhood Notice Response Phone Call Notes**

Date & Time: 12/21/2020 – 1:45 pm

From: Margaret Coppini

Re: R28975000000

**NOTES:** Margaret says she lives in the log home on the other side of canal from Happy Valley Road and stated that she was concerned about septic systems being placed in lava cap. I told her that Southwest Health District would have to approve sewage areas before parcels can be created. Margaret also requests that a solid privacy fence be placed around the property for the protection of kids and animals and that road access to her property (parcel referenced above) be provided so that the parcel is not landlocked.

Date & Time: 12/30/2020 – 8:43pm

From: Richard JH Jewell

Re: Happy Valley Subdivision Proposal

**NOTES:** Richard sent an email (attached) expressing his support of a project creating 5 acre and larger lots but his opposition to the proposed small sized lots. He indicates that he and over forty neighbors have signed a petition opposing the rezone of the property to "High Density Residential Development".

Date & Time: 1/1/2021 – 12:22 pm

From: Kurt & Vicci Stone

Re: Happy Valley Subdivision Proposal

**NOTES:** Kurt & Vicci are "somewhat" concerned about project and feel that 5-acre parcels are more in keeping with the existing farming community in the vicinity of the property.

Date & Time: 1/5/2021 - 12:14PM

From: Barry & Carol Dubkowski

Re: Happy Valley Subdivision Proposal

**NOTES:** Barry & Carol are opposed to the 1- and 2-acre lots that are being proposed and have stated previously that they would support the creation of 5-acre parcels. They feel that their input has been, and continues to be, disregarded. They believe the proposed parcel size is not adequate to do anything agriculturally and, therefore, the lots will continue to be an accumulation of junk and weeds. There will be strong resistance from the neighborhood for anything less than 5-acre parcels.

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Date & Time: 1/5/2021 - 5:10 PM

From: Jesus Trejo 208-606-5116

Re: Happy Valley Subdivision Proposal

**NOTES:** Jesus called to inquire about whether there had been any surveys recorded that were associated with this project. He had been to the recorders office and was unable to find anything. I explained that survey work had been done on the property, but we were a long way from recording any surveys. There would not be recorded surveys until the project gets through County review and approval process.

Jesus also indicated that he would be providing his comments on the project before the January 8<sup>th</sup> deadline.

Date & Time: 1/7/2021 - 1:55 PM

From: Matt Trejo

Re: Happy Valley Subdivision Proposal

**NOTES:** Matt sent an email outlining his concerns that the subdivision borders on his cattle ranch where he has a permitted feedlot and 300 head of cattle. He is concerned about how his equipment, cattle smell and cattle noise will impact the subdivision. He is also concerned about fencing to prevent cattle from entering the subdivision and needs to be assured that he will have access to his irrigation water, easements and drains. See email for detail.

Date & Time: 1/8/2021 - 9:12 AM

From: Rita Jo Devlin

Re: Happy Valley Subdivision Proposal

**NOTES:** Rita Jo Devlin has concerns about the development and sent the following comments in a letter:

(1). The developer proposes on-site sewage disposal for those 64 houses. We who have farmed and built on this ridge know how shallow the soil is on the upper elevations; below that shallow layer is impermeable rock. Downslope to the north of the subdivision, the land is below the level of the New York Canal, and must be dewatered by two large wells located on either side of Lewis Lane. The impermeable slopes above and the large volume of water that is pulled out of the ground below would be strongly conducive to the lateral movement of wastewater from these septic systems. While the developer proposes to use municipal water supplies (which are presently available nowhere near this development), all neighboring properties rely upon wells for their drinking water. Contaminating our wells for the sake of developing this property would be profiteering at our expense and we appeal to the County to see that it does not happen.

(2). Happy Valley Road, a designated arterial with a speed limit of 50 miles per hour, is not suited to accessing the  
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notice response call notes.doc



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proposed development. Between the crossing over the New York Canal one mile north of the subject property and the stop sign at Kuna Road, 2 miles to the south, Happy Valley Road is an unimpeded straightaway with vehicles traveling at high speeds. Due to the crest of the hill one half mile south of Lewis Lane and just to the south of the proposed development's frontage on Happy Valley Road, any access point along that frontage is out of sight from northbound vehicles until they reach the crest. Considering the speed of traffic on Happy Valley Road, and the poor sightline to the south, access points along that frontage would be blind intersections – blind intersections with the traffic of 64 residences entering and exiting the arterial.

(3). The development project borders a prominent agricultural seed company (S&W Seed). A state-of-the-art, multi-million dollar ag-industrial research and development facility. Intensive, highly specialized agriculture is practiced there, with rigorous pest and weed control, massive wheel-lines and a large greenhouse full of growlights that are blazingly bright throughout the night for much of the year. It looks like, sounds like and is an industrial facility; it is exactly what the property is zoned for, and it is not at all an appropriate neighbor to a dense residential development. The other properties that would border this development include a livestock business with a permitted feed lot, a large agricultural business and retail (Vogel Farms) and smaller acreages that operate spring, summer, and fall, which is again, what these properties are zoned for.

(4). There have been attempts to rezone the subject properties in recent years. All of these efforts have collapsed at some stage in the process. The current rezoning plan put before the County would entail eye-opening costs, among which I will list: the cost of bringing a municipal water supply from its current limits; the cost of substantial improvement to Happy Valley Road to permit safe access under the circumstances detailed above; the cost of building extensive roadways within the development; and the cost of soil, site and groundwater study the Health Department requires for this number and density of septic systems. There is no evidence that the current effort at rezoning is any more substantially backed than previous ones. I know that the County has some relevant safeguards late in the process; I refer to the bonds required for the various costs I have mentioned (which themselves substantially increase the amount of capital required at the outset). From the previous interactions with the owner, it difficult to believe there is the financial backing this would require – nor do I believe there is any intention to secure it. I *do* believe that the objective of this effort is simply land-speculation: having rezoned the property, the owners hope to attract a purchaser who does have the money to pursue the project. This does not bode well for any long-term commitment either to the project or the community it is imposed upon, and it is the sort of shaky enterprise that is likely to collapse midway through the process.

Date & Time: 1/8/2021 - 11:56 AM

From: Margaret Coppini

Re: Happy Valley Subdivision Proposal

**NOTES:** Margaret called on 12/21/2020 and followed up today with an email reiterating her opposition to the rezone of the property and the proposed development. She believes the property is not suitable for development due to the major irrigation canal on property and shallow lava rock. She is concerned about the impact of individual septic systems on the aquifer and wildlife. She indicated that the project would require an 8 to 10-foot-high privacy fence to keep kids, pets and livestock from crossing property boundaries. She also noted that she does not want the development to landlock the 3-acre piece of property they own adjacent to the project boundary.

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Date & Time: 1/8/2021 - 3:48 PM

From: Debi Engelhardt Vogel

Re: Happy Valley Subdivision Proposal

**NOTES:** Debi sent a letter voicing her concerns about the development. She states that she is not "anti-development" but does have concerns and reiterated several of the concerns presented by Rita Jo Devlin. She noted that the concern of septic system failure impacts her significantly since her property sits below the proposed project.

Date & Time: 1/8/2021 - 4:57 PM

From: Lauri Moncrief

Re: Happy Valley Subdivision Proposal

**NOTES:** Lauri states that she has registered her concerns regarding development of this property in a letter dated Nov. 28, 2018 (this must be the letter that was filed with Canyon County during a previously proposed project). She noted that if we are bringing Nampa city water to site, we would also be following the ordinances of Nampa and she did not believe we were meeting the open space requirements.

Lauri noted that a COMPASS, Communities in Motion 2040 report stated that Happy Valley Road would no longer be able to handle traffic and that the proposed project is not offering any solution to the pending problem.

Date & Time: 1/9/2021 - 12:55 PM

From: Cheramy Krueger

Re: Happy Valley Subdivision Proposal

**NOTES:** Cheramy noted that he is not "jumping up and down" about the lot sizes being proposed in this development. He also expressed concerns about access off Happy Valley Road as the road has a speed limit of 50 mph and has a crest in the hill that would cause visibility concerns for the proposed subdivision access. Cheramy did offer some suggestions on possible language for the CC&R's to help the subdivision residents be a better neighbor to the current property owners and businesses.

**NAMPA & MERIDIAN IRRIGATION DISTRICT**  
**1503 FIRST STREET SOUTH, NAMPA, ID 83651-4395**  
**Assessment Number Report**

Assessment #  
 1706 - -

MailTo: SPRINGBOK DEVELOPMENT INC  
 3815 W RICKENBACKER ST STE 203  
 BOISE ID 83705-8099

Deeded\_1: SPRINGBOK DEVELOPMENT INC

Property Address: S HAPPY VALLEY ROAD  
 NAMPA ID

Canyon County Parcel #: 28989000 0, 28991000 0, 28989010 0, 28989011 0, 28989012 0

Legal Description:  
 S-HF NW QTR SEC 18 2N 1W

Status: Active	Actual Acres: 76.64	Tax Roll 2020	
Roll: Tax_Roll	District Land: No	Assessment Expense:	17.25
Tax Group: Regular	Urban Irrigation:	District Drainage:	209.94
TCCA: No	Pending Segregation: No	Ridenbaugh Maintenance:	0.00
LID:	Pending Exclusion: No	Project Maintenance:	4,627.77
Bankruptcy: No	Tax Deed: No	Urban Irrigation:	0.00
Delinquent: Yes			

**Water and Drainage Rights:**

Ridenbaugh Miner's Inches:		Ridenbaugh Drainage Acres:		Ridenbaugh Acre Feet:	
Ridenbaugh Acres:		Project Drainage Acres:	74.98	Project Acre Feet:	112.47
Project Miner's Inches:	46.86	Settlers Drainage Acres:		Arrowrock Acre Feet:	
Project Acres:	74.98	New York Drainage Acres:			

**Water Delivery:**

Delivery Agent	Lateral	Tap	Rotate	RMI	RA	PMI	PA
NMID	BURK	35728	No			7.87	12.59
NMID	NIDA	1872	No			37.11	59.39
NMID	NIDA	3002	No			1.88	3.00

Lateral	Rider Name	Primary Phone	Secondary Phone
BURK	Riley Seger	467-6006	
NIDA	Riley Seger	467-6006	

**Comments:**

JEFFREY HOLT, 480-695-6258 JEFFREY9696@HOTMAIL.COM

**Notice Mailed to:**

2020 SPRINGBROOK DEVELOPMENT INC  
 3815 W RICKENBACKER ST STE 203  
 BOISE ID 83705-8099

2019 HAPPY VALLEY PLACE LLC % NICHOLAS, DANIELE E  
 1123 12TH AVE RD # 216  
 NAMPA ID 83686-5738

2018 HAPPY VALLEY PLACE LLC % NICHOLAS, DANIELE E  
 1123 12TH AVE RD # 216  
 NAMPA ID 83686-5738

2017 HAPPY VALLEY PLACE LLC % NICHOLAS, DANIELE E  
 1123 12TH AVE RD # 216  
 NAMPA ID 83686-5738

2016 HAPPY VALLEY PLACE LLC  
 2422 12TH AVE RD BOX 216  
 NAMPA ID 83686-6300

7.87 MI } Burke  
 24.05 MI }

31.92

= 287.28 gpm  
 = + 0.64 cfs

**NAMPA & MERIDIAN IRRIGATION DISTRICT**  
**1503 FIRST STREET SOUTH, NAMPA, ID 83651-4395**  
**Assessment Number Report**

Assessment #  
1707 A - -

MailTo: SPRINGBOK DEVELOPMENT INC  
3815 W RICKENBACKER ST STE 203  
BOISE ID 83705-8099

Deeded\_1: SPRINGBOK DEVELOPMENT INC

Property Address: 9466 S HAPPY VALLEY ROAD  
NAMPA ID

Canyon County Parcel #: 28990000 0

Legal Description:  
NE QTR SW QTR SEC 18 2N 1W

Status:	Active	Actual Acres:	40.00	Tax Roll 2020	
Roll:	Tax Roll	District Land:	No	Assessment Expense:	17.25
Tax Group:	Regular	Urban Irrigation:		District Drainage:	89.63
TCCA:	No	Pending Segregation:	No	Ridenbaugh Maintenance:	2,412.00
LID:		Pending Exclusion:	No	Project Maintenance:	71.17
Bankruptcy:	No	Tax Deed:	No	Urban Irrigation:	0.00
Delinquent:	Yes				

**Water and Drainage Rights:**

Ridenbaugh Miner's Inches:	24.05	Ridenbaugh Drainage Acres:	32.01	Ridenbaugh Acre Feet:	26.96
Ridenbaugh Acres:	32.01	Project Drainage Acres:		Project Acre Feet:	
Project Miner's Inches:		Settlers Drainage Acres:		Arrowrock Acre Feet:	7.30
Project Acres:		New York Drainage Acres:			

**Water Delivery:**

Delivery Agent	Lateral	Tap	Rotate	RMI	RA	PMI	PA
NMID	BURK	35728	No	24.05	32.01		

Lateral	Rider Name	Primary Phone	Secondary Phone
BURK	Riley Seger	467-6006	

**Comments:**

JEFFREY HOLT, 480-695-6258 JEFFREY9696@HOTMAIL.COM

**Notice Mailed to:**

2020 SPRINGBROOK DEVELOPMENT INC  
3815 W RICKENBACKER ST STE 203  
BOISE ID 83705-8099

2019 HAPPY VALLEY PLACE LLC  
1123 12TH AVE RD # 216  
NAMPA ID 83686-5738

2018 HAPPY VALLEY PLACE LLC  
1123 12TH AVE RD # 216  
NAMPA ID 83686-5738

2017 GALLUES, CLARA RAE  
9466 S HAPPY VALLEY RD  
NAMPA ID 83686-9444

2016 GALLUES, CLARA RAE  
2422 12TH AVE RD PMB 383  
NAMPA ID 83686-6300

2015 GALLUES, CLARA RAE  
2422 12TH AVE RD PMB 383  
NAMPA ID 83686-6300

46.86 Assess # 1706

24.05 Assess # 1707 A

70.91 miners inch

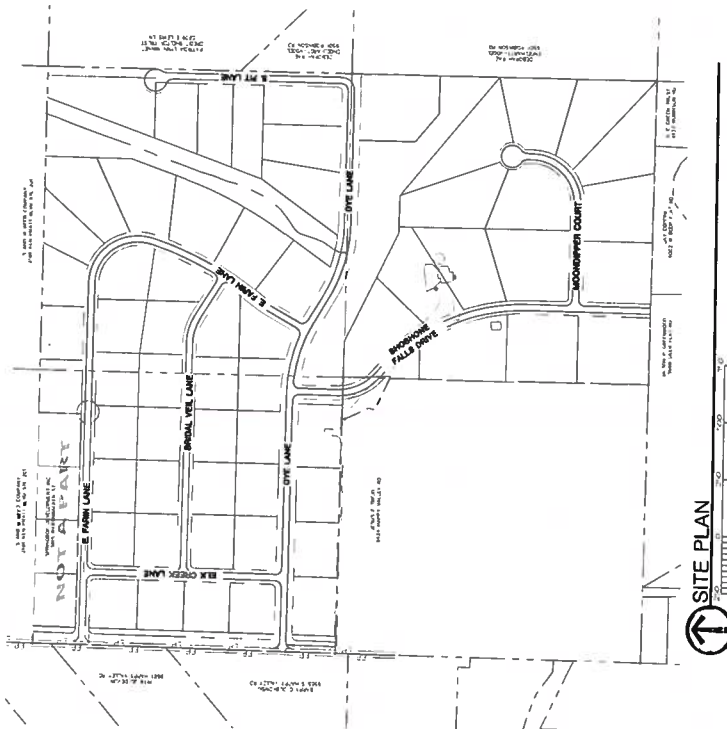
⇒ 70.91 x 9 gpm  
= 638.19 gpm

OR

70.91 x 0.02 cfs  
= 1.418 cfs



ALL OF GOV'T LOT 2, THE SE <sup>1</sup>/<sub>4</sub> OF THE NW <sup>1</sup>/<sub>4</sub>, THE NE <sup>1</sup>/<sub>4</sub> OF THE SW <sup>1</sup>/<sub>4</sub> AND A PORTION OF GOV'T LOT 3 SITUATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.



**CONTACTS**

CIVIL ENGINEER  
BRIAN LAM DESIGN  
1155 S. 1ST AVE.  
TAMPA, FL 33606  
PHONE 813-251-1111

OWNER/DEVELOPER  
SPRINGHORN DEVELOPMENT INC.  
1155 S. 1ST AVE.  
TAMPA, FL 33606  
PHONE 813-251-1111

SURVEYOR  
ACCURATE SURVEYING AND MAPPING  
CONTACT: NATHAN DANCE  
PHONE: 813-251-1111

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
PP10	COVER
	TOPOGRAPHY
PP11 - PP12	PRELIMINARY
PP13 - PP14	CONSTRUCTION PLAN
PP15 - PP16	PRELIMINARY
PP17 - PP18	PRELIMINARY

[illegible]

SHOSHONE FALLS SUBDIVISION  
CANYON COUNTY, ID  
PRELIMINARY PLAT  
COVER

PRELIMINARY  
NOT FOR  
CONSTRUCTION

[illegible]

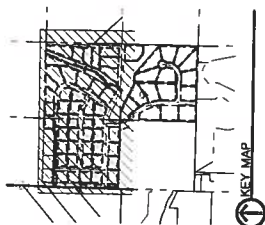
PP1.0



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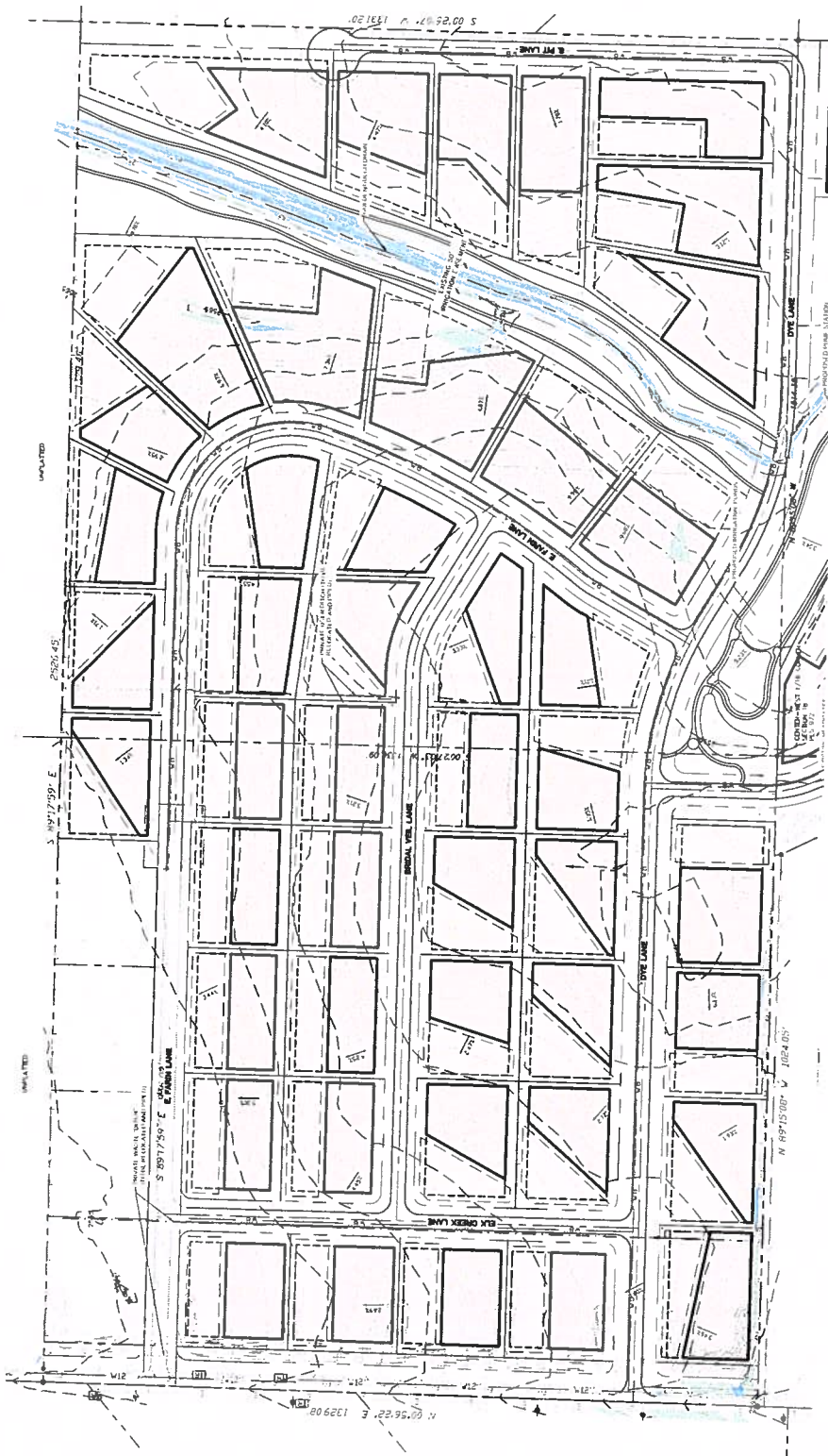




SLOPES TABLE		COLOR
MINIMUM SLOPE	MAXIMUM SLOPE	
15%	20%	
20%	25%	

## NOTES

- [illegible]

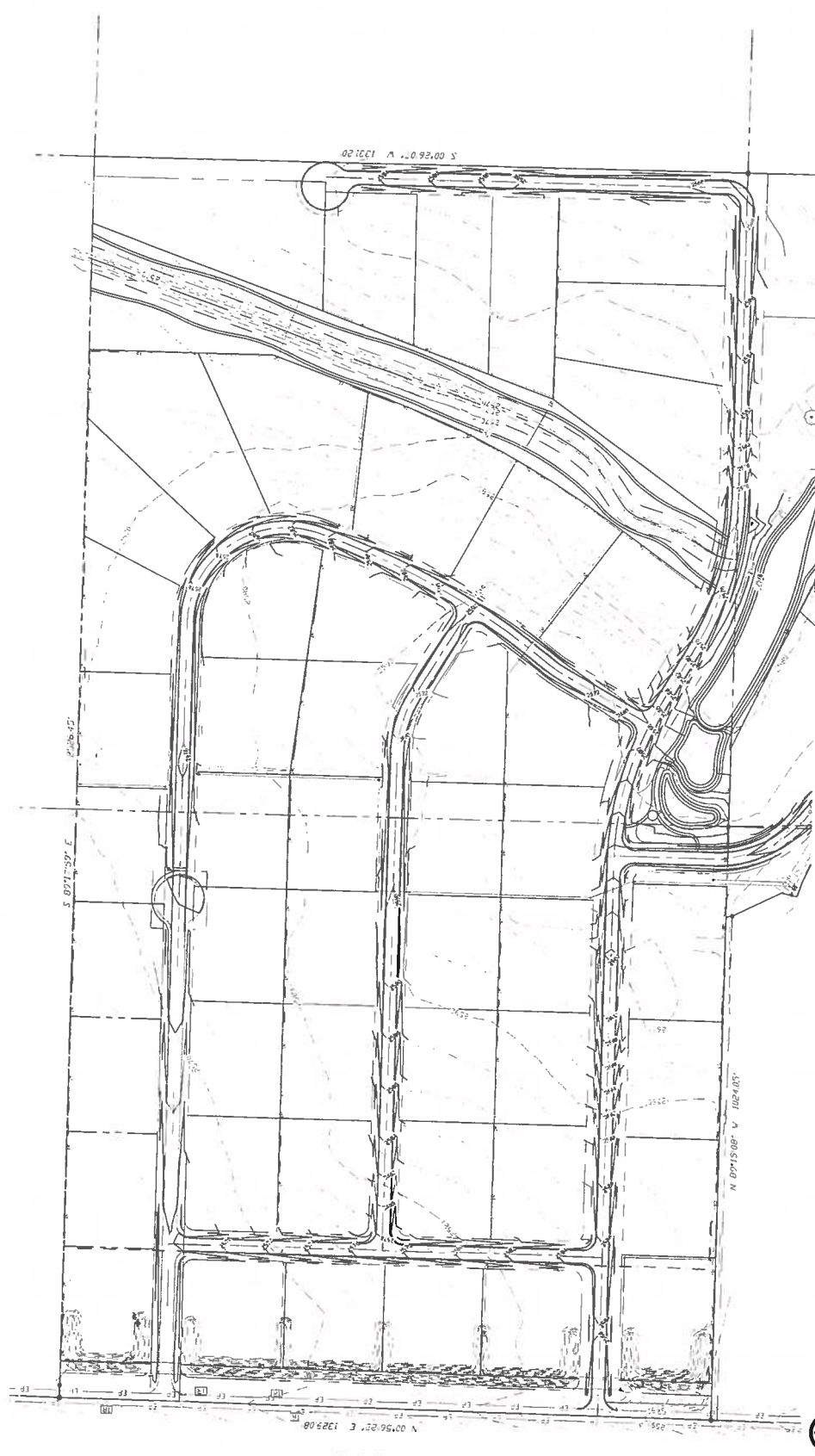




CONSTRUCTION SHEET ONLY - NOT FOR CONSTRUCTION

# PLAT LEGEND

- EXISTING LOT LINES
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENTS
- PROPOSED PAVE. OF C&G
- PROPOSED PAVE. OF C&G
- PROPOSED CONC. RT.
- PROPOSED CONC. RT.
- PROPOSED CONC. RT.
- PROPOSED CONC. RT.
- PROPOSED CONC. RT.
- PROPOSED CONC. RT.



PRELIMINARY GRADING



PRELIMINARY  
NOT FOR  
CONSTRUCTION



SHOSHONE FALLS SUBDIVISION  
PRELIMINARY PLAT  
PRELIMINARY GRADING



PROJECT NO.  
SHEET NO.  
DATE  
BY  
CHECKED BY  
DATE

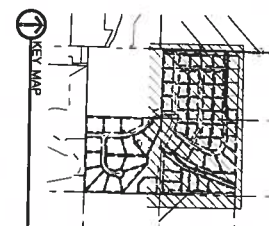
SHEET NUMBER  
PP15

100% CONSTRUCTION DRAWING





## 0.001 1. 2776

[illegible]

**811**  
your water's helpout  
Call before you dig.  
24 HOURS A DAY  
TOLL FREE 1-800-4-A-HEAD  
OR 1-800-4-HEAD  
FOR THE  
LATEST INFO  
ON THE  
LATEST INFO  
ON THE  
LATEST INFO

## 100% CONSTRUCTION DRAWINGS

PRELIMINARY  
NOT FOR  
CONSTRUCTION

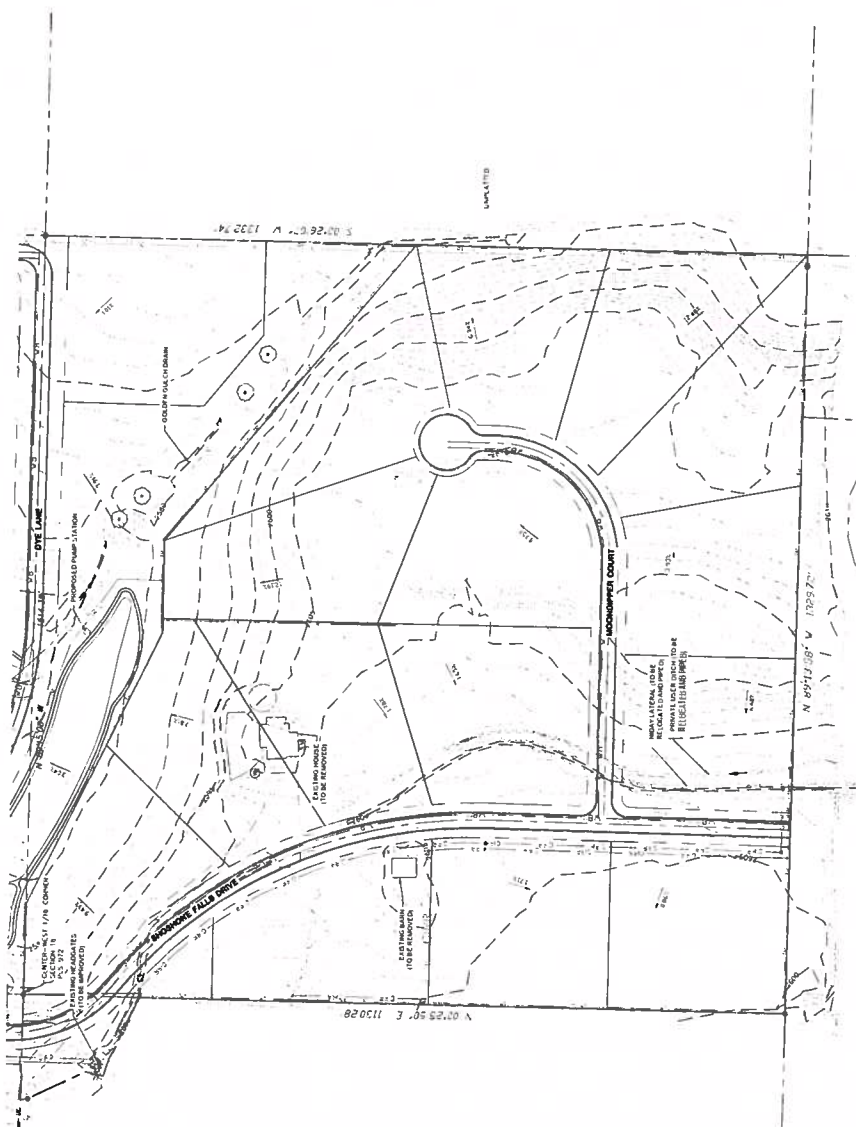
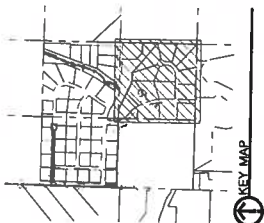
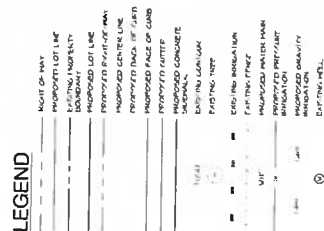


SHOSHONE FALLS SUBDIVISION  
CANYON COUNTY, ID  
PRELIMINARY PLAT  
PRELIMINARY IRRIGATION PLAN

100% CONSTRUCTION DRAWING.

[illegible]

818



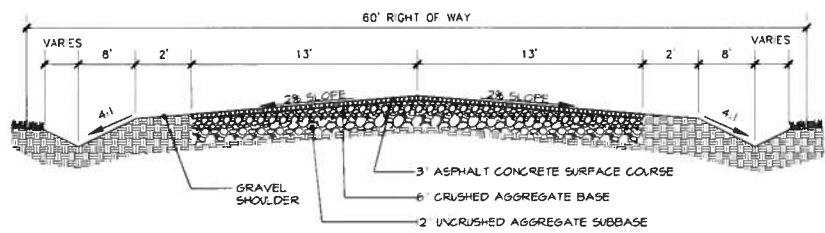
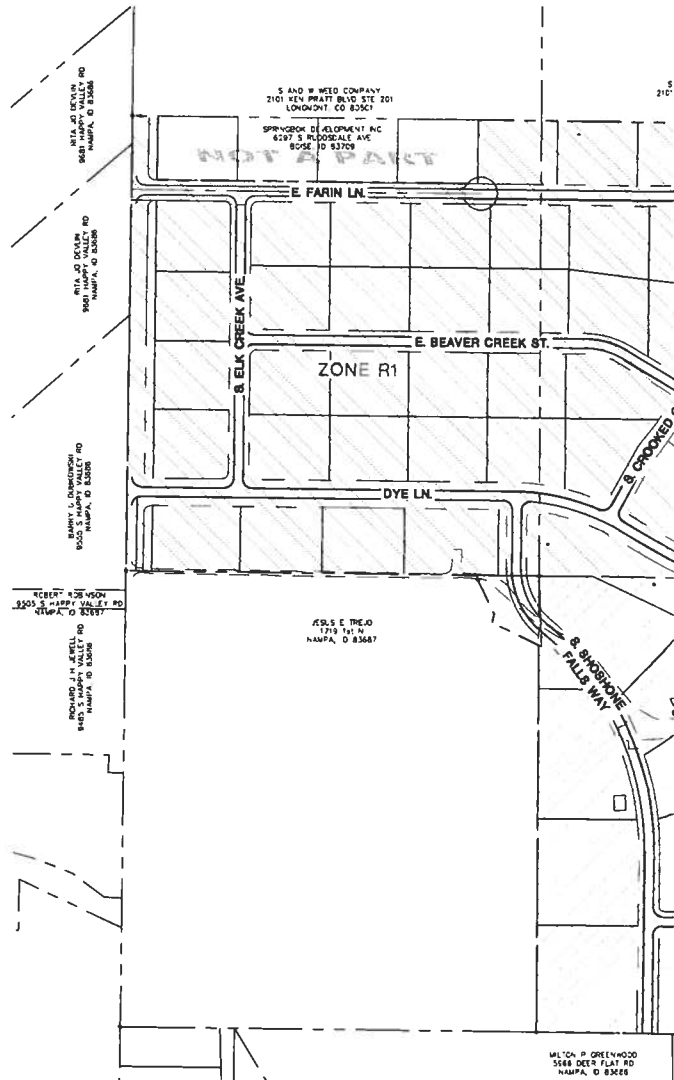
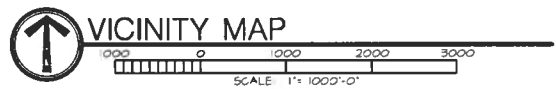
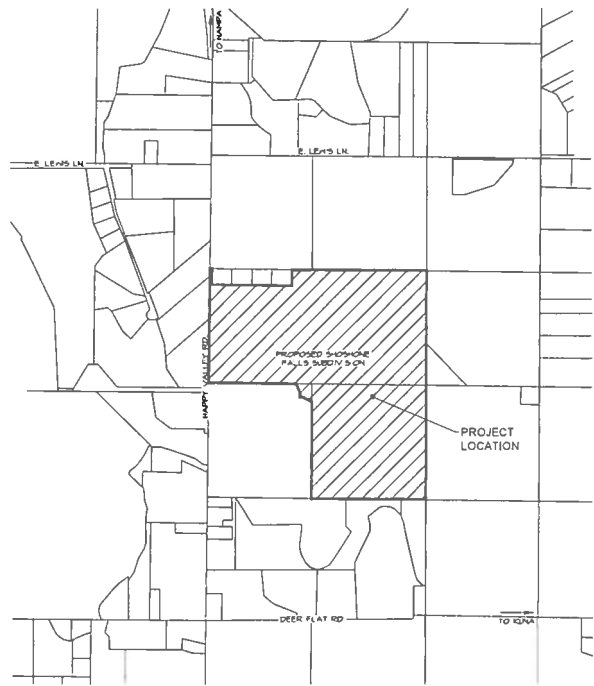
PRELIMINARY IRRIGATION PLAN





# SHOSHONE FALLS

ALL OF GOV'T LOT 2, THE SE 1/4 OF THE SE 1/4 OF SECTION 16, T4N, R1E, S1W, PORTION OF GOV'T LOT 3 SITUATED IN SECTION 16, T4N, R1E, S1W, WEST, BOISE MERIDIAN,



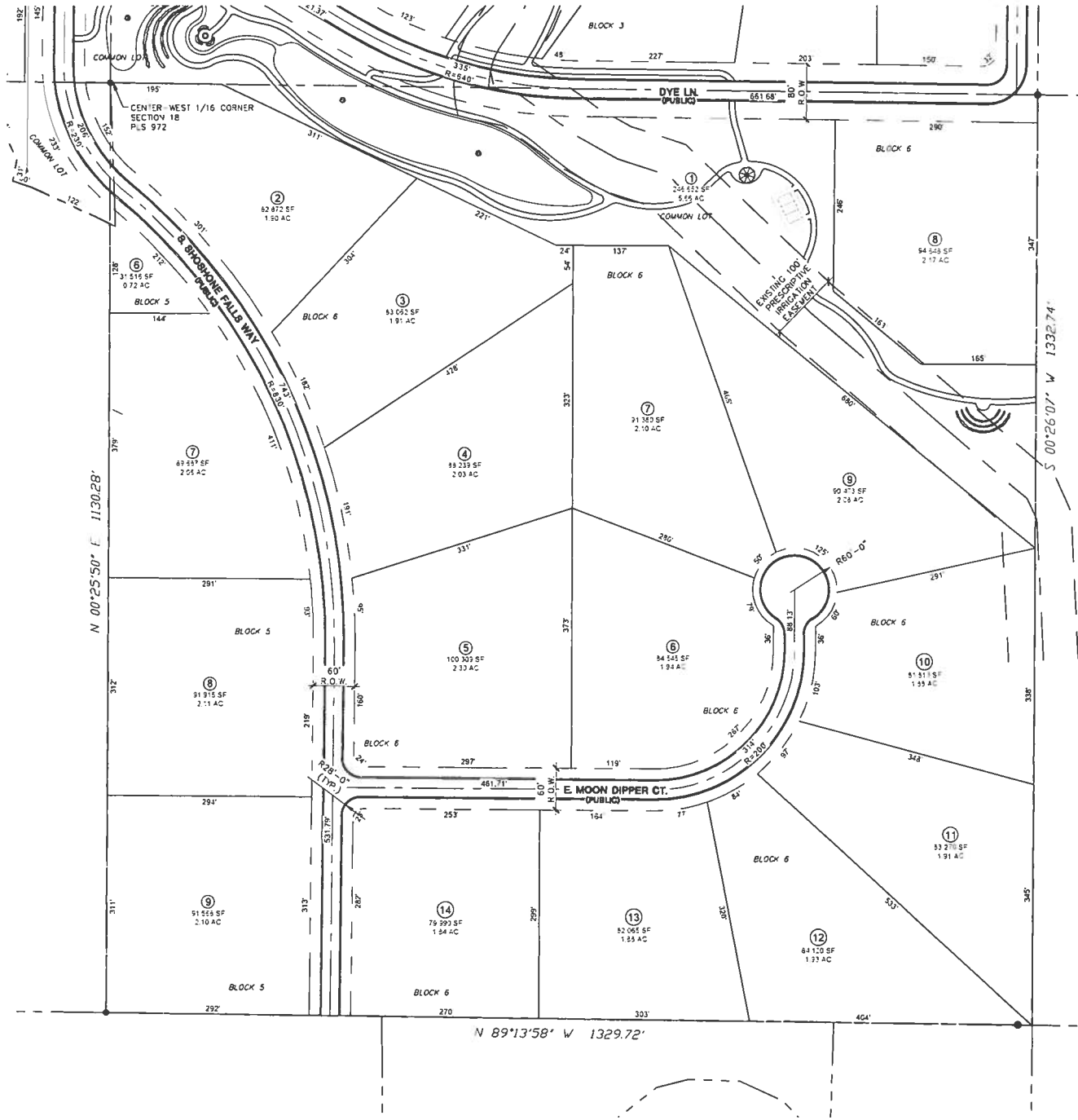
**1 60' RIGHT-OF-WAY PUBLIC STREET SECTION**

S:\Projects\1019\19070 happy valley nampa\CAO\Sheela\Preliminary Plan\19070 PP.dwg plotted by: Claire Smarda on Thu, October 14, 2021 at 09:15 AM

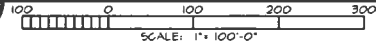


M  
L  
K  
J  
I  
G  
F  
E  
D  
C  
B  
A

S:\projects\2018\19070 happy valley nampa\cad\sheets\preliminary\plat19070 PP.dwg plotted by: Claire Smardo on Thu, October 14, 2021 at 05:15 AM



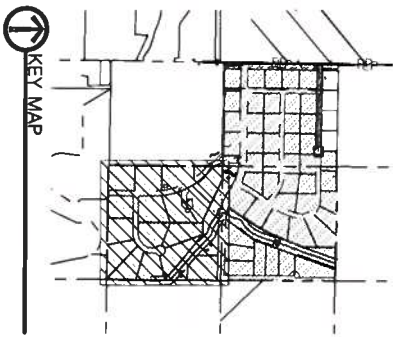
PRELIMINARY PLAT











LEGEND

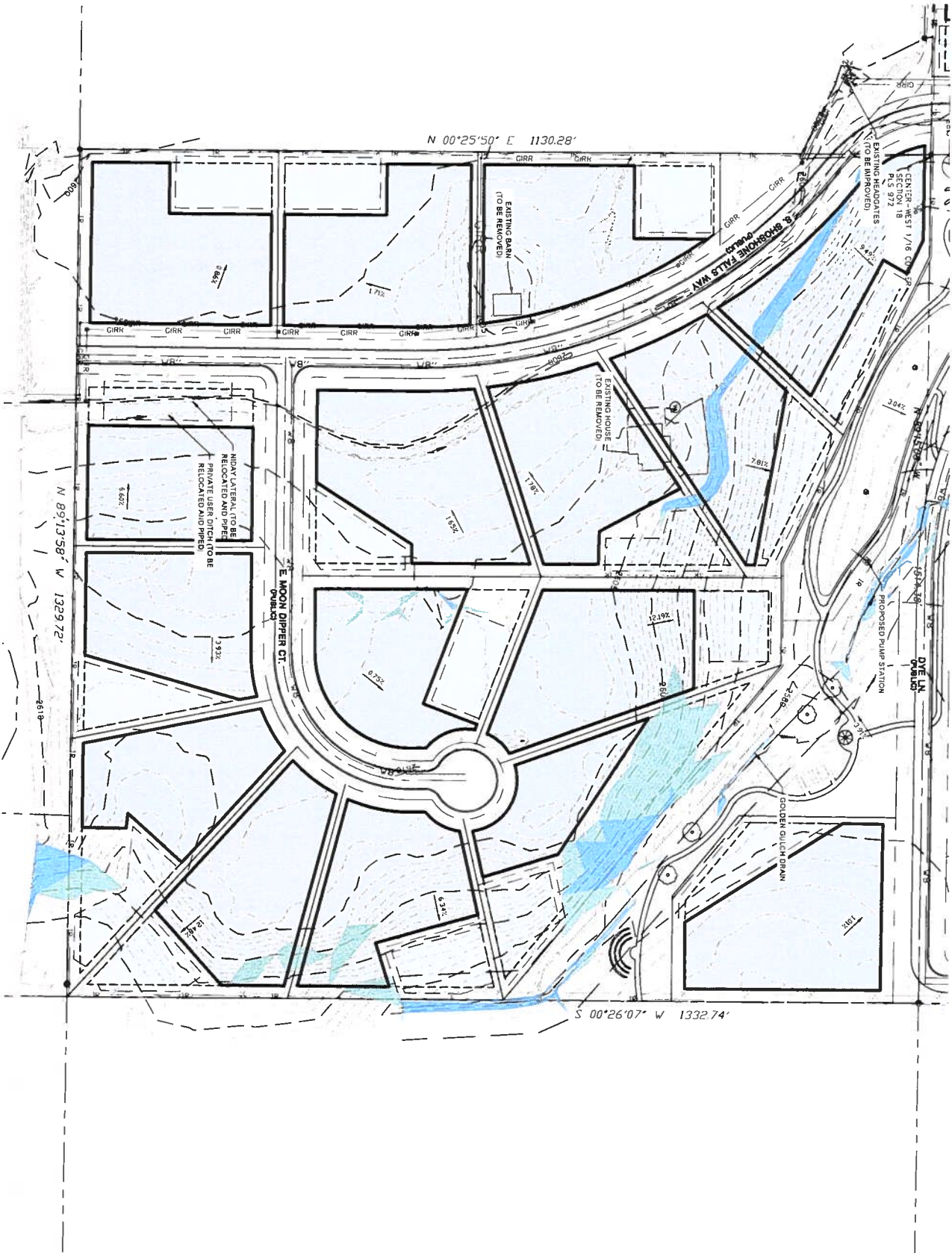
- 4" GRAY WAY
- PROPOSED LOT LINE
- BUILDING SETBACKS
- SEPTIC SYSTEM
- DRAINAGE
- BUILDING ENVELOPES
- EXISTING PROPERTY
- BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTER LINE
- PROPOSED BACK OF CURB
- PROPOSED FACE OF CURB
- PROPOSED GUTTER
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONTOUR
- EXISTING TREE
- EXISTING IRRIGATION
- EXISTING FENCE
- PROPOSED MATTER MAIN
- PROPOSED PRESSURE IRRIGATION
- PROPOSED GRAVITY IRRIGATION
- EXISTING WELL

SLOPES TABLE

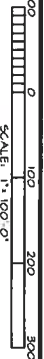
MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
5%	20%	
20%	>20%	

NOTES

- SEWAGE AREA SHOWN ARE APPROXIMATELY 2000 SF. THIS AREA IS NOT TO BE USED FOR A 4 BEDROOM HOME WITH C. 6000 SF LEACHFIELD FOR A 4 BEDROOM HOME WITH C. 6000 SF.
- SOILS INTO SEWAGE AREAS AND BUILDING ENVELOPES ARE INTERFERED. ALL PROPERTY LINE AND WELL SETBACKS ARE MET. AN ADEQUATE RUMPLE SYSTEM IS PROVIDED AND THE SOILS ARE NOT BEING USED FOR ANY OTHER PURPOSES OR REVENUES OR.
- DESIGNATED SEWAGE AREAS HAS BE TESTED AND 20% MAXIMUM ALLOWABLE SLOPE OF SEWAGE AREAS IS 20%.
- ALL PROPOSED SITE IMPROVEMENTS ARE IN AREAS OF LESS THAN 15% SLOPE.



CONSTRAINTS MAP AND UTILITY PLAN



PRELIMINARY  
NOT FOR  
CONSTRUCTION



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SHOSHONE FALLS SUBDIVISION  
CANYON COUNTY, ID  
PRELIMINARY PLAT  
CONSTRAINTS MAP AND UTILITY PLAN



REVISIONS

NO.	DATE	DESCRIPTION
1	03/15/21	COUNTY COMMENTS
2	03/16/21	COUNTY COMMENTS

PROJECT NO.: 19070

DRAWN BY:	CS
CHECKED BY:	MW
DATE:	03/16/21

SHEET NUMBER  
PP1.4



SCALE: 1" = 100'-0"



PLAT LEGEND	
---	EXISTING PROPERTY BOUNDARY
---	PROPOSED LOT LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED CENTER LINE
---	PROPOSED BACK OF CURB
---	PROPOSED FACE OF CURB
---	PROPOSED CONCRETE SIDEWALK
---	EXISTING CONTOUR
---	PROPOSED CONTOUR



Civil Engineering  
Landscape Architecture  
Erosion & Sediment Control  
Graphic Communication  
Irrigation Design  
Land Planning  
www.breckonlanddesign.com  
Fax: 208-376-6288  
Phone: 208-376-6153  
6661 North Glenwood Street  
Garden City, Idaho 83744

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SHOSHONE FALLS SUBDIVISION  
CANYON COUNTY, ID  
PRELIMINARY PLAT  
PRELIMINARY GRADING



NO.	DATE	REVISIONS
1	09-13-21	COUNTY REVIEW
2	10-13-21	COUNTY APPROVAL

PROJECT NO.

19070

DRAWN BY:

CS

CHECKED BY:

MW

DATE

03/16/21

SHEET NUMBER

PP1.6

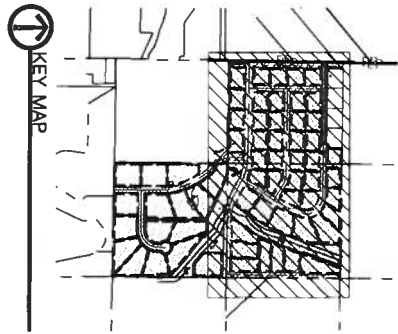
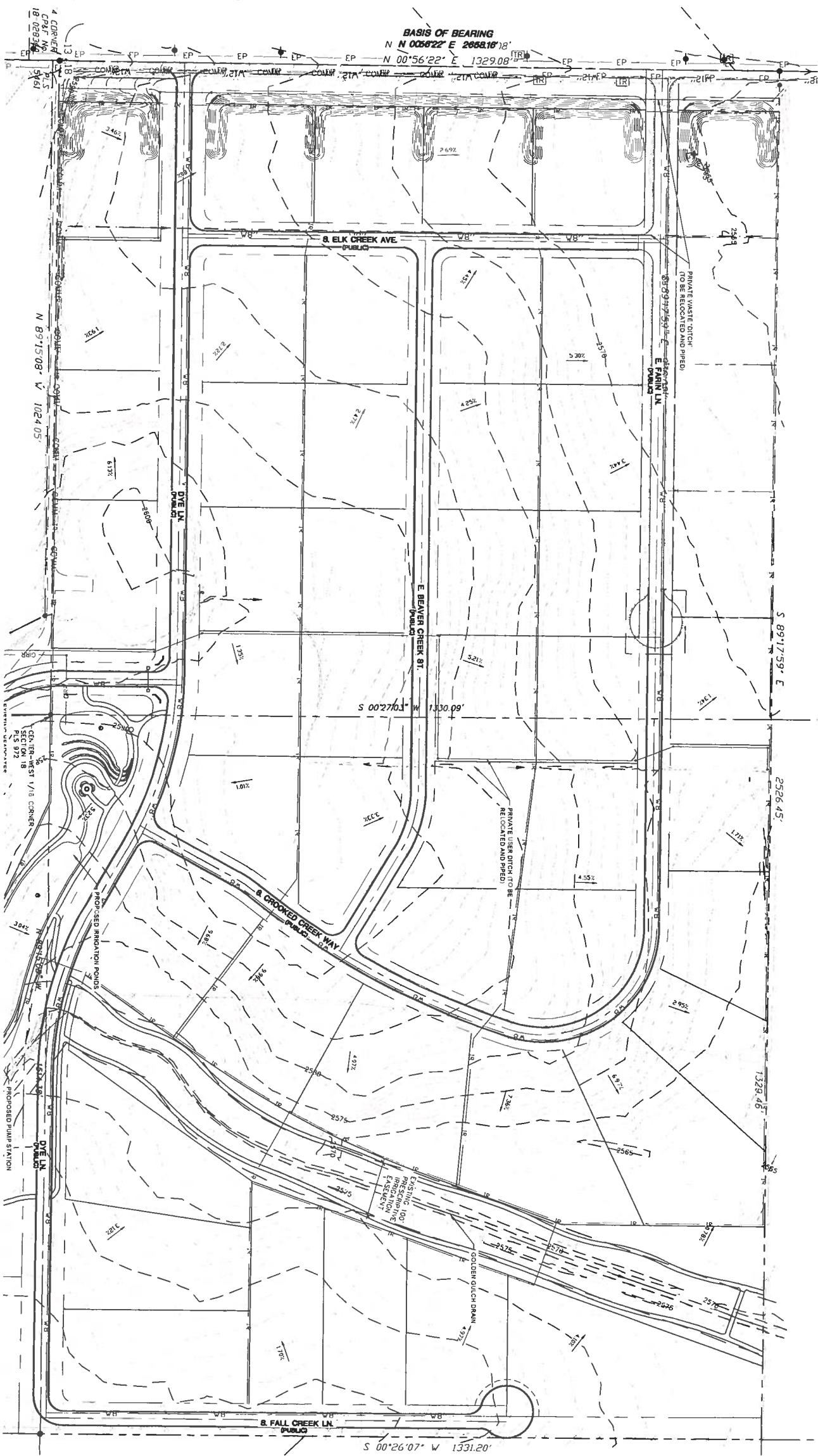


SCALE: 1" = 100'-0"

S:\projects\2019\19070 happy valley nampa\CAD\Sheets\Preliminary Plat\19070 Prelim Grading.dwg plotted by: Claire Smardo on Thu, October 14, 2021 at 09:15 AM



PRELIMINARY IRRIGATION PLAN



- LEGEND**
- RIGHT OF WAY
  - PROPOSED LOT LINE
  - EXISTING PROPERTY BOUNDARY
  - PROPOSED LOT LINE
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED CENTER LINE
  - PROPOSED BACK OF CURB
  - PROPOSED FACE OF CURB
  - PROPOSED BUTTER SIDEWALK
  - EXISTING SIDEWALK
  - EXISTING TREE
  - EXISTING IRRIGATION
  - EXISTING FENCE
  - PROPOSED WATER V.A.N.
  - PROPOSED PRESSURE IRRIGATION
  - PROPOSED GRAVITY IRRIGATION
  - EXISTING WELL

SHOSHONE FALLS SUBDIVISION  
CANYON COUNTY, ID  
PRELIMINARY PLAT  
PRELIMINARY IRRIGATION PLAN



811  
Know what's below.  
Call before you dig.  
CALL 2 BUSINESS DAYS  
IN ADVANCE BEFORE  
YOU DIG, GRADE, OR  
EXCAVATE FOR THE  
MARKING OF THE  
UNDERGROUND  
MEMBER UTILITIES

PROJECT NO.  
19070  
DRAWN BY:  
CS  
CHECKED BY:  
MW  
DATE:  
03/16/21

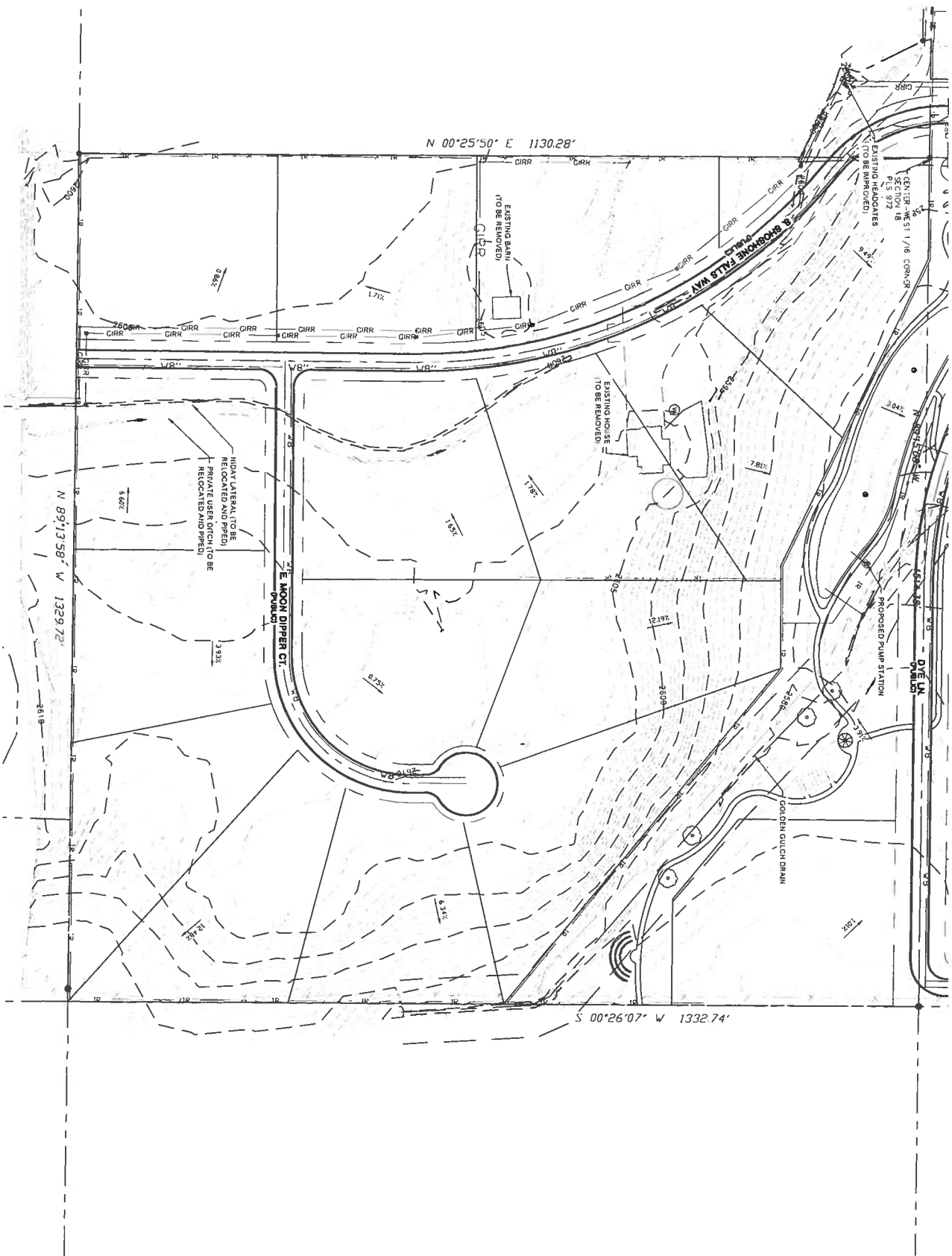
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PP1.7



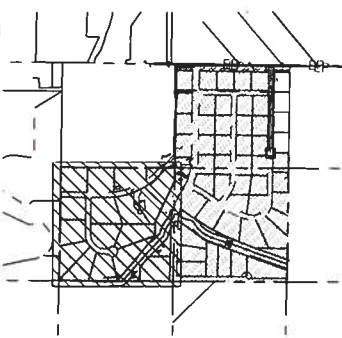
• Civil Engineering  
• Landscape Architecture  
• Erosion & Sediment Control  
• Graphic Communication  
• Irrigation Design  
• Land Planning  
www.breckonlandscaping.com  
Fax: 208-276-6226  
Phone: 208-276-6183  
666 North Gamewell Street  
Garden City, Idaho 83714



PRELIMINARY IRRIGATION PLAN



KEY MAP



LEGEND

- RIGHT OF WAY
- PROPOSED LOT LINE
- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CENTER LINE
- PROPOSED BACK OF CURB
- PROPOSED GUTTER
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONDUIT
- EXISTING TREE
- EXISTING IRRIGATION
- EXISTING FENCE
- PROPOSED WATER MAIN
- PROPOSED PRESSURE IRRIGATION
- PROPOSED GRAVITY IRRIGATION
- EXISTING WELL

SHOSHONE FALLS SUBDIVISION  
CANYON COUNTY, ID  
PRELIMINARY PLAT  
PRELIMINARY IRRIGATION PLAN

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Phone: 208-376-6208  
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5601 North Glenwood Street  
Gardner, CO 80740

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**811**

Before you dig,  
Call before you dig.  
CALL 2 BUSINESS DAYS  
IN ADVANCE BEFORE  
YOU DIG, GRADE OR  
EXCAVATE FOR THE  
MARKING OF  
UNDERGROUND  
MEMBER UTILITIES

NO.	DATE	DESCRIPTION
1	03/16/21	COUNTY COMMISSION
2	03/16/21	COUNTY COMMISSION
3	03/16/21	COUNTY COMMISSION

PROJECT NO.	19070
DRAWN BY	CS
CHECKED BY	MW
DATE	03/16/21

SHEET NUMBER  
PP1.8

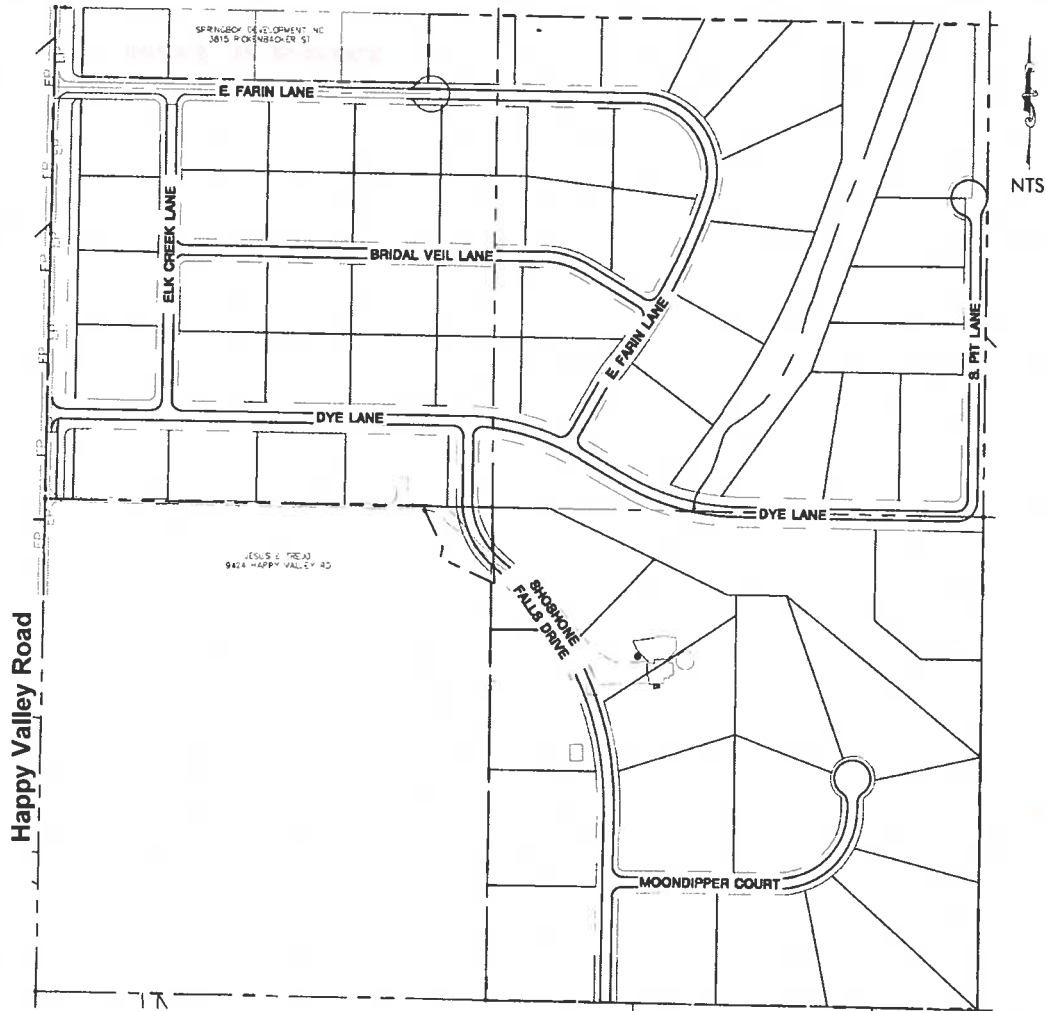


# TRAFFIC IMPACT STUDY – DRAFT

## SHOSHONE FALLS SUBDIVISION

Canyon County, Idaho

June 4, 2021



Prepared For:



Prepared By:

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Staff Report

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## EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Shoshone Falls Subdivision located east of Happy Valley Road between Lewis Lane and Deer Flat Road in Canyon County, Idaho, as shown in **Figure 1.1**. The scope of this report was determined through coordination with Nampa Highway District No. 1 (NHD1).

The TIS evaluates the potential traffic impacts resulting from background traffic growth, off-site developments in the area, and the proposed development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated under weekday AM and PM peak hours traffic conditions. **Table 1** summarizes the improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2021 Existing traffic
- 2023 Build-out year background traffic
- 2023 Build-out year total traffic

**Table 1 – Intersection Improvements Summary**

Intersection	2021 Existing	2023 Build-Out Year	
		Background	Total
① Southside Blvd and Lewis Ln	None	None	None
② Happy Valley Rd and Lewis Ln	None	None	None
③ Robinson Rd and Lewis Ln	None	SB right-turn lane <sup>1</sup>	None beyond prior improvements <sup>1</sup>
④ Deer Flat Rd and Happy Valley Rd	None	None	None
⑤ Farin Ln and Happy Valley Rd	na	na	Unsignalized site access T-intersection
⑥ Dye Ln and Happy Valley Rd	na	na	Unsignalized site access T-intersection

<sup>1</sup> Turn lane warranted based on NCHRP Report 457 guidelines; intersection meets thresholds without turn lane

### 1.0 Proposed Development

- 1.1 Shoshone Falls Subdivision is estimated to include 62 single-family dwelling units at full build-out. The expected full build-out year is 2023 but may change depending on the market conditions.
- 1.2 Based on the Institution of Transportation Engineers (ITE) Trip Generation Manual 10<sup>th</sup> Edition, Shoshone Falls Subdivision is estimated to generate approximately 670 trips per weekday, 49 trips during the AM peak hour, and 64 trips during the PM peak hour
  - Based on the proposed land uses, the development is not expected to retrain internal capture trips or attract pass-by trips to the site
  - All trips generated by the development were assumed to be made by personal or commercial vehicles

- The estimated site traffic distribution patterns are:
  - 70% north of the site
  - 15% west of the site
  - 10% east of the site
  - 5% south of the site

## 2.0 Proposed Access

2.1 Shoshone Falls Subdivision is proposing two full access approaches on Happy Valley Road. Further description of the proposed access approaches are as follows:

### ■ Farin Lane

- Proposed as a local road with front-on housing
- Located approximately 1,350 feet south of Lewis Lane and 850 feet north of the proposed Dye Lane
  - Meets 660-foot minimum local road spacing on Happy Valley Road, a rural major collector street
  - There is an existing private driveway located 250 feet to the south on the west side of Happy Valley Road
- The proposed access intersection is not expected to require turn lanes under 2023 total traffic conditions
- The proposed access intersection is expected to meet minimum operational thresholds as a stop-controlled T-intersection under 2023 total traffic conditions
- Has adequate intersection sight distance in excess of 555 feet for the 50-mph posted speed limit on Happy Valley Road

### ■ Dye Lane

- Proposed as a local road with front-on housing
- Located approximately 850 feet south of Farin Lane and 3,000 feet north of Deer Flat Road
  - Meets 660-foot minimum local road spacing on Happy Valley Road
  - Proposed to align with a private driveway serving one dwelling unit west of Happy Valley Road
- The proposed access intersection is not expected to require turn lanes under 2023 total traffic conditions
- The proposed access intersection is expected to meet minimum operational thresholds as a stop-controlled T-intersection under 2023 total traffic conditions
- Has adequate intersection sight distance in excess of 555 feet to the north for the 50-mph posted speed limit
- The intersection sight distance to the south is restricted to approximately 535 feet by a hill, which is 20 feet deficient of the 555 feet minimum for a 50-mph roadway
  - The intersection sight distance to the south exceeds the minimum visibility for a 45-mph roadway
    - There are existing advisory signage/speed (*Hill Blocks View | 40-mph*) on Happy Valley Road located approximately 230 feet to the north for the southbound traffic and approximately 2,200 feet to the south for the northbound traffic
  - Install one additional advisory signage/speed approximately 800 feet to the south or shift Dye Lane at least 20 feet to the north to mitigate potential sight distance issues

2.2 All proposed internal roadways are expected to carry less than 1,000 vehicles per day.

### **3.0 Improvements Needed to Mitigate 2021 Existing Traffic**

- 3.1 With 2021 existing traffic, all study area intersections currently meet minimum operational thresholds analyzed with the existing intersection control and lane configuration. Additionally, none of the study area intersections meet turn-lane guidelines from the National Cooperative Highway Research Program (NCHRP) Report 457 *Evaluating Intersection Improvements: An Engineering Study Guide*. As a result, no improvements are needed to mitigate 2021 existing traffic operations.

### **4.0 Improvements Needed to Mitigate 2023 Background Traffic**

- 4.1 With 2023 background traffic, all study area intersections are expected to continue to meet minimum operational thresholds analyzed with the existing intersection control and lane configuration. One study area intersection is expected to meet NCHRP Report 457 turn-lane guidelines. The intersection and turn lane warranted under 2023 background traffic conditions are:

- **Robinson Road and Lewis Lane intersection**

- Southbound right-turn lane

### **5.0 Improvements Needed to Mitigate 2023 Build-Out Year Total Traffic**

- 5.1 With 2023 total traffic, all study area intersections are expected to meet minimum operational thresholds analyzed with the existing intersection control and lane configuration or with the turn lane warranted under 2023 background traffic conditions. None of the study area intersections are expected to meet NCHRP Report 457 turn-lane guidelines. As a result, no additional improvements are needed to mitigate 2023 total traffic operations.

- 5.2 The estimated site traffic percentage of 2023 total traffic at the study area intersections are:

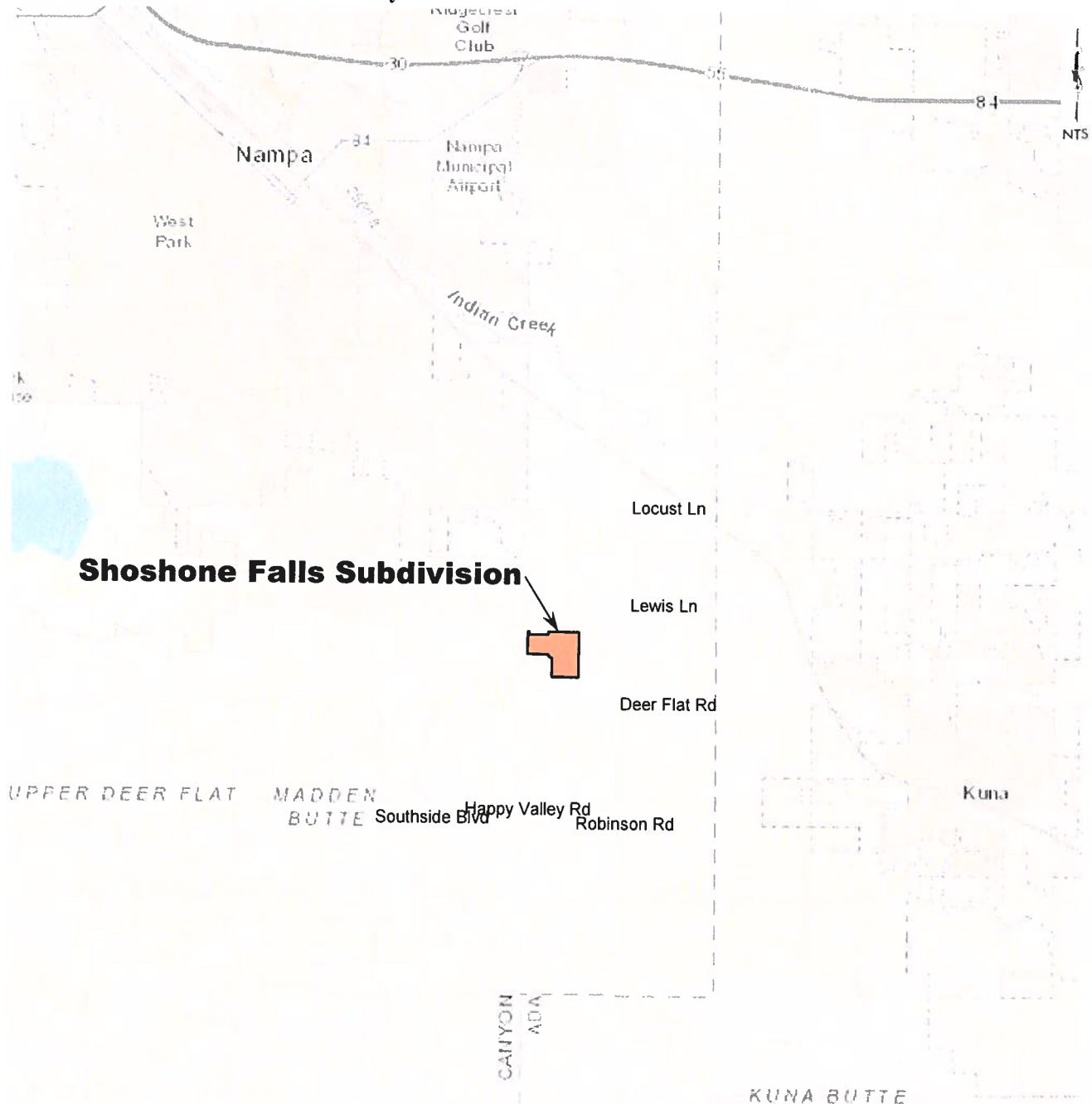
- Southside Boulevard and Lewis Lane intersection: AM Peak = 1.6%, PM Peak = 2.7%
- Happy Valley Road and Lewis Lane intersection: AM Peak = 11.9%, PM Peak = 14.2%
- Robinson Road and Lewis Lane intersection: AM Peak = 3.2%, PM Peak = 3.4%
- Deer Flat Road and Happy Valley Road intersection: AM Peak = 3.8%, PM Peak = 3.4%



## 1.0 INTRODUCTION

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Shoshone Falls Subdivision located east of Happy Valley Road between Lewis Lane and Deer Flat Road south of Nampa, Idaho. **Figure 1.1** shows the site location and its vicinity. The TIS evaluates the potential traffic impacts resulting from background traffic growth, off-site developments in the area, and proposed development, and identifies improvements to mitigate the impacts if needed.

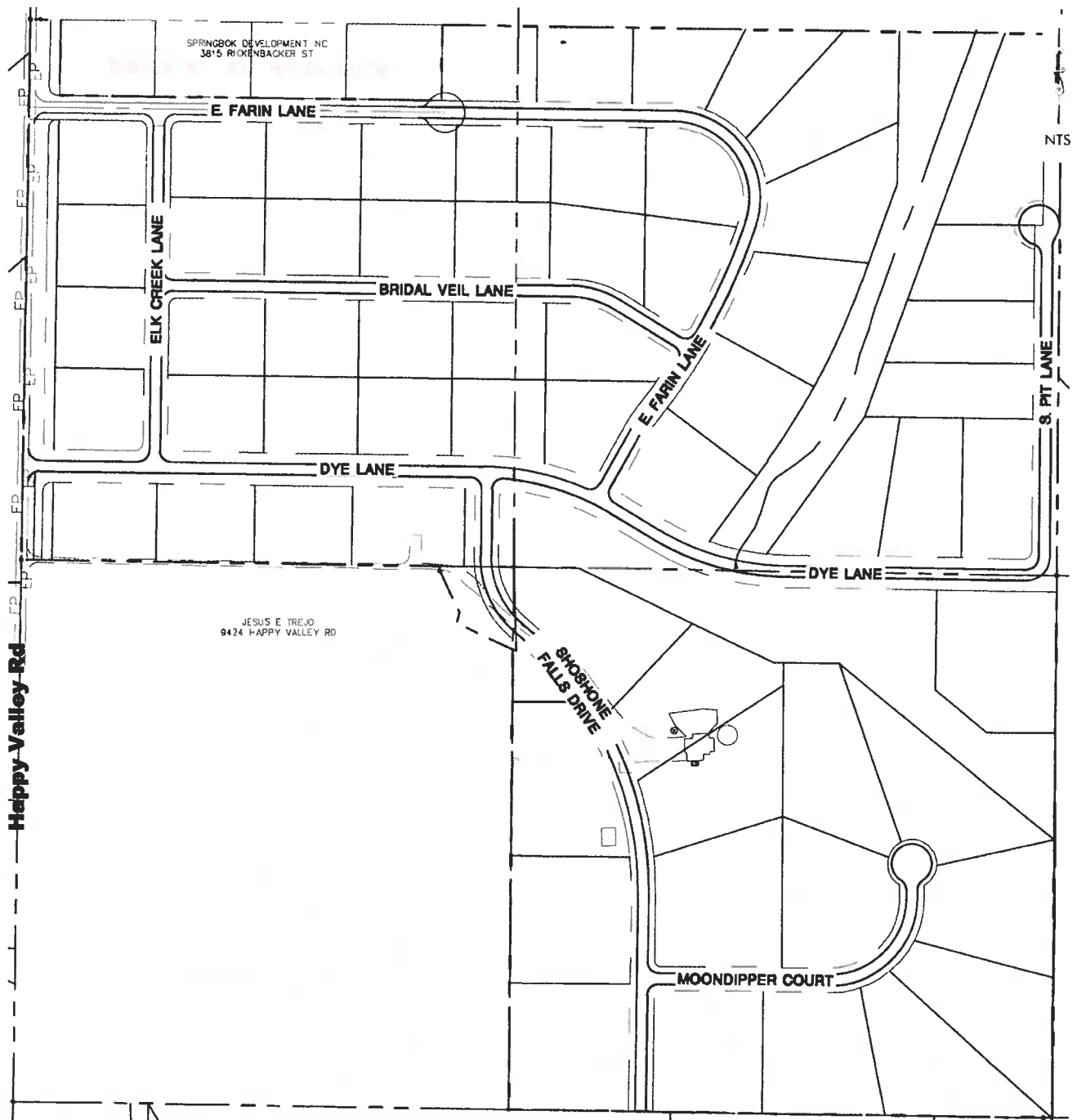
**Figure 1.1 – Site Location and Vicinity**



## 1.1 Proposed Development

Shoshone Falls Subdivision is a proposed residential development estimated to contain 62 single-family dwelling units. The expected build-out year is 2023 but may change depending on the market conditions. **Figure 1.2** shows the preliminary site development plan with the proposed access locations. Two full-movement approaches are proposed on Happy Valley Road for site access, Farin Lane and Dye Lane.

**Figure 1.2 – Preliminary Site Plan**



## **1.2 Study Approach**

The study area, specific parameters, and requirements for the study were coordinated with the City of Nampa (City) and Nampa Highway District No. 1 (NHD1). The City does not have specific requirements for the TIS since the project is located outside their jurisdictions. This study was prepared in accordance with NHD1's guidelines.

## **1.3 Study Area**

The following study area intersections were identified for collecting peak hour turning movement counts and traffic impact analysis:

- Southside Boulevard and Lewis Lane intersection
- Happy Valley Road and Lewis Lane intersection
- Robinson Road and Lewis Lane intersection
- Deer Flat Road and Happy Valley Road intersection
- All proposed site access points
  - Farin Lane and Happy Valley Road intersection
  - Dye Lane and Happy Valley Road intersection

In the scope of work email correspondence, NHD1 requested the Happy Valley Road intersection at Locust Lane instead of Lewis Lane. However, Locust Lane is greater than one mile from Shoshone Falls Subdivision and Lewis Lane is within one mile. These intersections were changed accordingly for the study area of this TIS.

## **1.4 Study Period**

The analysis periods will be weekday AM and PM peak hours of operation of the transportation system from 7-9 AM and 4-6 PM, respectively. The analysis years traffic conditions are:

- 2021 existing traffic
- 2023 build-out year background traffic
- 2023 build-out year total traffic

## **1.5 Analysis Methods and Performance Measure Thresholds**

Intersection capacity analysis was performed using Synchro 10 (Version 10.3.151.0), which utilizes the 6<sup>th</sup> Edition Highway Capacity Manual (HCM6) methodologies. All parameters used in the analysis were based on existing data when available or Synchro default values, when not available. The level of service for the intersection is based on the average delay of vehicles traveling through the intersection. For this study, the minimum acceptable level of service is LOS C for rural intersections and roadways and LOS D for urban and suburban intersections and roadways.



## 2.0 EXISTING TRAFFIC CONDITIONS

### 2.1 Roadway Network, Intersection Control, and Lane Configuration

**Table 2.1** summarizes the study area roadway characteristics. The roadway functional classification is based on the 2013 NHD1 Roadway Functional Classification Map and City of Nampa 2020 Revised Functional Classification Maps. **Figure 2.1** summarizes the intersection control and lane configuration for the study area intersections.

The Happy Valley Road and Lewis Lane intersection comprises of two offset T-intersections. The east and west legs are offset by approximately 100 feet. The offset does not cause a left-turn conflict. The T-intersections will be evaluated as a single two-way stop-controlled intersection.

Dye Lane through the site is shown in the 2020 City of Nampa Functional Classification Map as a future collector from Powerline Road to Robinson Road, connecting with Lake Shore Drive west of Powerline Road. No roadway classifications for future roadway segments were shown in the 2013 NHD1 Roadway Functional Classification Map.

**Table 2.1 – Existing Roadway Characteristics**

Roadway	Functional Classification	Number of Lanes	Posted Speed Limit (mph)	Pedestrian Facilities
Southside Boulevard	Principal Arterial	2	35 north of Lewis Ln 55 south of Lewis Ln	• Partial sidewalks along developed frontages
Lewis Lane	Minor Arterial	2	50 west of Robinson Rd 35 east of Robinson Rd	• None within study area limits
Happy Valley Road	Minor Arterial (City) Major Collector (NHD1)	2	50 (40-mph advisory)	• None within study area limits
Robinson Road	Minor Arterial	2	50	• None within study area limits
Deer Flat Road	Major Collector	2	50	• None within study area limits

### 2.2 Existing Traffic Volumes

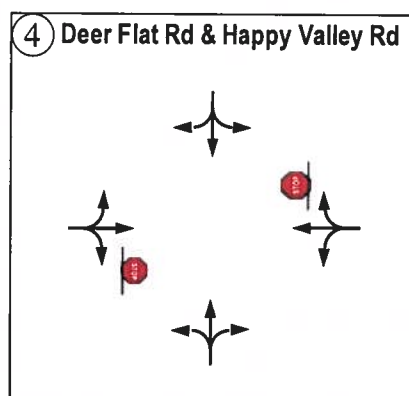
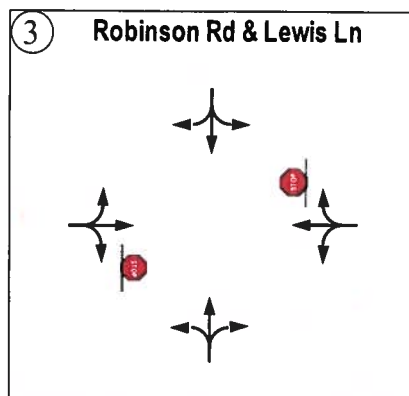
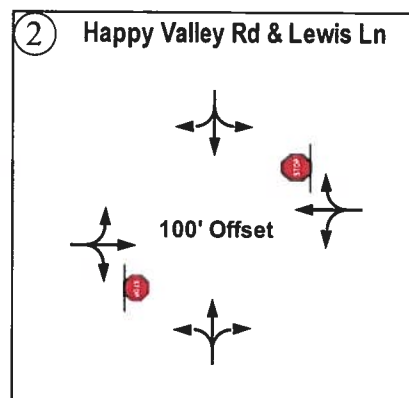
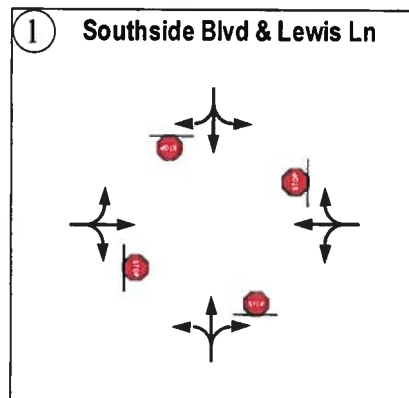
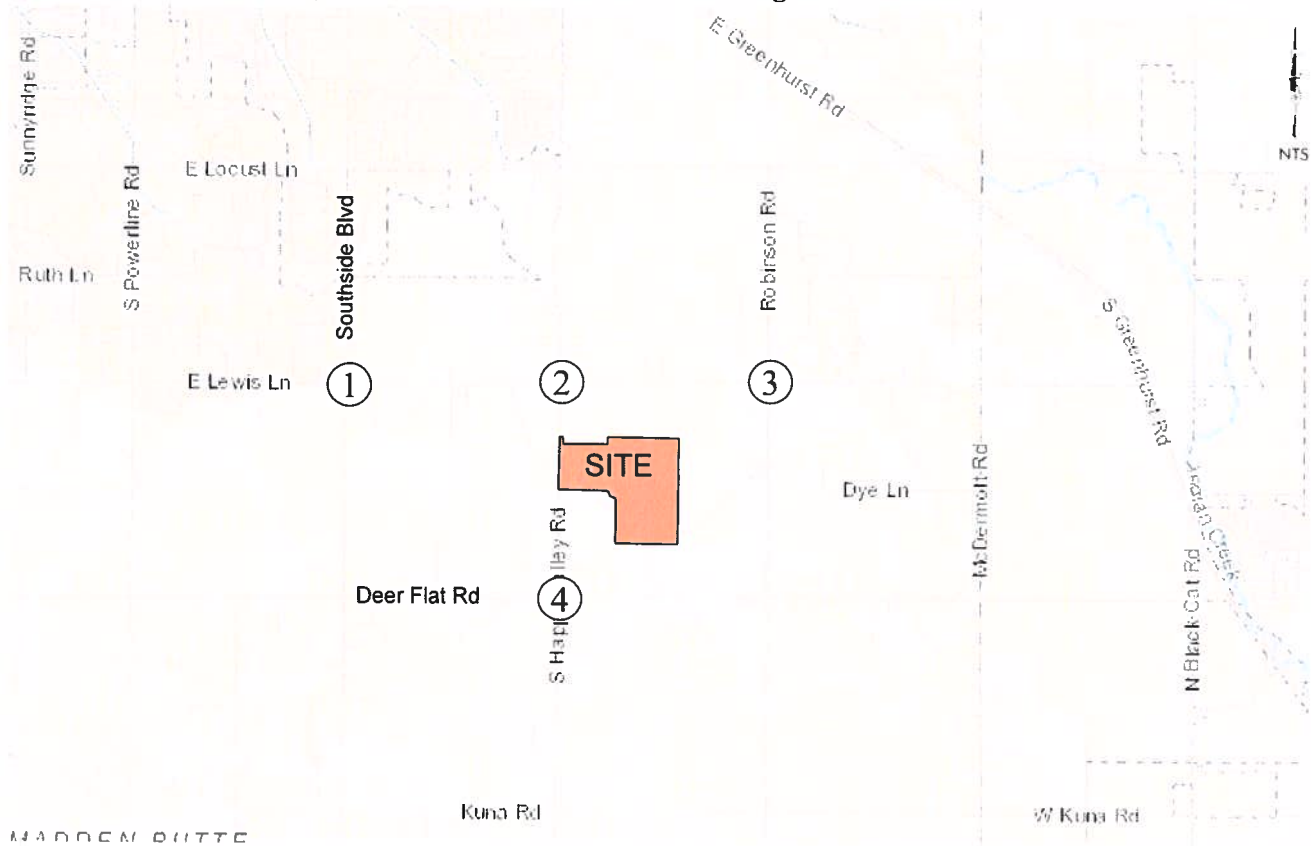
Weekday AM and PM peak hour traffic counts were collected at the study area intersections on May 5-13, 2021. The peak hour intersection turning movement counts were collected on a weekday for a 2-hour period at 15-minute intervals between 7:00 and 9:00 during the AM peak hour and between 4:00 and 6:00 during the PM peak hour. Existing turning movement counts are included in the appendix.

May 2021 traffic counts were compared to roadway segment volumes counted by NHD1 and the City from June-August 2019 to verify the impacts COVID-19 has had on peak hour travel demand within the study area. A summary of the volume comparisons is included in the appendix. The following adjustments were made to the traffic volumes on Lewis Lane during the peak hours:

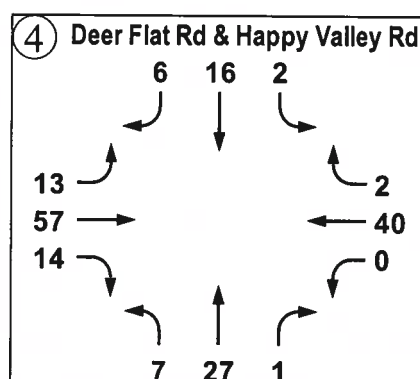
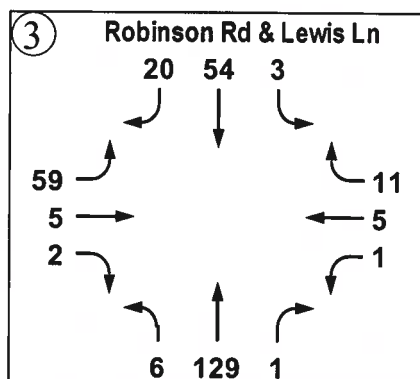
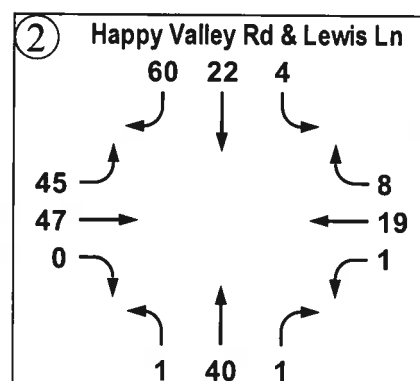
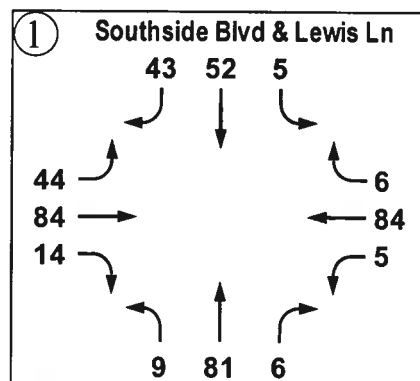
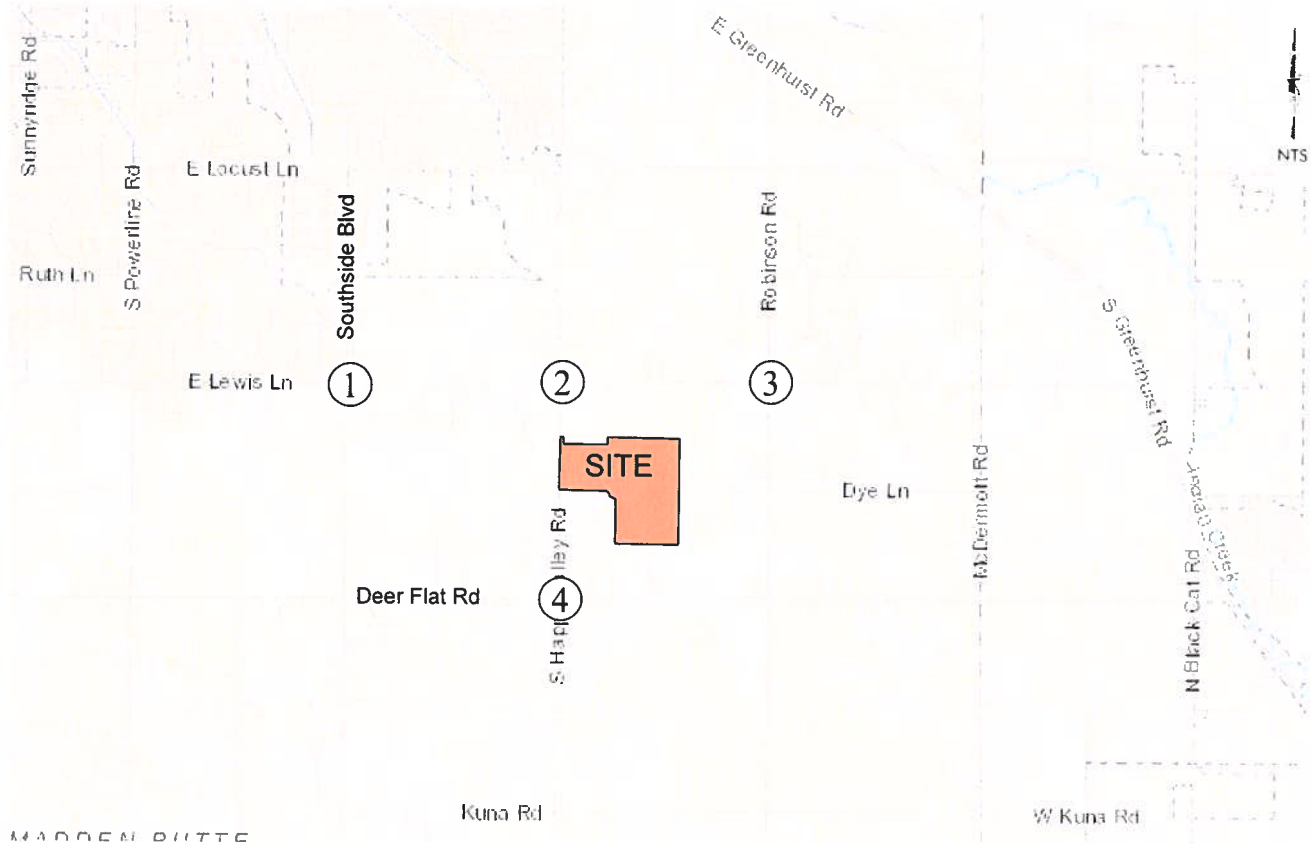
- Lewis Lane at Southside Boulevard: AM Peak= 1.00, PM Peak= 1.25
- Lewis Lane at Happy Valley Road: AM Peak= 1.00, PM Peak= 1.10
- Lewis Lane at Robinson Road: AM Peak= 1.20, PM Peak= 1.30

The adjustment factors were applied to the 2021 traffic counts. **Figure 2.2** and **Figure 2.3** summarize the 2021 existing peak hour traffic volumes for the AM and PM peak hours.

**Figure 2.1 – 2021 Existing Intersection Control and Lane Configuration**

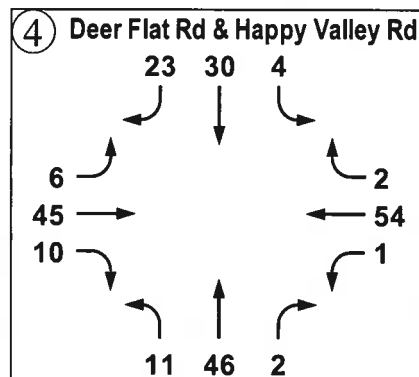
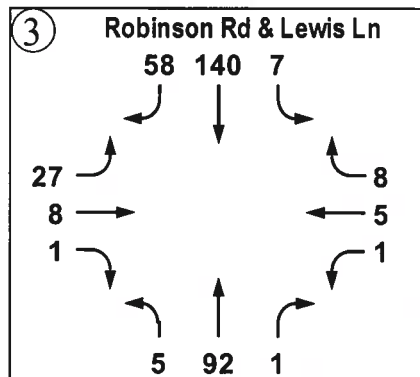
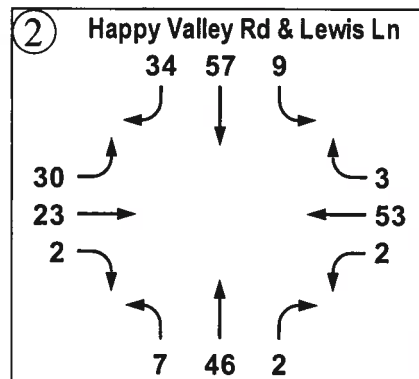
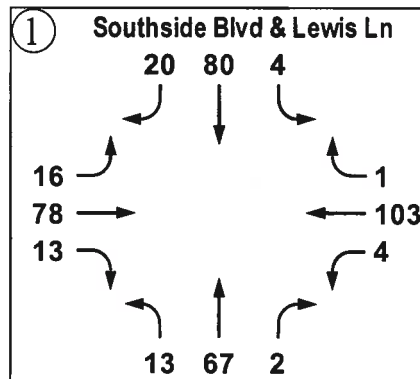
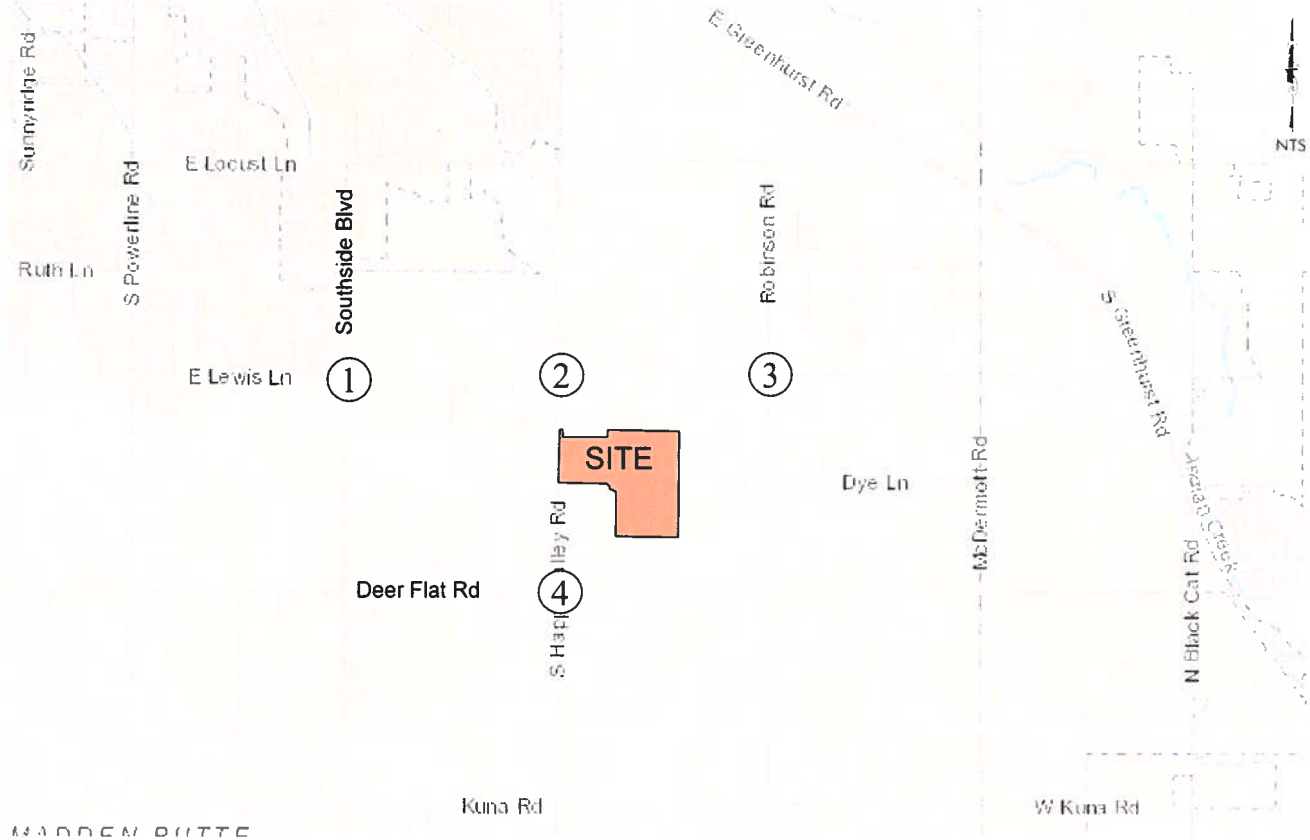


**Figure 2.2 – 2021 Existing AM Peak Hour Traffic**





**Figure 2.3 – 2021 Existing PM Peak Hour Traffic**



## 2.3 Intersection Crash Data

The most current five-year crash data (2015-2019) was obtained from the Local Highway Technical Assistance Council (LHTAC) website (<http://gis.lhtac.org/safety/>). **Table 2.2** summarizes the crash data statistics for the study area intersections. There were no fatal crashes reported at the study area intersections for the five-year period. The majority of the crashes were angle-turning crashes, which is expected at unsignalized intersections. Based on the number of crashes and crash types, all study area intersections do not seem to have safety issues to require mitigations. The Southside Boulevard and Lewis Lane intersection was converted from a two-way stop-controlled intersection to an all-way stop-controlled intersection in 2019 to help reduce the crash frequency experienced previously. No crash data is available to determine the effects of the all-way stop-control conversion has had at the intersection at the time of this TIS.

**Table 2.2 – Intersection Crash Data (2015-2019)**

Intersection	Total Crashes	Crash Severity			Notes
		PDO	Injury	Fatal	
① Southside Blvd and Lewis Ln	14	4	10	0	<ul style="list-style-type: none"> <li>12 (86%) angle crashes, 1 (7%) animal crash, 1 (7%) side swipe same crash</li> <li>10 (71%) crashes in EB direction, 3 (21%) crashes in WB direction</li> </ul>
② Happy Valley Rd and Lewis Ln	No crashes reported at this intersection				
③ Robinson Rd and Lewis Ln	4	3	1	0	<ul style="list-style-type: none"> <li>3 (75%) angle crashes, 1 (25%) rear-end crash</li> <li>3 crashes in EB direction, 1 crash in SB direction</li> </ul>
④ Deer Flat Rd and Happy Valley Rd	6	4	2	0	<ul style="list-style-type: none"> <li>5 (83%) angle crashes, 1 (17%) lane departure into mailbox in snowy conditions</li> <li>3 crashes in WB direction, 2 crashes in EB direction</li> </ul>

## 2.4 Intersection Operations

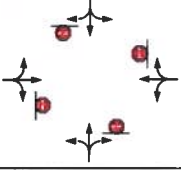
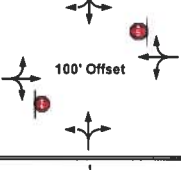
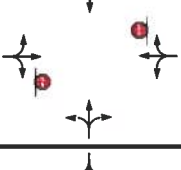
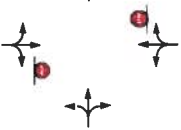
To determine the existing traffic operations, the study area intersections were analyzed with the existing intersection control and lane configuration and existing peak hour traffic. Copies of the analysis reports are included in the appendix. **Table 2.3** summarizes the intersection capacity analysis results. All study area intersections currently meet minimum operation thresholds.

## 2.5 Intersection Mitigation

All study area intersections currently meet minimum operational thresholds. No intersection capacity improvements are needed to mitigate 2021 existing traffic conditions.

Turn lane needs were evaluated using the guidelines outlined in the National Cooperative Highway Research Program (NCHRP) Report 457 *Evaluating Intersection Improvements: An Engineering Study Guide*. No turn lanes are needed at the study area intersections based on the 2021 existing traffic patterns with the COVID-19 adjustment factors as discussed in Section 2.2.

**Table 2.3 – Intersection Operations – 2021 Existing Traffic**

Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
①	Southside Blvd and Lewis Ln		Intersection LOS	A	A
			Intersection Delay [s/veh]	9	8
			Worst Movement MOEs	A / 0.23 (EB)	A / 0.15 (WB)
②	Happy Valley Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	10 / 10	11 / 11
			Worst Movement MOEs	B / 0.14 (EB)	B / 0.10 (WB)
③	Robinson Rd and Lewis Ln		EB / WB LOS	B / A	B / A
			EB / WB Delay [s/veh]	11 / 10	11 / 10
			Worst Movement MOEs	B / 0.10 (EB)	B / 0.06 (EB)
④	Southside Blvd and Deer Flat Rd		EB / WB LOS	A / A	B / B
			EB / WB Delay [s/veh]	10 / 10	10 / 10
			Worst Movement MOEs	A / 0.11 (EB)	B / 0.08 (WB)



## 3.0 2023 BACKGROUND TRAFFIC CONDITIONS

### 3.1 Roadway Network

The study area roadways and intersections are expected to remain the same as the existing conditions. According to the NHD1 Long Range Transportation Plan (June 2019), there are no roadway or intersection capacity improvements within the study area. The City of Nampa also did not identify any projects within the study area from now to 2040 according to their 2020 Transportation Master Plan. The study area is included in the City of Nampa Impact Area but is not within the city limits.

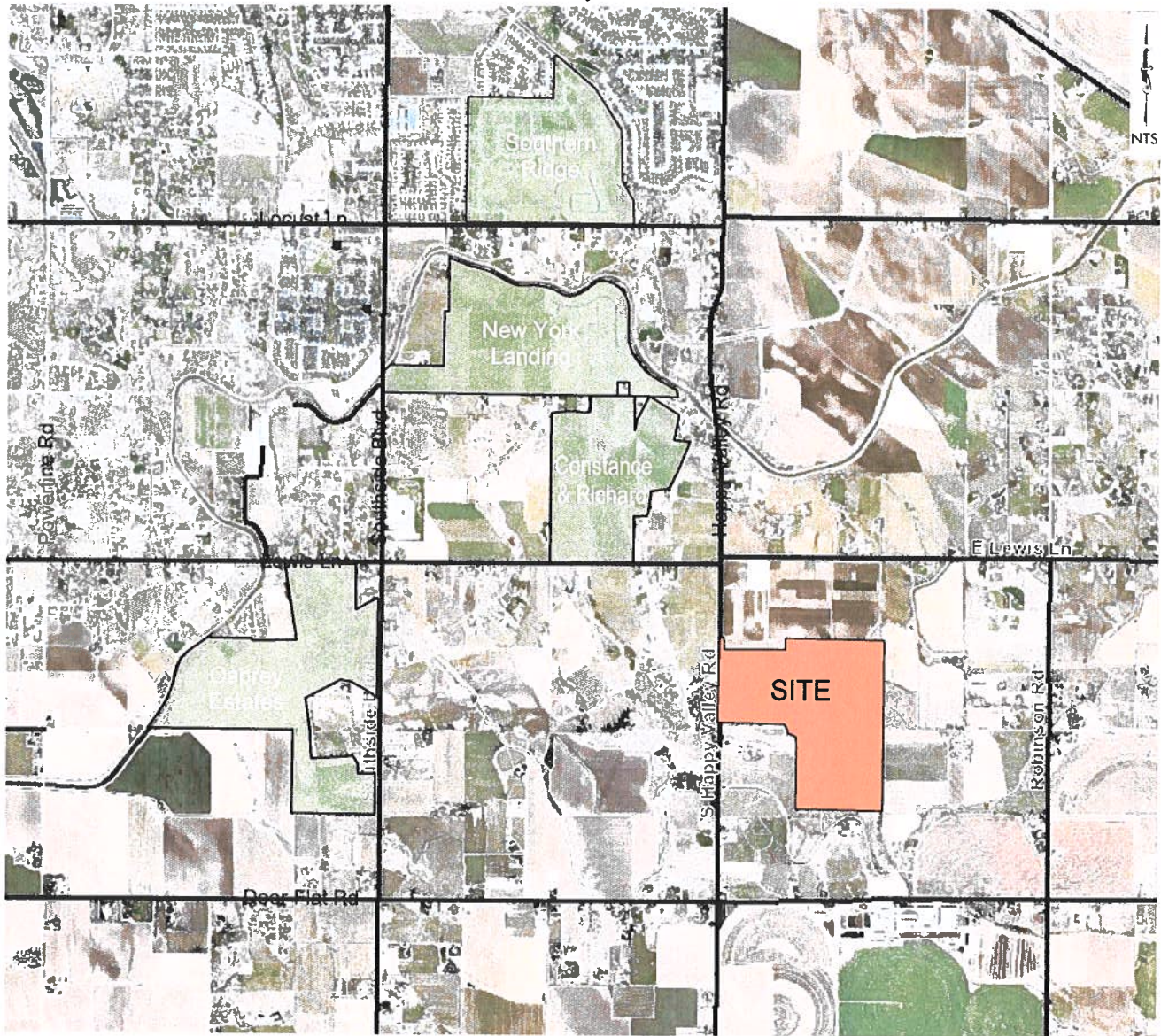
### 3.2 Background Traffic

Future traffic forecasts were obtained from COMPASS to estimate the background traffic growth for the study area roadways and intersections. COMPASS traffic forecasts are included in the appendix. Based on COMPASS traffic forecasts and approved TIS in the study area, a 2.0% annual growth rate was used on all study area roadways. In addition to the traffic growth, off-site traffic generated by four developments in the vicinity was also included in the background traffic. **Figure 3.1** shows the in-process developments' locations and are described below:

- Southern Ridge Subdivision
  - 385 single-family dwelling units with a projected build-out year in 2023
  - Located east of Southside Boulevard between Oklahoma Avenue and Locust Lane
  - Construction of the development began in 2017 using existing roadways north of Locust Lane
  - At the time traffic counts were collected, approximately 215 dwelling units had been constructed
  - All 170 remaining dwelling units were assumed to be constructed and occupied by 2023
- New York Landing Subdivision
  - 408 single-family dwelling units with an adjusted build-out year of 2027
  - Located north of Alma Lane between Southside Boulevard and Happy Valley Road
  - At the time of this TIS, construction of dwelling units had not commenced but internal roadways were partially constructed
  - Approximately 135 dwelling units were assumed to be occupied by the 2023 study year
- Osprey Estates Subdivision
  - 189 single-family dwelling units with a build-out year of 2025
  - Located east of Happy Valley Road centered around Farin Lane
  - At the time of this TIS, construction has not commenced
  - Approximately 110 dwelling units were assumed to be occupied by the 2023 study year
- Constance and Richard Subdivision
  - 103-acre parcel anticipated being developed with approximately 400 single-family dwelling units with an assumed 2027 build-out year
  - Located south of Alma Lane between Southside Boulevard and Happy Valley Road
  - The parcel has frontage on Alma Lane and Lewis Lane
  - No preliminary plat was available at the time of this TIS
  - TIS for this project is in progress and has not been submitted to the governing agencies
  - Approximately 130 dwelling units were assumed to be occupied by the 2023 study year

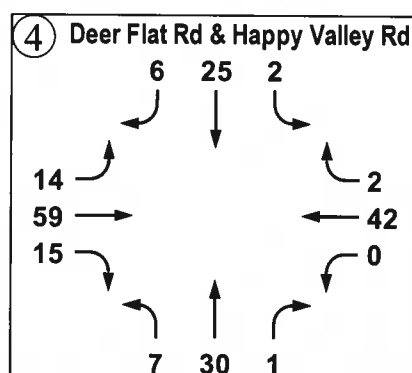
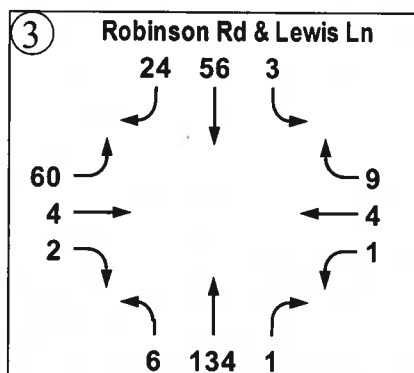
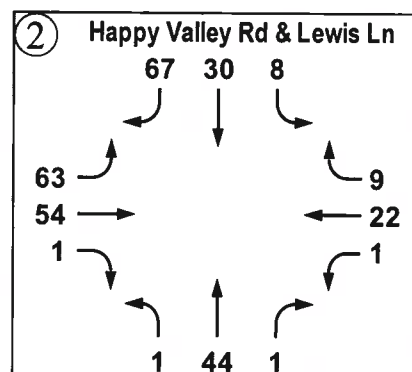
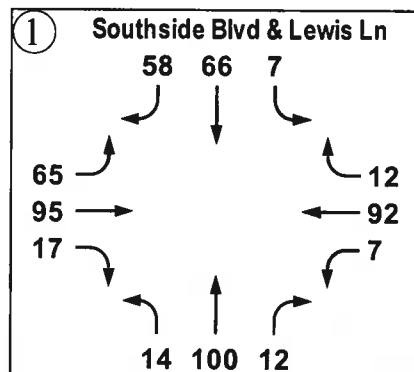
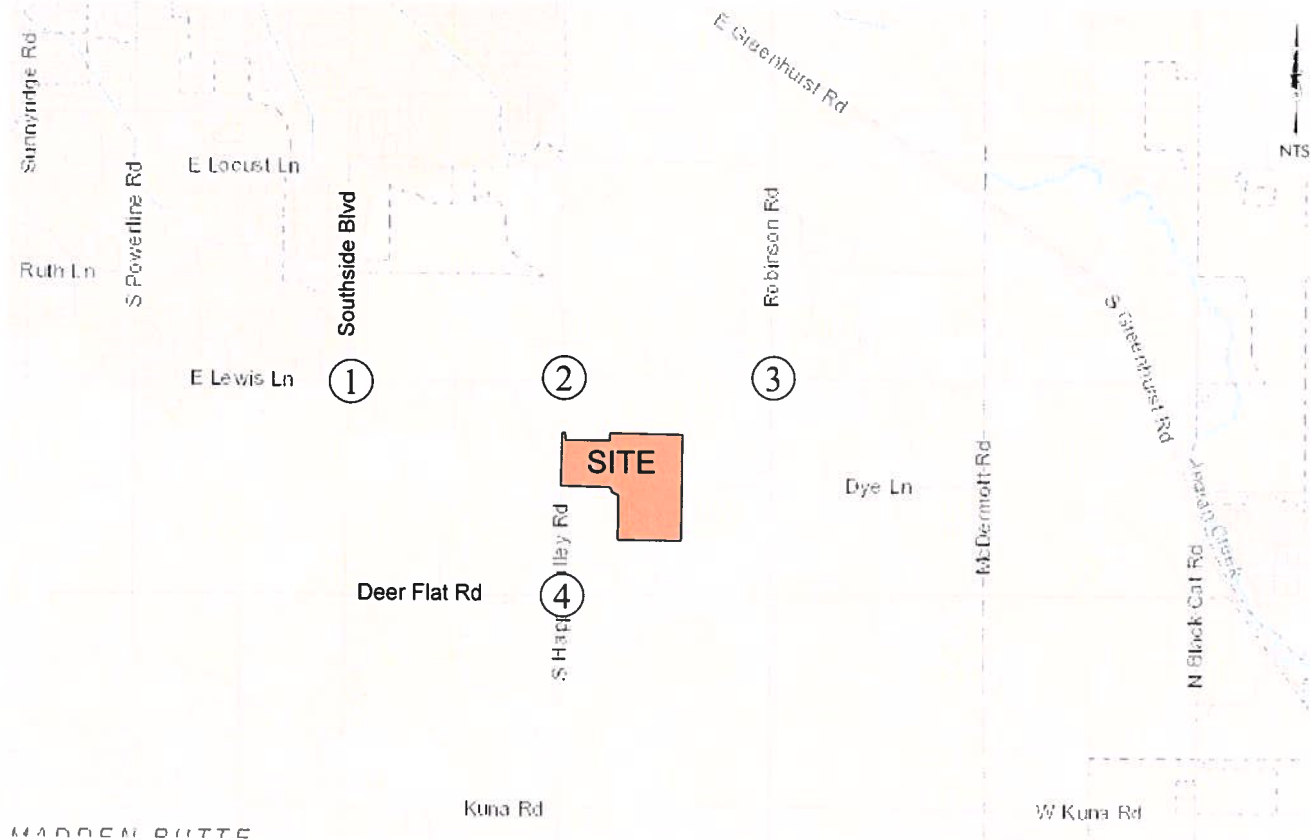
Offsite traffic data is included in the appendix. **Figure 3.2** and **Figure 3.3** summarize the 2023 build-out year AM and PM peak hour background traffic, respectively.

**Figure 3.1 – Off-Site Developments Within the Vicinity**



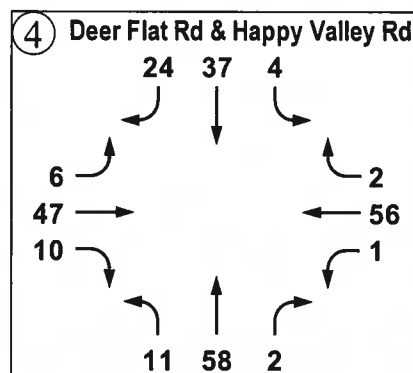
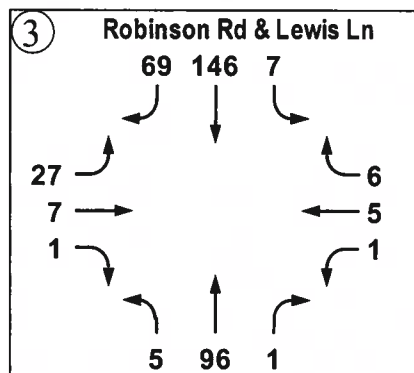
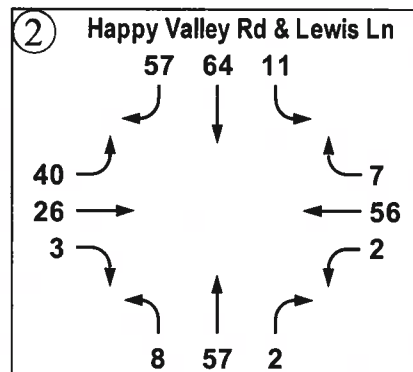
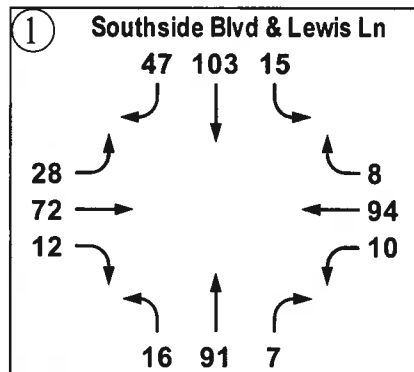
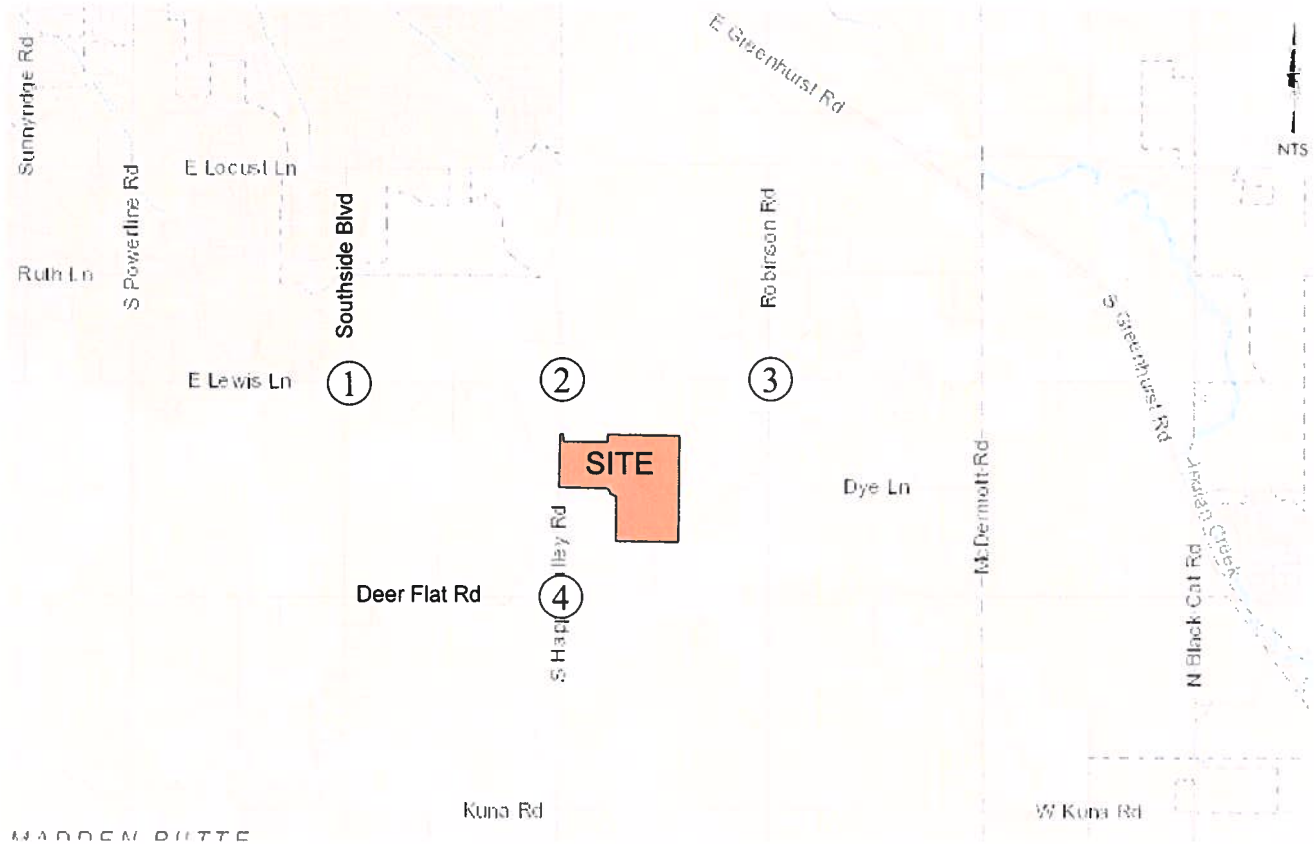


**Figure 3.2 – 2023 Build-Out Year AM Peak Hour Background Traffic**





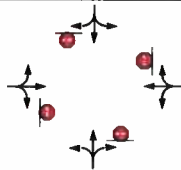
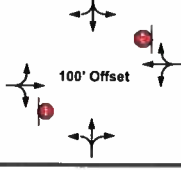
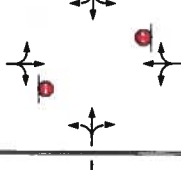

**Figure 3.3 – 2023 Build-Out Year PM Peak Hour Background Traffic**



### 3.3 Intersection Operations

To determine the 2023 background traffic operations, the study area intersections were analyzed with the existing intersection control and lane configuration and 2023 background traffic volumes. Copies of the analysis reports are included in the appendix. **Table 3.1** summarizes the intersection capacity analysis results. All study area intersections are expected to meet minimum operational thresholds with 2023 background traffic conditions.

**Table 3.1 – Intersection Operations – 2023 Build-Out Year Background Traffic**


Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
①	Southside Blvd and Lewis Ln		Intersection LOS	A	A
			Intersection Delay [s/veh]	9	9
			Worst Movement MOEs	A / 0.27 (EB)	A / 0.22 (SB)
②	Happy Valley Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	11 / 11
			Worst Movement MOEs	B / 0.17 (EB)	B / 0.12 (EB)
③	Robinson Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	11 / 10
			Worst Movement MOEs	B / 0.10 (EB)	B / 0.06 (EB)
④	Southside Blvd and Deer Flat Rd		EB / WB LOS	A / A	B / B
			EB / WB Delay [s/veh]	10 / 10	10 / 10
			Worst Movement MOEs	A / 0.11 (EB)	B / 0.09 (EB)

### 3.4 Intersection Mitigation

All study area intersections are expected to continue to meet minimum operational thresholds. However, one intersection requires a turn lane based on NCHRP Report 457 turn lane guidelines. **Table 3.2** summarizes the intersection operations with the warranted turn lane. The intersection and turn lane needed under 2023 background traffic conditions are:

- Robinson Road and Lewis Lane intersection
  - Southbound right-turn lane

**Table 3.2 – Intersection Operations – 2023 Build-Out Year Background Traffic Mitigation**

Intersection		Control / Lane Mitigation	MOEs	AM Peak Hour	PM Peak Hour
③	Robinson Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	11 / 10
			Worst Movement MOEs	B / 0.10 (EB)	B / 0.06 (EB)

## 4.0 2023 BUILD-OUT YEAR TOTAL TRAFFIC CONDITIONS

### 4.1 Site Traffic

#### 4.1.1 Trip Generation

Site trip generation is estimated using the procedures recommended in the latest edition of the Trip Generation Manual (10<sup>th</sup> edition), published by ITE. **Table 4.1** summarizes the site trip generation. The proposed development is estimated to generate approximately 670 weekday daily trips with 49 trips during the AM peak hour and 64 trips during the PM peak hour.

**Table 4.1 – Build-Out Site Trip Generation Summary**

Land Use	ITE Code	Size	Unit	Period	Total Trips	Entering		Exiting	
Single-Family Detached Housing	210	62	DU	Weekday Daily (vpd)	670	50%	335	50%	335
				AM Peak Hour (vph)	49	25%	12	75%	37
				PM Peak Hour (vph)	64	63%	40	37%	24

#### 4.1.2 Trip Capture

Based on the proposed land use, the development is not expected to retain a significant amount of the trips within the site. No reduction for internal capture trips was assumed in the traffic analysis.

#### 4.1.3 Pass-by Trips

Based on the proposed land use, the development is not expected to attract pass-by trips. No pass-by trips were assumed in the traffic analysis.

#### 4.1.4 Modal Split

For traffic analysis purposes, all trips generated by the development were assumed to be made by personal and commercial vehicles.

#### 4.1.5 Trip Distribution and Assignment

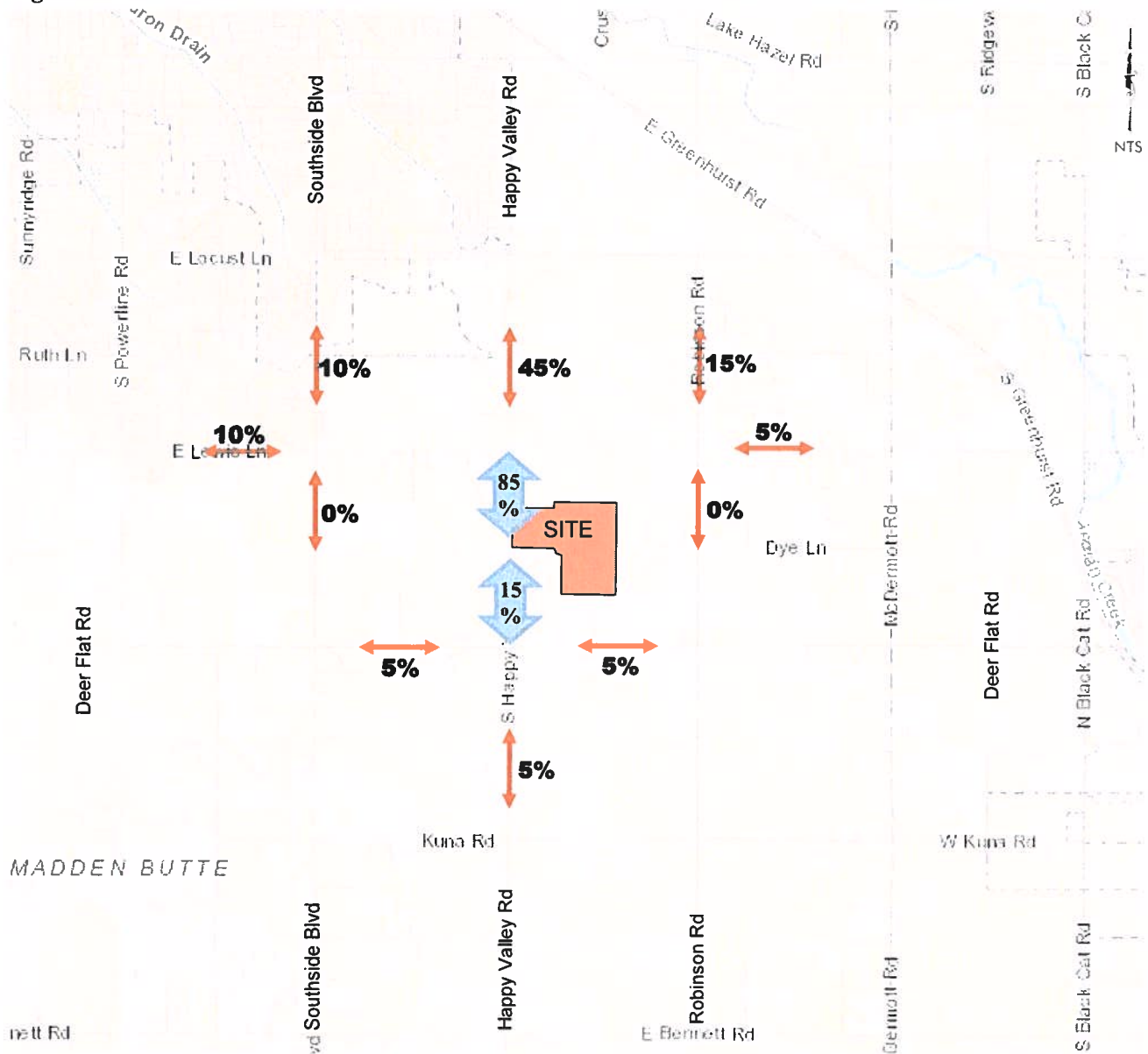
Site traffic was distributed and assigned to the external roadway system based on the current travel patterns, site layout, historical traffic counts at the study area intersections, and the general location of the site within the area. **Figure 4.1** summarizes the expected site traffic distribution patterns. **Figure 4.2** and **Figure 4.3** summarize the build-out peak hour site traffic with the proposed accesses as shown in the preliminary site plan.

### 4.2 Total Traffic

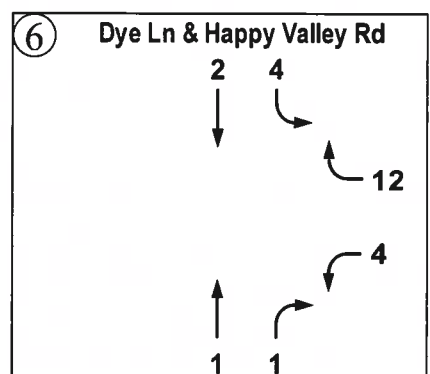
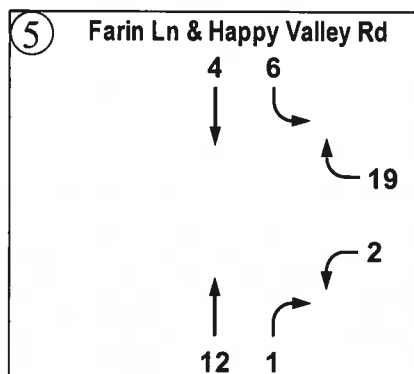
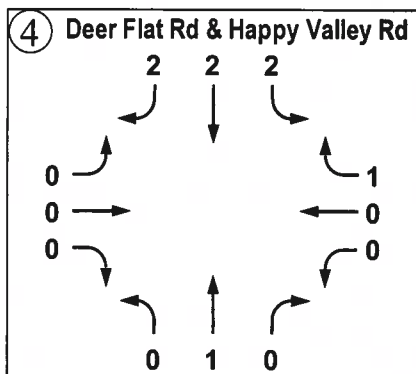
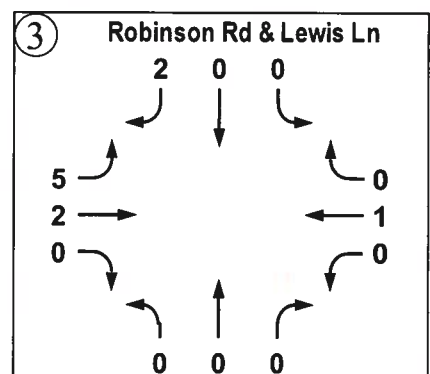
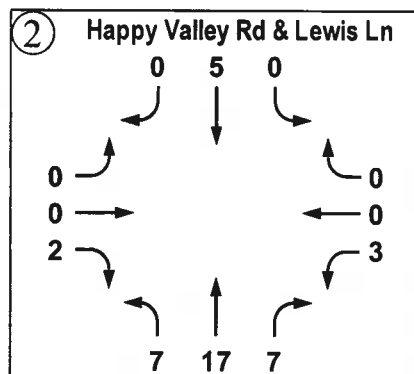
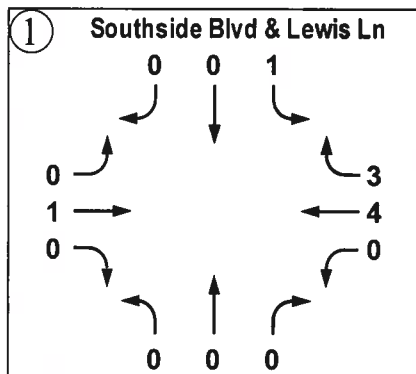
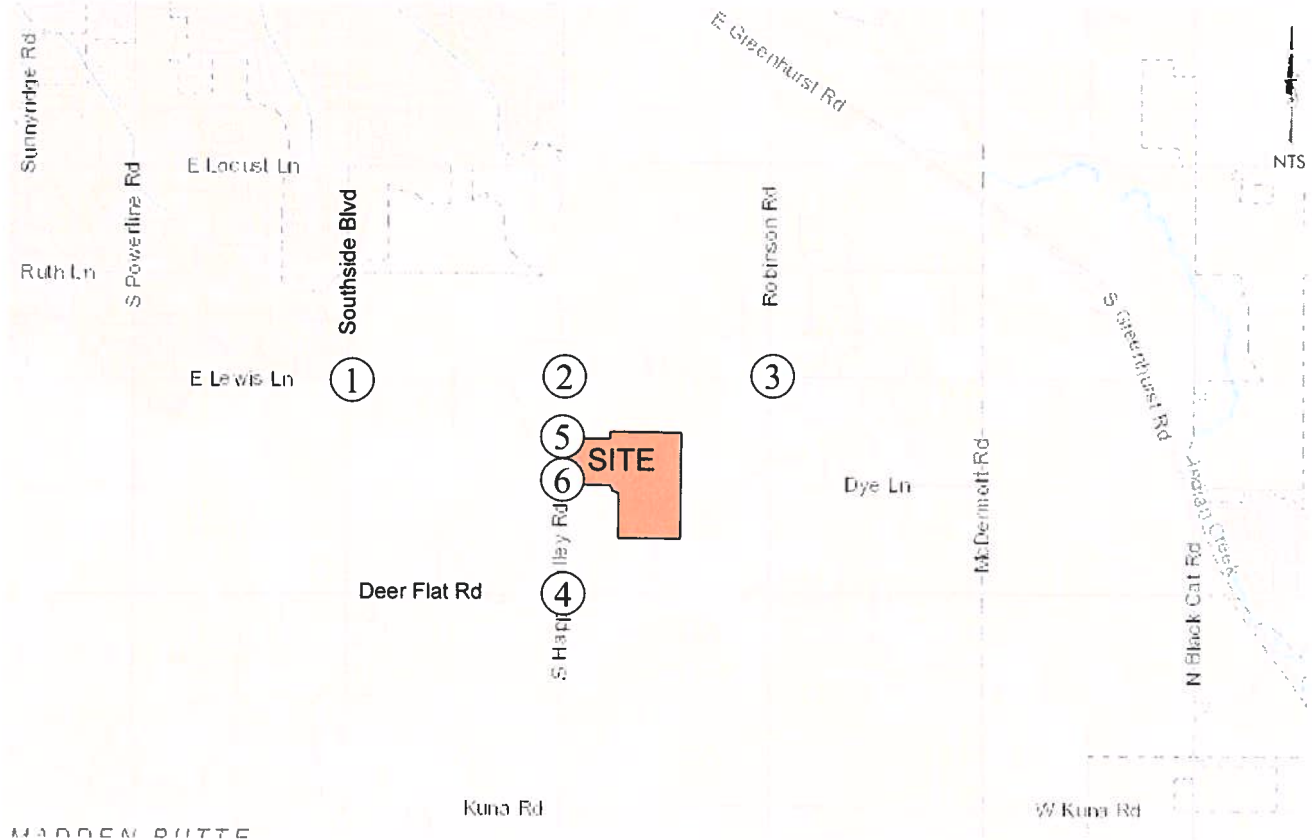
The build-out site traffic is then added to the 2023 background traffic as determined above to obtain the 2023 total traffic. **Figure 4.4** and **Figure 4.5** summarize the estimated 2023 weekday AM and PM peak hour total traffic, respectively.



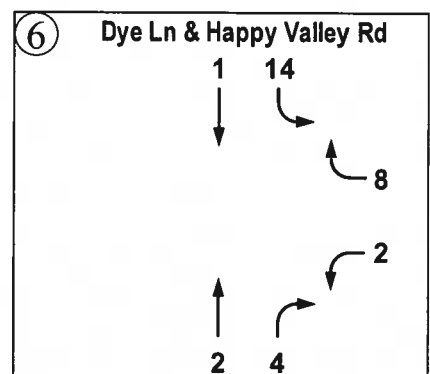
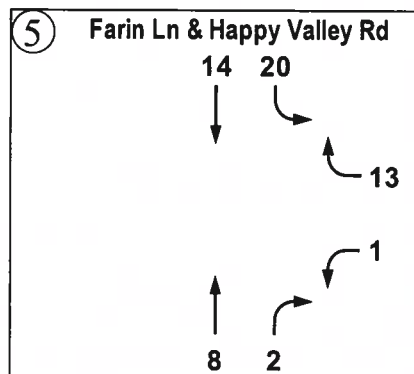
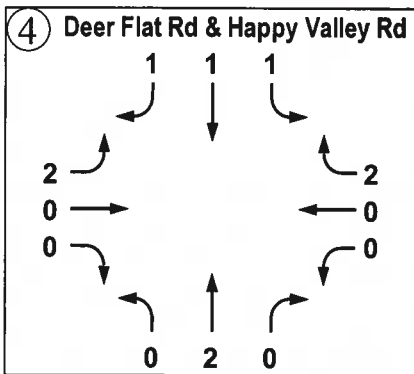
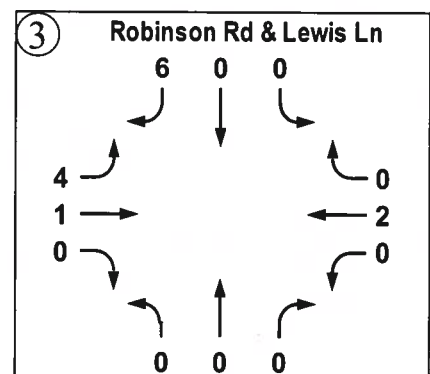
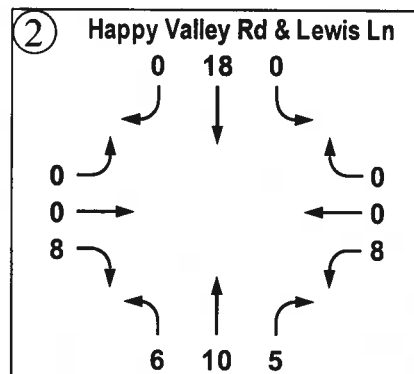
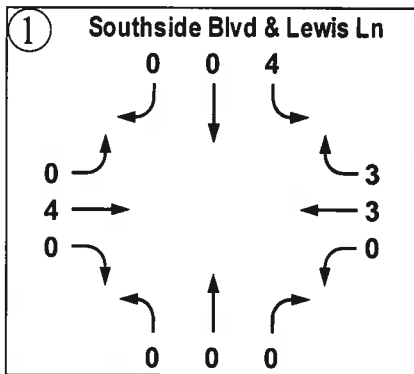
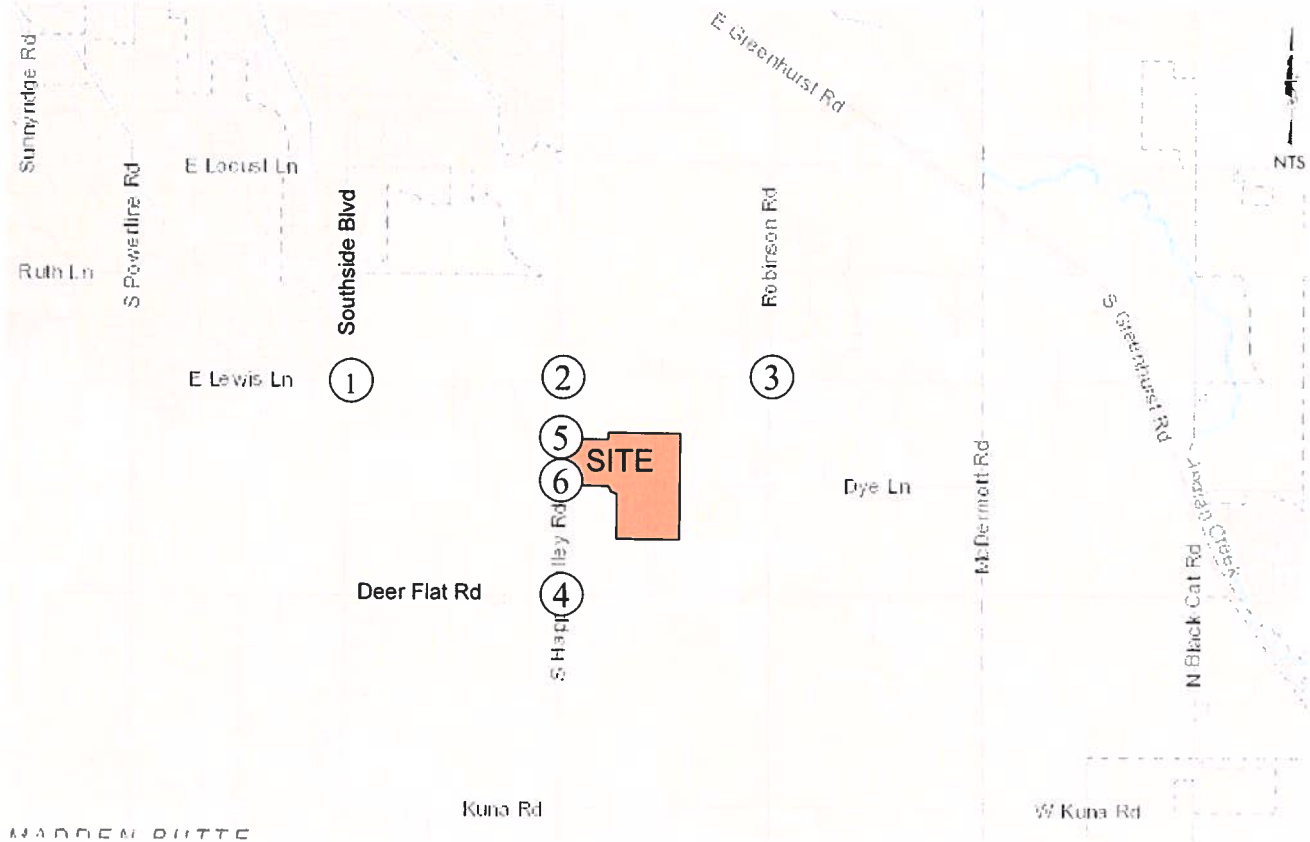
**Figure 4.1 – Site Traffic Distribution Patterns**



**Figure 4.2 – 2023 Build-Out Year AM Peak Hour Site Traffic**

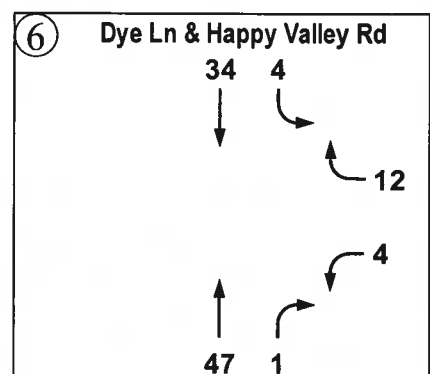
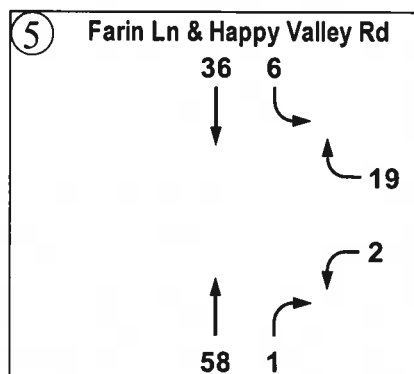
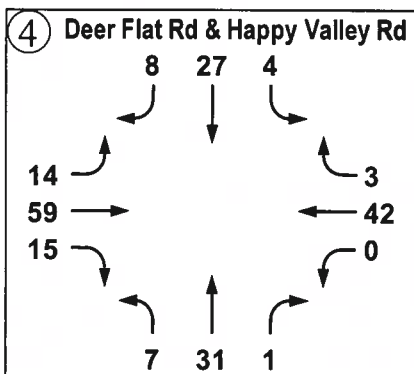
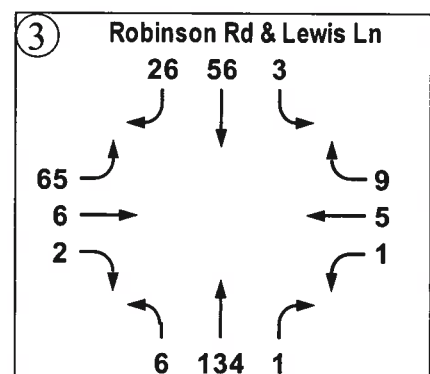
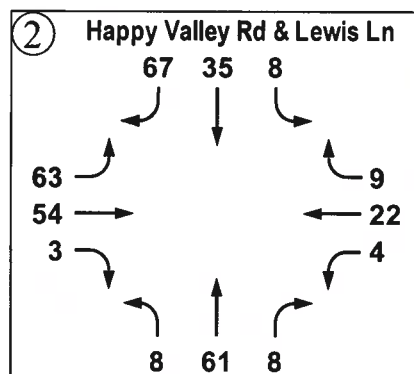
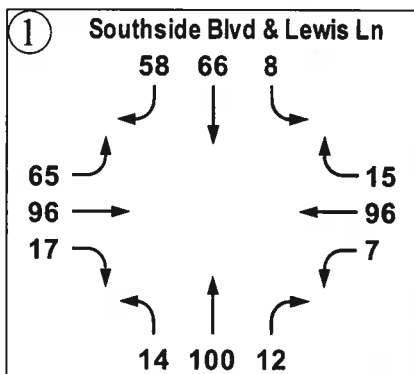
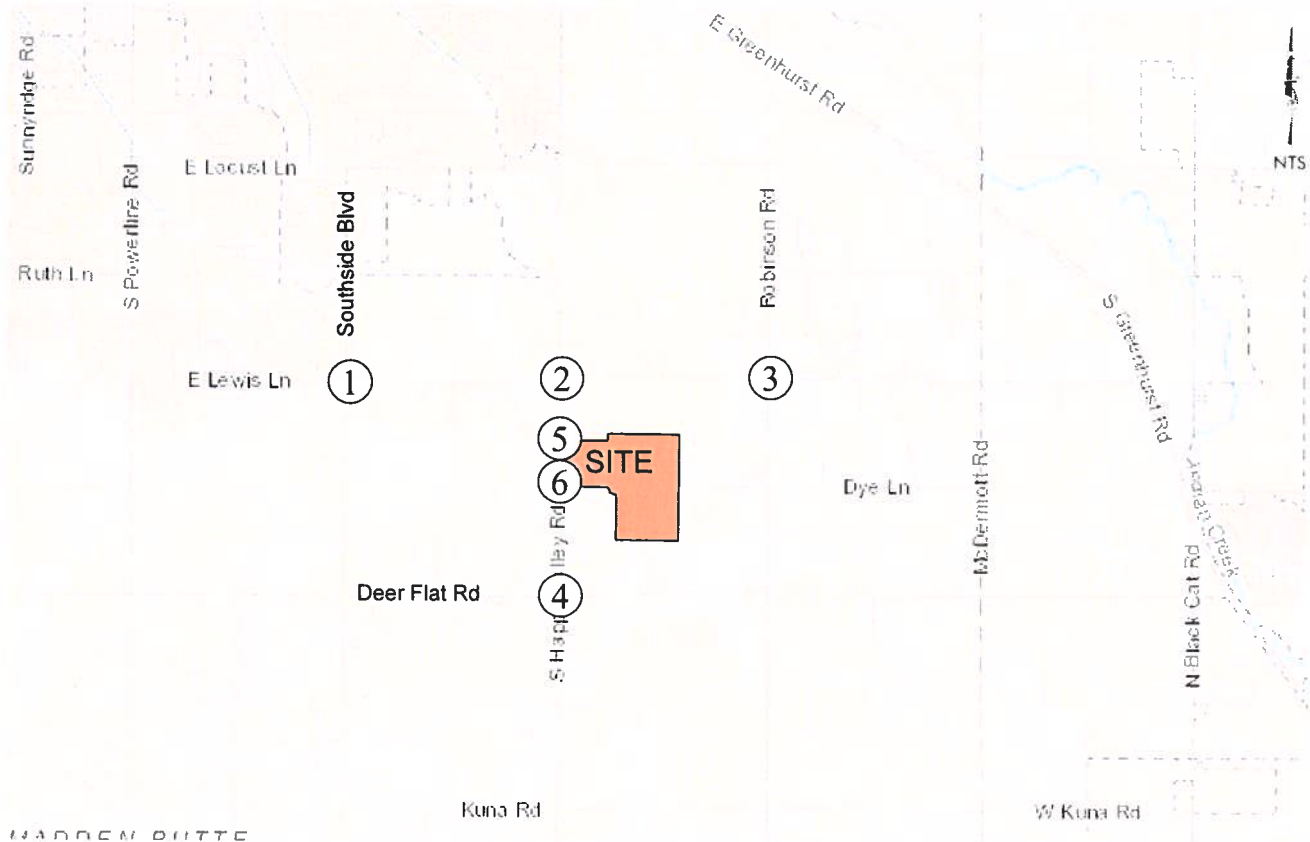


**Figure 4.3 – 2023 Build-Out Year PM Peak Hour Site Traffic**

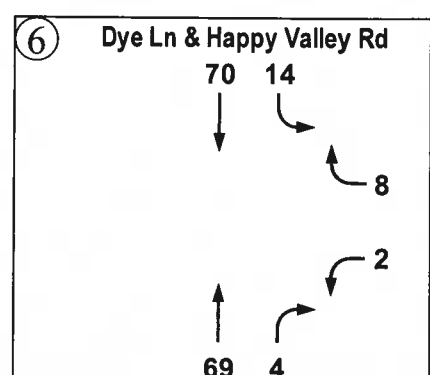
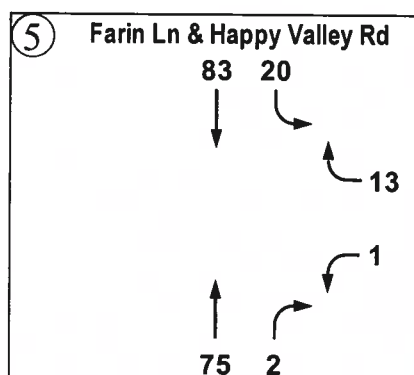
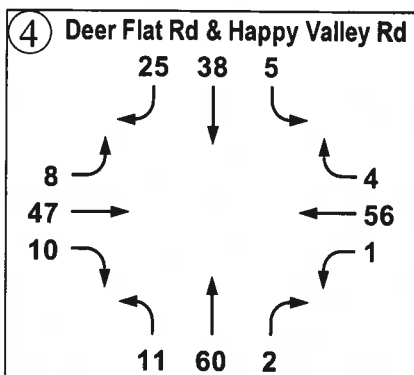
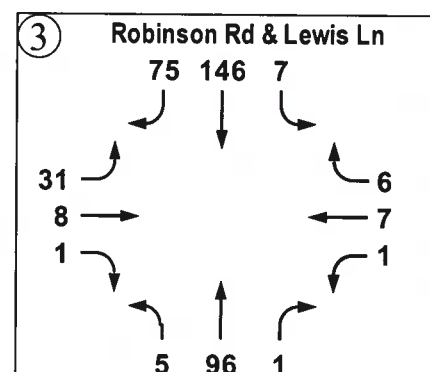
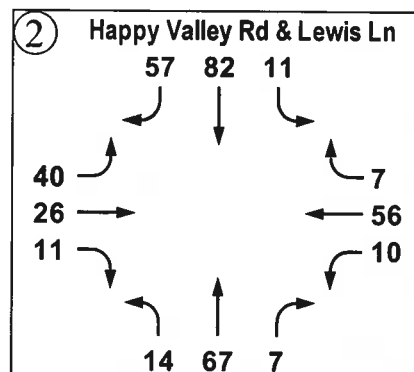
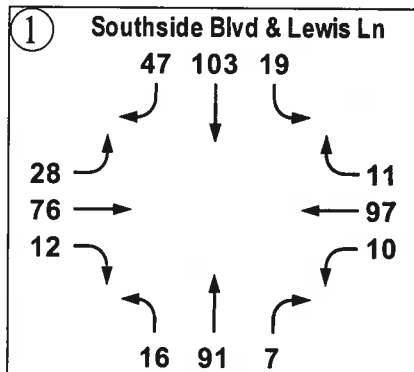
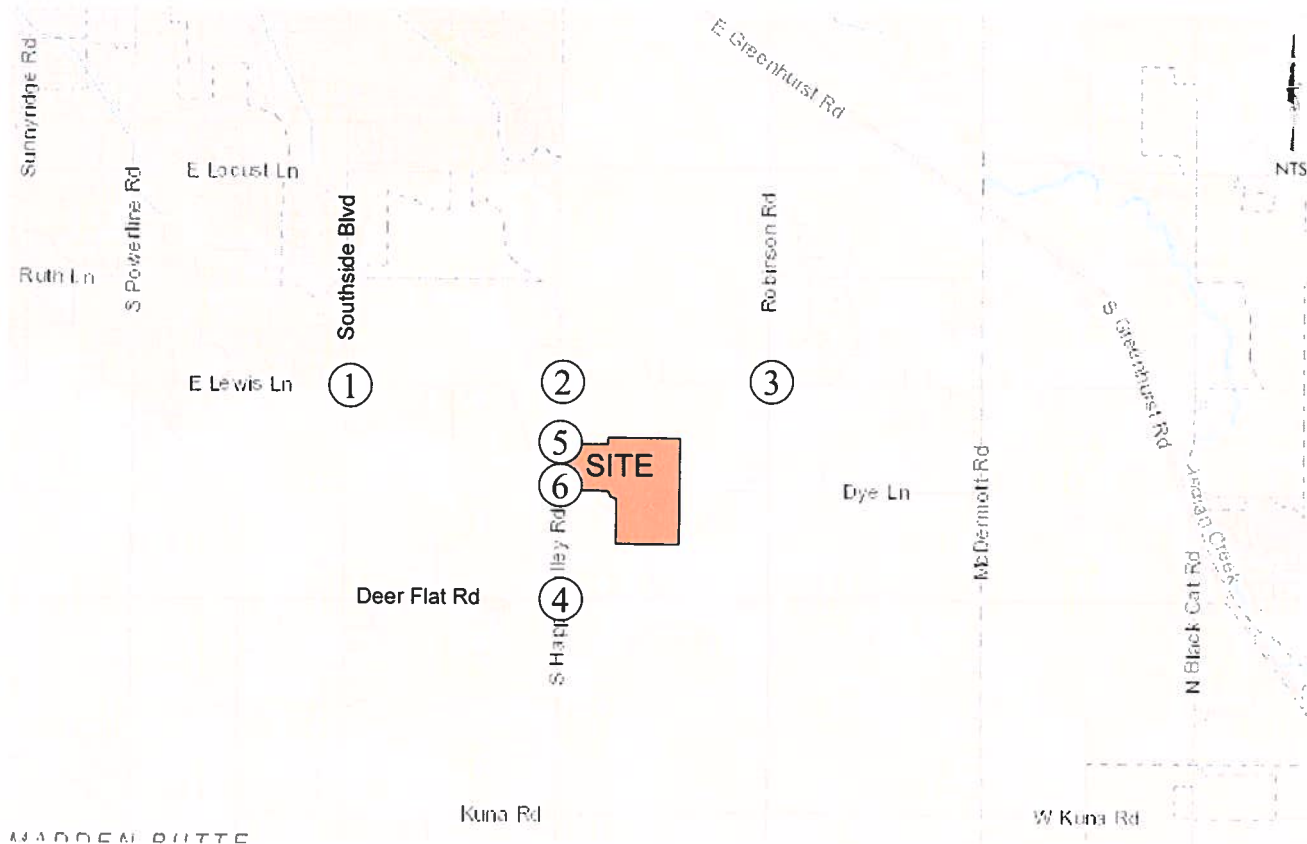




**Figure 4.4 – 2023 Build-Out Year AM Peak Hour Total Traffic**



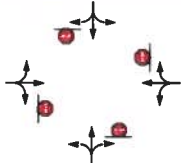
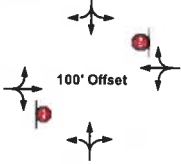
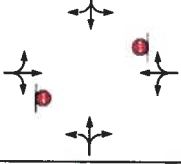
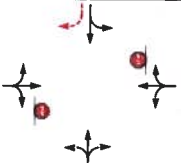
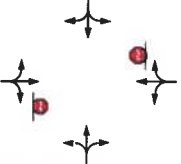
**Figure 4.5 – 2023 Build-Out Year PM Peak Hour Total Traffic**



### 4.3 Intersection Operations

To determine the 2023 total traffic operations, the study area intersections were analyzed with the existing intersection control and lane configuration or with the turn lane warranted under 2023 background traffic conditions. Copies of the analysis reports are included in the appendix. **Table 4.2** summarizes the intersection capacity analysis results. All study area intersections are expected to meet minimum operational thresholds with or without the right-turn lane warranted under 2023 background traffic conditions.

**Table 4.2 – Intersection Operations – 2023 Build-Out Year Total Traffic**

Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
①	Southside Blvd and Lewis Ln		Intersection LOS	A	A
			Intersection Delay [s/veh]	9	9
			Worst Movement MOEs	A / 0.27 (EB)	A / 0.23 (SB)
②	Happy Valley Rd and Lewis Ln		EB / WB LOS	B / B	B / B
			EB / WB Delay [s/veh]	11 / 10	12 / 12
			Worst Movement MOEs	B / 0.19 (EB)	B / 0.13 (EB)
③	Robinson Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	12 / 10
			Worst Movement MOEs	B / 0.10 (EB)	B / 0.07 (EB)
			EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	11 / 10
			Worst Movement MOEs	B / 0.11 (EB)	B / 0.07 (EB)
④	Southside Blvd and Deer Flat Rd		EB / WB LOS	A / A	B / B
			EB / WB Delay [s/veh]	10 / 10	10 / 10
			Worst Movement MOEs	A / 0.12 (EB)	B / 0.09 (EB)

### 4.4 Intersection Mitigation

All study intersections are expected to meet minimum operational thresholds with 2023 total traffic. No additional study area intersection is expected to meet NCHRP Report 457 turn-lane guidelines. As a result, no additional improvements are needed to mitigate 2023 total traffic operations. **Table 4.3** summarizes the build-out site traffic percentage estimate at each study area intersection.



**Table 4.3 – Build-Out Site Traffic Percentage of 2023 Total Traffic**

Intersection	% Site Traffic of 2023 Total Traffic		
	AM Peak	PM Peak	Average
① Southside Blvd and Lewis Ln	1.6%	2.7%	2.2%
② Happy Valley Rd and Lewis Ln	11.9%	14.2%	13.1%
③ Robinson Rd and Lewis Ln	3.2%	3.4%	3.3%
④ Southside Blvd and Deer Flat Rd	3.8%	3.4%	3.6%

## 4.5 Site Access and Circulation

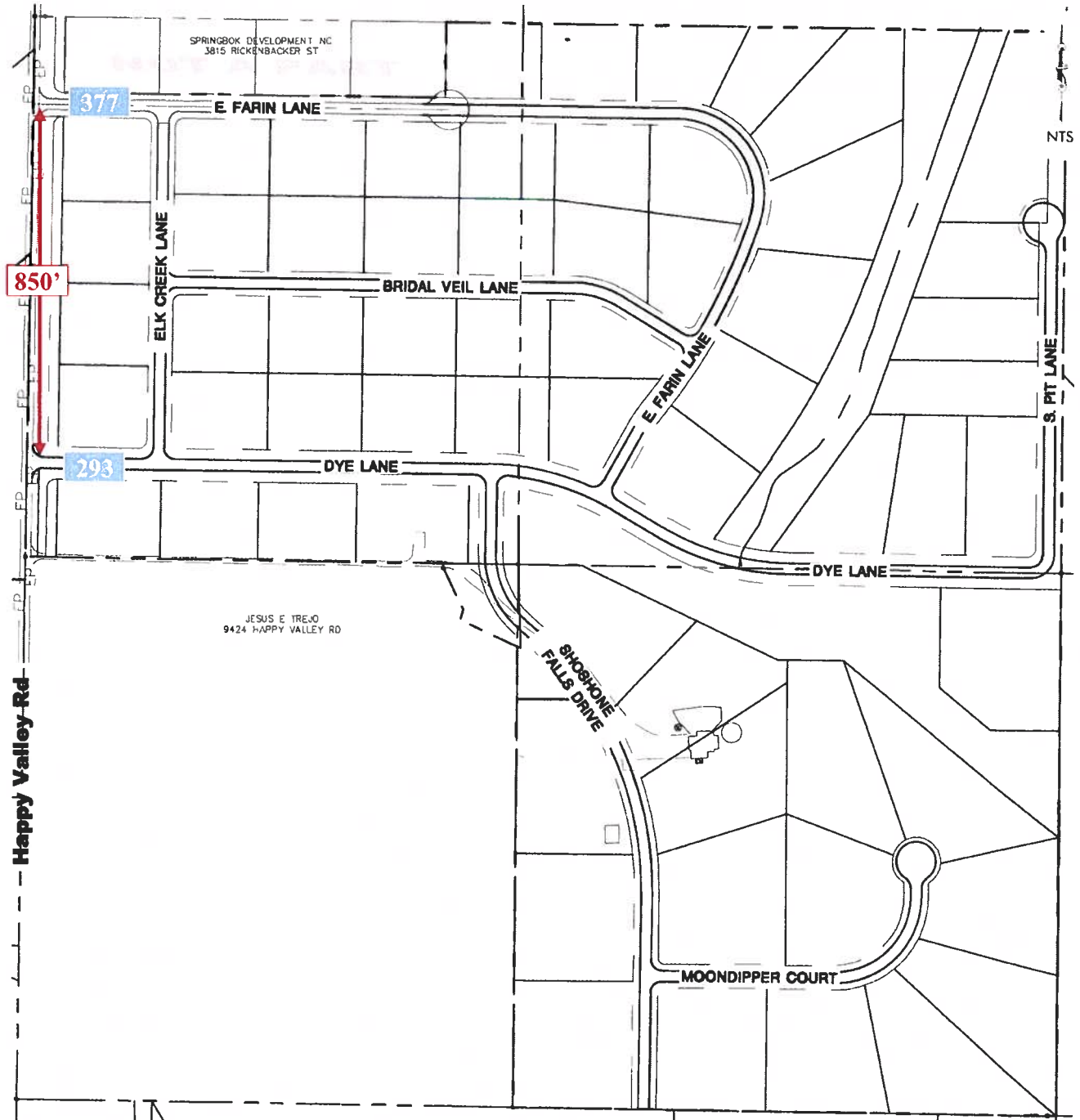
Happy Valley Road along the site frontage is outside the City of Nampa’s limits and under NHD1’s jurisdiction. The roadway and driveway spacing requirements on these roadways segments are based on the *2017 Edition of the Highway Standards and Development Procedures Policy for the Association of Canyon County Highway Districts, §3061 Intersection and Approach Policy*. According to the policy, no new private approaches or local roads are allowed on arterial roadways. Happy Valley Road according to NHD1 is classified as a major collector along the site frontage. Collector streets are allowed at 1,320 feet spacing on either a minor arterial or a collector. Local Road spacing on a major collector is allowed at 660 feet spacing. As stated in Section 2.1, Dye Lane is located at the mid-mile location and is shown in the City of Nampa 2020 Functional Classification Map as a future collector roadway.

**Figure 4.6** shows the proposed site access locations. Farin Lane is proposed approximately 1,350 feet south of Lewis Lane and 250 feet north of a private driveway on the west side of Happy Valley Road. Dye Lane is proposed approximately 850 feet south of Farin Lane and 3,000 feet north of Deer Flat Road, and aligns with a private driveway serving one dwelling unit on Happy Valley Road. The proposed access locations generally meet NHD1 intersection and approach spacing requirements on Happy Valley Road as a rural collector street.

The proposed accesses are located in a generally straight segment of Happy Valley. Based on field review, the Farin Lane approach has adequate sight distance exceeding 555 feet along Happy Valley Road for a 50-mph posted speed limit. However, the hill south of the site restricts the intersection sight distance at Dye Lane to 535 feet, which is 20 feet short the 555 feet minimum requirement for a 50-mph speed limit. There are existing advisory “Hill Blocks View” signs with advisory speeds of 40 mph installed on Happy Valley Road located approximately 230 feet north and 2,200 feet south of the proposed Dye Lane location. Photos from field review are included in the appendix and depicted in **Figure 4.7**. Two options are proposed to alleviate the potential intersection sight distance issues at the Dye Lane access:

- Option 1 – Shift Dye Lane at least 20 feet to the north to ensure an adequate intersection sight distance of 555 feet
- Option 2 – Install an additional “Hill Blocks View” with 40-mph advisory speed sign 800 feet south of Dye Lane. The location of Dye Lane as proposed would meet the 445 minimum sight distance guidelines for a 40-mph roadway.

**Figure 4.6 – Proposed Site Access, Circulation, and Estimated ADTs**







**Figure 4.7 – Sight Distance Summary and “Hill Blocks View” Sign Locations**





Turn lane analysis was evaluated at the proposed site access intersections using guidelines from the NCHRP Report 457. See the appendix for turn lane worksheets. None of the proposed site access intersections are expected to meet NCHRP Report 457 turn-lane guidelines with 2023 total traffic. **Table 4.4** summarizes the intersection capacity analysis results for the proposed site access intersections. All proposed site access intersections are projected to operate at LOS A with 2023 peak hour total traffic.

**Table 4.4 – Site Access Intersection Operations – 2023 Build-Out Year Total Traffic**

Intersection		Control / Lane Site Improvements	MOEs	AM Peak Hour	PM Peak Hour
⑤	Farin Ln and Happy Valley Rd		WB LOS	A	A
			WB Delay [s/veh]	9	9
			Worst Movement MOEs	A / 0.02 (WB)	A / 0.02 (WB)
⑥	Dye Ln and Happy Valley Rd		WB LOS	A	A
			WB Delay [s/veh]	9	9
			Worst Movement MOEs	A / 0.02 (WB)	A / 0.01 (WB)

## 4.6 School Routes

There are no existing or proposed schools within one mile of the development. The existing New Horizons Magnet Elementary School located in the northeast area of the Southside Boulevard and Lewis Lane intersection is approximately 1.5 miles from the site. Children residing within the development and attending New Horizons Magnet Elementary School will likely be bussed or picked-up/dropped-off by parents.

There are existing sidewalk segments on Southside Boulevard along the school frontage and the Southside Boulevard Methodist Church in the northeast corner of the Southside Boulevard and Lewis Lane intersection. However, there are no sidewalks along Lewis Lane or Happy Valley Road from the church to the site.