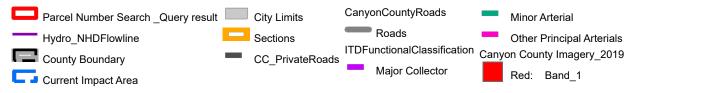
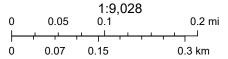
## Canyon County, ID Web Map



#### 5/24/2023, 3:41:06 PM





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

Canyon County, ID

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

#### MASTER APPLICATION CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT 111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605 www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633 OWNER NAME: )eremi n. Coldwel 83607 MAILING ADDRESS: PROPERTY OWNER PHONE: 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. Date: 6/3/2022 Signature: CONTACT NAME: (AGENT) COMPANY NAME: ARCHITECT ENGINEER MAILING ADDRESS: BUILDER PHONE: EMAIL: STREET ADDRESS: 16695 Marshall, In. Caldwell, ID, 83607 LOT SIZE/AREA: 8.98 alses PARCEL #: R 32703 SITE INFO LOT: BLOCK: SUBDIVISION: QUARTER: 5W SECTION: 9 TOWNSHIP: 3N RANGE: 3N ZONING DISTRICT: Caldwell FLOODZONE (YES/NO): NO CONDITIONAL REZONE CONDITIONAL USE COMP PLAN AMENDMENT HEARING ZONING AMENDMENT (REZONE) \_\_\_\_\_ DEV. AGREEMENT MODIFICATION \_\_\_\_\_ VARIANCE > 33% LEVEL APPEAL MINOR REPLAT \_\_\_\_VACATION APPS SHORT PLAT SUBDIVISION PRELIMINARY PLAT SUBDIVISION \_\_\_\_\_FINAL PLAT SUBDIVISION V EASEMENT REDUCTION SIGN PERMIT DIRECTORS ADMINISTRATIVE LAND DIVISION VARIANCE 33% > PROPERTY BOUNDARY ADJUSTMENT HOME BUSINESS DECISION PRIVATE ROAD NAME **TEMPORARY USE** DAY CARE APPS OTHER DATE RECEIVED: 6/15/2022 1022-0020 CASE NUMBER: APPLICATION FEE: \$1,235.00 CK MO CC CASH **RECEIVED BY:** (w/SD 2022-0030

# Letter of Intent for Rezone Parcel #R32703

This Letter of Intent to rezone is consistent with the Comprehensive Plan, and is more appropriate than the current zoning.

The request is compatible with the surrounding land use, which is mostly residential already. It will actually improve the character of the area, since this is the last parcel to be rezoned from the original parcel. (all other parcels have been rezoned to residential)

All services and facilities are existing, due to the current home on this parcel. If this rezone is approved and I can obtain the attached Short Plat, I will sell the 2 acre lot to my sister and the 4.47 acre lot to my niece and her husband. (making this a 3 Resident, Family Subdivision) At the time of developing the 2 proposed lots, adequate facilities and services will be added.

This rezone request does not require any more improvements to the public street. Before I got approved to construct my existing home, I was required to put in a pavement approach off of Homedale road on Marshall lane.

This request will not impact essential public services as would a large scale subdivision. Please see conditions of rezone for further explanation of care taken to ensure no services will be negatively impacted.

Jaury 6/2/2022

# **Conditions of Rezone**

- 1. All resident lots will have 3 trees minimum.
- 2. All pastures and landscaping will be sprinkler irrigated.
- 3. All 3 residences will have landscaping and fencing complete, within 1 year of occupancy inspection.
- 4. All residences will be maintained in a manner that is attractive to the neighborhood.

Jeur 613/2022

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

 www.canyonco.org/dsd.aspx
 Phone: 208-454-7458
 Fax: 208-454-6633



A REAL PROPERTY.

| CANYON COUNTY ZONING ORDINANCE §07-01-15  |                     |                 |  |  |
|---|---------------------|-----------------|--|--|
| Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map<br>amendment (rezone), subdivision, variance, conditional use, zoning ordinance<br>map amendment, or other requests requiring a public hearing. |                     |                 |  |  |
| SITE IN   | ORMATION            | 12 Martin       |  |  |
| Site Address: 16695 Marshall Ln.  | Parcel Number: 3270 | 3000            |  |  |
| City: Colowell  | State: Jocho :      | ZIP Code: 83607 |  |  |
| Site Address:16695Marshall Ln.Parcel Number:32703000City:CaldwellState:JahoZIP Code:83607Notices Mailed Date:2/18/22Number of Acres:8.98Current Zoning:Ag   |                     |                 |  |  |
| Description of the Request: Rezone  |                     |                 |  |  |
| APPLICANT / REPRESENTATIVE INFORMATION  |                     |                 |  |  |
| Contact Name: Jeremy Eells  |                     |                 |  |  |
| Company Name:   |                     |                 |  |  |
| Current address: 16695 Marshall Ln.   |                     |                 |  |  |
| City: Calolwell   | State: Idaho        | ZIP Code: 83607 |  |  |
| Phone:  | Cell:               | Fax:            |  |  |
| Email:  |                     |                 |  |  |

|  | MEETING INFORMATION  |                             |  |  |
|--|----------------------|-----------------------------|--|--|
| DATE OF MEETING: Feb. 28th 2022 MEETING LOCATION: 16695 Marshall Ln. |                      |                             |  |  |
| MEETING START TIME: 6pm  | MEETING END TIME: 7: | 3Dpm                        |  |  |
| ATTENDEES:   |                      |                             |  |  |
| NAME (PLEASE PRINT)  | SIGNATURE:           | ADDRESS:                    |  |  |
| 1. CHARINE FALTSIOS  | Malith               | 16585 Buckanoch. Caldullab  |  |  |
| 2. Esther Read   | EstherReak           | 16718 Buckaroo, Caldudoth   |  |  |
| 3. Jerry Kachelmeyer C   | 22 R Kaufilms        | 15832 Goos WAY LAWE Charles |  |  |
| 4. ELDEN WINSLOW   | Ean winder           | 16752 FARMWAY RD            |  |  |
| 5. Ruth Moore  |                      | 16851 Warshall and          |  |  |
| 6. Petty Do King Bett  | Y JO King            | 16793 Marshall Lane         |  |  |
| 7. Tenny King Qui  | my ARay              | E [ (7 L                    |  |  |
| 8. JEANETTE KROES ynt  | filid                | 14895 MArshall Lone.        |  |  |
| 9.   |                      |                             |  |  |

| 10. | _ |  |  |  |
|-----|---|--|--|--|
| 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):

Jeremy Eells

APPLICANT/REPRESENTATIVE (Signature):

DATE: 2128122

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

#### Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (Rezone from Agriculture to Rural Residential) 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.

This meeting is for informational purposes and to receive feedback from you as we move through the 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 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 (Rezone) is applied.

The Neighborhood Meeting details are as follows Date: Feb. 28th. 2022 Time: 6:00 pm. Location: 16695 Marshall Ln. Caldwell, ID. 83607

This project is summarized below:

Site Location: 16695 Marshall Ln. Caldwell, ID. 83607 Proposed access: Marshall Ln. Total acreage: 8.94 Proposed lots: 3

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 <u>not</u> 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.

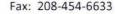
If you have any question prior to the meeting, please contact

Owner; Jeremy & Amber Eells at 208-880-1966 or jeremy.eells85@gmail.com Agent; Hannah Pruitt at 208-912-2790 or hannahp81@gmail.com

## LAND USE WORKSHEET

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605 www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633





| LAND USE WORKSHEET<br>Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications   |                     |  |  |
|---|---------------------|--|--|
| PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:  |                     |  |  |
| GENERAL INFORMATION   |                     |  |  |
| <ol> <li>DOMESTIC WATER: Individual Domestic Well □ Centralized Public Water System</li> <li>N/A - Explain why this is not applicable:</li> <li>How many Individual Domestic Wells are proposed? 2 proposed (1 is existed)</li> </ol> | ⊐ City              |  |  |
| 2. SEWER (Wastewater)       Individual Septic       Centralized Sewer system         N/A – Explain why this is not applicable:  | stem                |  |  |
| 3. IRRIGATION WATER PROVIDED VIA:   |                     |  |  |
| 4. IF IRRIGATED, PROPOSED IRRIGATION:   |                     |  |  |
| <b>5. ACCESS:</b><br>□ Frontage Easement Easement width <u>30 Ft</u> Inst. # <u>A P. 1319</u>   |                     |  |  |
| 6. INTERNAL ROADS:         □ Public         ▶ Private         Road User's Maintenance Agreement Inst # <u>2021</u> - 0  | 043911              |  |  |
| 7. FENCING De Fencing will be provided (Please show location on site plan)<br>Type: <u>Pasture Fencing</u> Height: <u>4-6 Feet</u>  |                     |  |  |
| 8. STORMWATER:   Retained on site  Swales  Ponds  Borrow  Other: <u>Aatural via yards</u> , fastures  gravel driv   | ow Ditches<br>reway |  |  |
| 9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, I<br>irrigation Council   | ake)                |  |  |

|    | RESIDENTIAL USES  |
|----|---|
| 1. | NUMBER OF LOTS REQUESTED:                                       |
|    | ₩ Residential <u>3</u> □ Commercial □ Industrial                |
|    | Common  Non-Buildable   |
| -  |   |
| 2. | FIRE SUPPRESSION:   |
|    | Water supply source: irrigation = 3 wells                       |
| 3. | INCLUDED IN YOUR PROPOSED PLAN?                                 |
|    | Sidewalks     Curbs     Gutters     Street Lights     None      |
|    | 11/1  |
| 1  | NON-RESIDENTIAL USES  |
| 1. | SPECIFIC USE:   |
| 2. | DAYS AND HOURS OF OPERATION:                                    |
| 2. | Monday to   |
|    | □ Tuesday to  |
|    | □ Wednesday to  |
|    | Thursday to   |
|    |   |
|    |   |
|    |   |
|    | Sunday to   |
| 3. | WILL YOU HAVE EMPLOYEES?  Ves If so, how many? No               |
| 4. | WILL YOU HAVE A SIGN?   Yes No No No No Non-Lighted Non-Lighted |
|    | Height: ft Width: ft. Height above ground: ft                   |
|    | What type of sign:Wall Freestanding Other                       |
|    | 5. PARKING AND LOADING:<br>How many parking spaces?             |
|    | Is there is a loading or unloading area?                        |
|    |   |

.

.

|    | ANIMAL CARE RELATED USES   |  |  |  |  |
|----|--|--|--|--|--|
| 1. | MAXIMUM NUMBER OF ANIMALS: 8   |  |  |  |  |
| 2. | HOW WILL ANIMALS BE HOUSED AT THE LOCATION?  |  |  |  |  |
| 3. | HOW DO YOU PROPOSE TO MITIGATE NOISE?  |  |  |  |  |
| 4. | ANIMAL WASTE DISPOSAL<br>□ Individual Domestic Septic System □ Animal Waste Only Septic System<br>↓ Other: Natural - pasture |  |  |  |  |

## ZONING AMENDMENT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605 <u>www.canyoncounty.id.gov</u>. |Phone: 208-454-7458|Fax: 208-454-6633



#### Select Application Type:

□ Zoning Map Amendment (Rezone)

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

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

□ Zoning <u>Text</u> Amendment (propose amendment to ordinance)

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

Master Application completed and signed (See attached application)
 Letter of Intent:

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

 ✓ Is the request generally consistent with the comprehensive plan?

- ✓ When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
- ✓ Is the request compatible with surrounding land uses?
- V Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
- Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
- V Does legal access to the subject property for the request exist or will it exist at the time of development?
- V Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
- Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)

Conditional rezone requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.

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

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

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

Draft of proposed ordinance change (text amendment only)-

- Deed or evidence of property interest to subject property
- State or \$1,235 for a Conditional Rezone
- □ \$2,500 Text Amendment

1

(Fees are non-refundable)

#### NOTE:

- 1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
- 2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

#### **CONDITIONAL REZONE OPTION:**

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. <u>Please discuss</u> the conditional rezone option with a DSD Planner prior to application submittal.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: \_\_\_\_\_

DSD Planner:

Associated Case No: \_\_\_\_\_

| ų                        |   |   |                         |
|--------------------------|---|---|-------------------------|
| CANYON C<br>111 North 11 | TION PLAN APPLICATION<br>COUNTY DEVELOPMENT SERVICES<br>1 <sup>th</sup> Avenue, #140, Caldwell, ID 83605<br>Phone: 208-454-7458 |   | COUNTREE 1              |
| Applicant(s)             | Seremy Fell<br>Name<br>16695 Meirsha<br>Street Address  | 5 268-886<br>Daytime Telephi<br>all Ln Califury U,<br>City, State                       |                         |
| Representative Nan       | ne  | 208-912-2790 hanr<br>Daytime Telephone Number / E-ma<br>n. Caldwell, ID.<br>City, State |                         |
| Location of Subject      | Property: <u>Farmway Rel</u> .<br>Two Nearest Cross Stre  | E Homedale Rol.<br>eets or Property Address   | <u>Calduell</u><br>City |
| Assessor's Account I     | Number(s): R 32703000   | Section <u></u> Township <u>_</u>   | 3N Range $3W$           |
| Is di                    | water rights available to it.<br>ry and has no water rights available to<br>Irn to the Development Services Depa                |   |                         |

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.

- Are you within an area of negotiated City Impact? <u>V</u> Yes <u>No</u>
   If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.
- 2. What is the name of the irrigation and drainage entities servicing the property?

|      |                | Irrigation: Wilder Irrigation  |
|------|----------------|--|
|      |                | Drainage: 1/1A   |
|      | 3.             | How many acres is the property being subdivided? $3, 94$   |
|      | 4.             |  |
|      | 5.             | How many inches of water are available to the property? 3.75 Acre Feet of water per Acre (if Available)                          |
|      | 6.             | How is the land currently irrigated?Image: SurfaceImage: Irrigation WellSprinklerAbove Ground PipeUnderground Pipe               |
|      | 7.             | How is the land to be irrigated after it is subdivided?SurfaceIrrigation WellSprinklerAbove Ground PipeUnderground Pipe          |
|      | 8.             | Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or place go                |
|      | $\overline{Q}$ | pipes go.<br>Trrigation water access/head gate is located at south-east corner<br>Facility and is delivered by underground pipe. |
|      |                |  |
|      | 9.             | Are there irrigation easement(s) on the property?  |
| ATIA | 10             | ). How do you plan to retain storm and excess water on each lot?   |
| NA   |                |  |

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

## Irrigation Plan Map Requirements

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

| 10      | All canals, ditches, and laterals with their respective names.  |
|---------|---|
| 2       | Head gate location and/or point if delivery of water to the property by the irrigation entity.            |
| N/A3    | Rise locations and types, if any.   |
| 42      | Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways). |
| N/A 5   | Slope of the property in various locations.   |
| 61      | Direction of water flow (use short arrows $\rightarrow$ on your map to indicate water flow direction).    |
| N/A 7 🗖 | Direction of wastewater flow (use long arrows $\rightarrow$ on you map to indicate wastewater direction). |
| N/A 8   | Location of drainage ponds or swales, anywhere wastewater will be retained on the property.               |
| 9       | Other information:  |
|         |   |

#### Also, provide the following documentation:

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

## The Landing Spot Subdivision. Clarification to the Irrigation Plan.

All 3 lots of The Landing Spot Subdivision will access irrigation water from the existing underground pipeline currently running along the east and north property lines. (see drawings/notes on map)

Each lot owner will be responsible for creating their own irrigation setup under the guidelines that all lawns and pastures will be sprinkler irrigated. And all gardens and garden beds will be watered via drip lines or soaker hoses for water conservation and eliminating any water runoff/puddling.

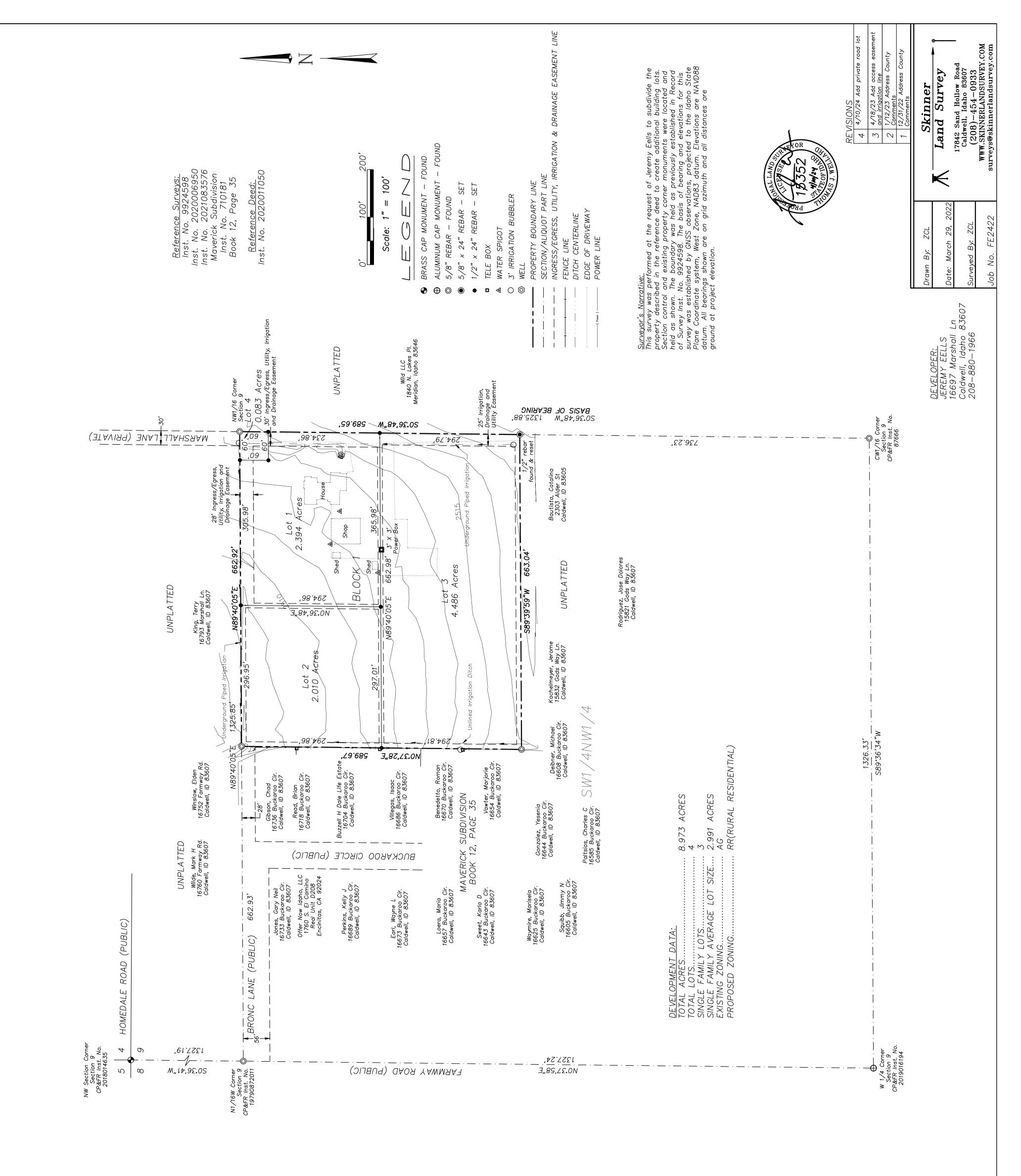
## Please sign and date!

Jen 7/21/23

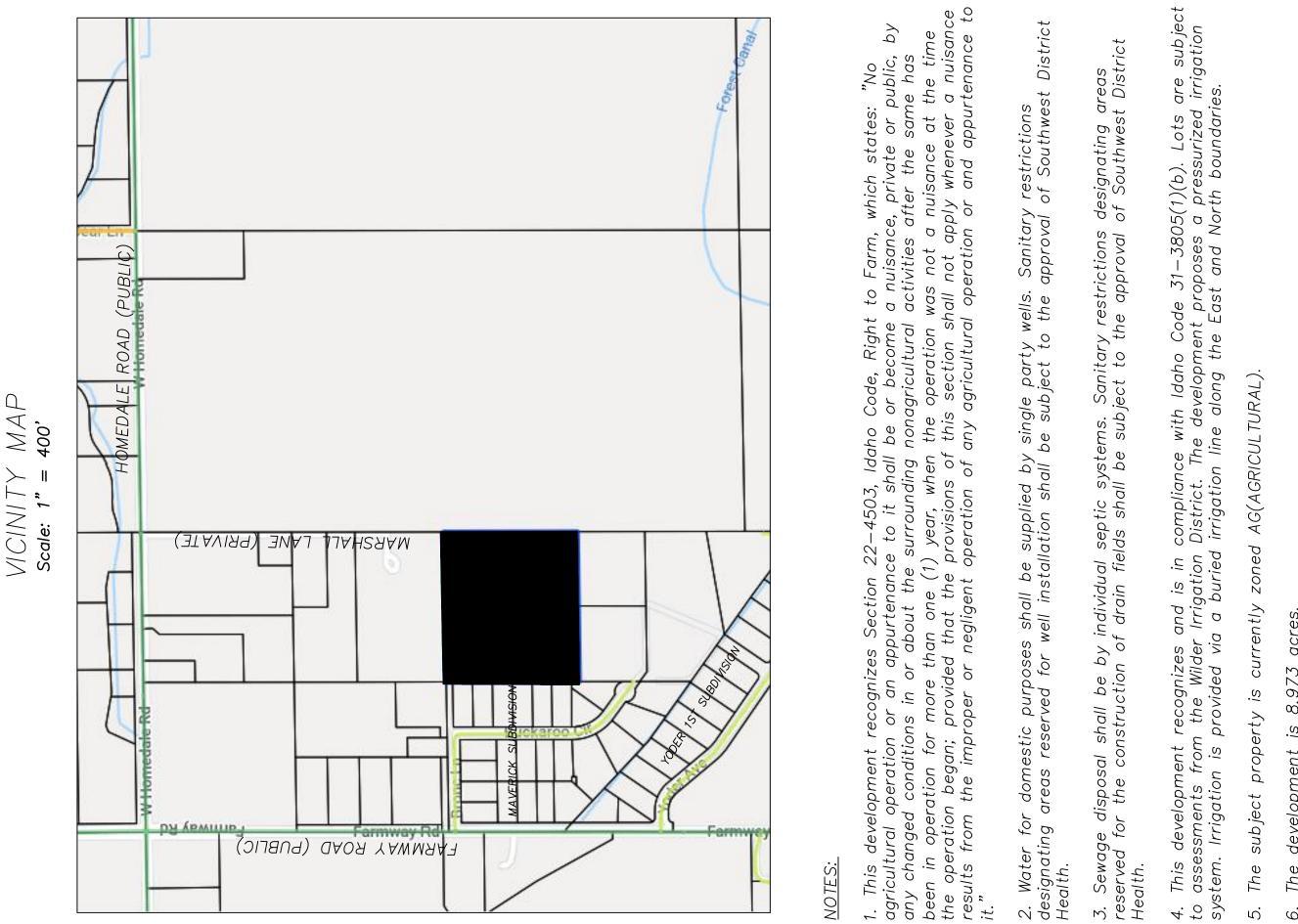
## Boise Project Board of Control

is proposed delivery box for lot 2 proposed delivery 32703A BEC are existing delivery boxes for box lots 1 = 3 Private under ground Ppipe-Also there is a 30' irrigation easement along lover this pipe. -> Delivery Box 0.52 Jock Cane 5/4/2022, 3:01:44 PM 1:4,514 0.03 0.06 0.11 mi Facility Point Features 0 Drain Pipe 0.17 Au 0.04 0.09 3-Sided Structure ×. Headgate Weir . -Crossing Source: Esn, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esn, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community -**Delivery Box** 

GIS Mapping



SUBDIVISION A PORTION OF THE SW 1/4 NW 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO 2023 SPOTTHE LANDING



it.

The development is 8.973 acres. 6. development consists of 3 residential lots and 1 private road lot. This Γ.

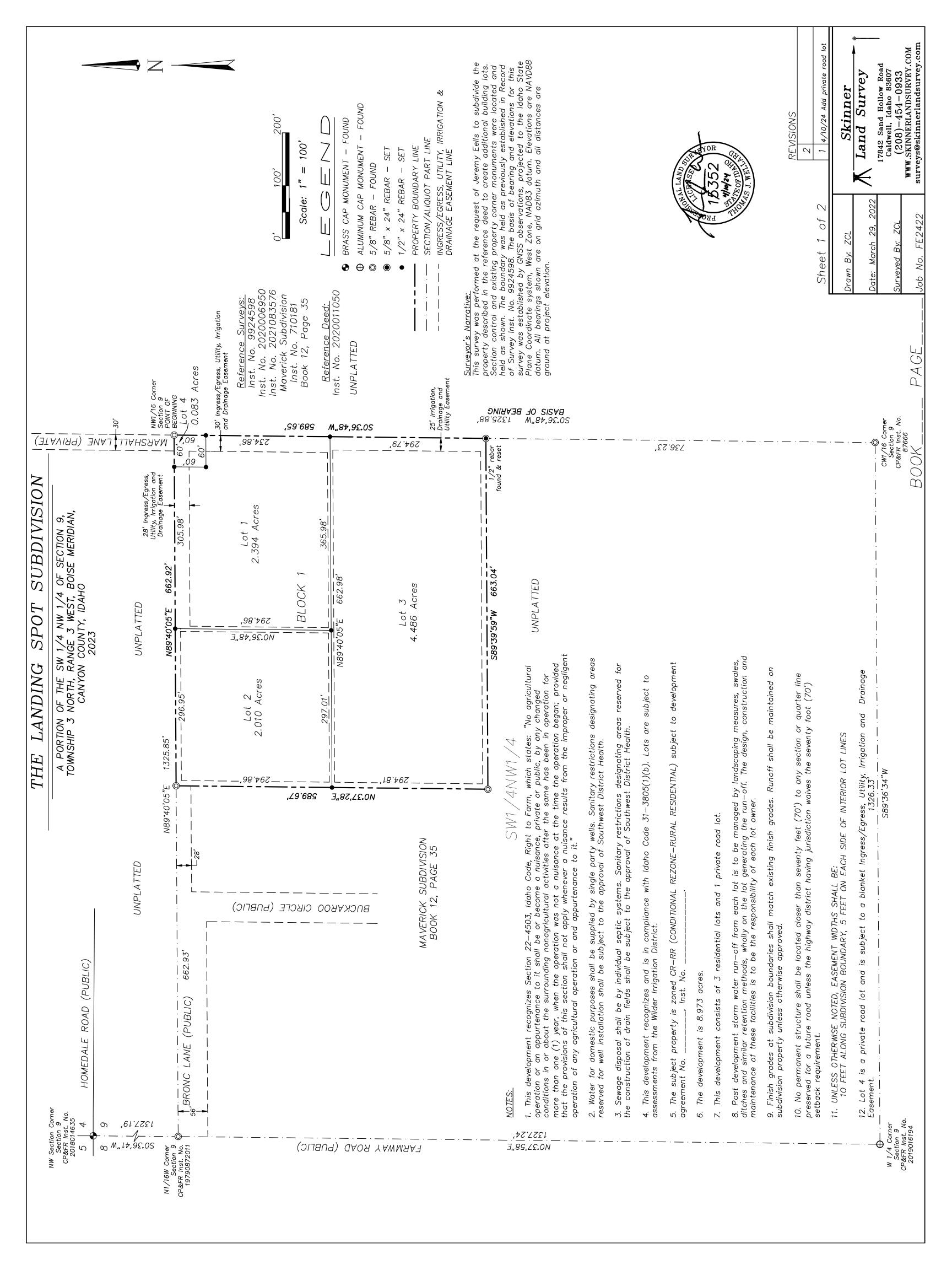
Post development storm water run—off from each lot is to be managed by landscaping measures, ales, ditches and similar retention methods, wholly on the lot generating the run—off. The design, nstruction and maintenance of these facilities is to be the responsibility of each lot owner. swales, ditche construction ςΩ.

9. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.

10. No permanent structure shall be located closer than seventy feet (70') to any section or quarter line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement.

11. UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE: 10 FEET ALONG SUBDIVISION BOUNDARY, 5 FEET ON EACH SIDE OF INTERIOR LOT LINES

12. Lot 4 is a private road lot and is subject to a blanket Ingress/Egress, Utility, Irrigation and Drainage Easement.





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

## **Preliminary Plat Check-List**

| Applicant: Jeremy Eells            | Case Number: SD2022-0030 |
|------------------------------------|--------------------------|
| Subdivision Name: The Landing Spot | Plat Date: 4/18/2023 (4) |

## CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

| A. FORM OF PRESENTATION  | <u>Meets Code / Comments</u> |
|--|------------------------------|
| 1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission).   | Meets Code                   |
| 2. Size of Drawing (No larger than 24' x 36")  | Meets Code                   |
| B. IDENTIFICATION AND DESCRIPTIVE DATA   | <u>Meets Code / Comments</u> |
| 1. Proposed name of subdivision and its location by section, township, and range.  | Meets Code                   |
| 2. Reference by dimension and bearing to a section corner or quarter section corner.   | Meets Code                   |
| 3. Name, address and phone number of developer.  | Meets Code                   |
| 4. Name address and phone number of the person preparing the plat.   | Meets Code                   |
| 5. North arrow.  | Meets Code                   |
| 6. Date of preparation.  | Meets Code                   |
| 7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet. | Meets Code                   |

| 8. Vicinity map drawn to scale, clearly showing proposed subdivision     | Meets Code |
|--|------------|
| location in relationship to adjacent subdivisions, main arterial routes, |            |
| collector streets, etc.  |            |

| C. EXISTING CONDITIONS DATA  | Meets Code / Comments  |
|--|--|
| 1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope.   | Meets Code   |
| 2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of know areas subject to inundation.  | Meets Code   |
| 3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract. | Meets Code   |
| 4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract.  | Meets Code   |
| 5. Existing zoning classification, by note.  | Meets Code   |
| 6. Approximate acreage of the tract, by note.  | Meets Code   |
| 7. Boundary dimensions of the tract.   | Meets Code   |
| 8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract.   | Meets Code   |
| D. PROPOSED CONDITIONS DATA  | Meets Code / Comments  |
| 1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract.  | Meets Code<br>The driveways will need to meet the<br>standards in CCZO 07-10-03. See 07-10-<br>03 (2) regarding fire district approval and<br>07-10-03 (3)B regarding engineer<br>certification. If there are discrepancies                |
|  | between fire district driveway<br>constructions standards and the<br><b>minimum</b> standards in CCZO 07-10-03<br>the more stringent shall apply.<br>These requirements need to be satisfied<br><u>prior to certificate of occupancy</u> . |
|  | We do need evidence that Marshall Ln<br>meets (and will continue to meet) CCZO<br>07-10-03 <u>prior to BOCC final plat</u>   |

|  | signature. Sounds like you might have<br>that evidence laying around from<br>Jeremy's building permit process. The<br>road requires pass off from the fire<br>district and engineer's certification.   |
|--|--|
| 2. Typical lot dimensions including curvilinear data to scale; each lot<br>numbered individually; total number of lots by type and grand total. A<br>private road must be a lot.   | Meets Code   |
| 3. Location, width and use of easements.   | Meets Code   |
| 4. Designation of all land to be dedicated or reserved for public use with use indicated.  | NA   |
| 5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.                                   | NA   |
| 6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided.  | NA   |
| 7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development. | NA   |
| 8. All roads must be labeled as either "private" or "public" behind or beneath the road name.  | Meets Code   |
| E. PROPOSED UTILITY METHODS  | Meets Code / Comments  |
| 1. <b>Sewage:</b> A statement as to the type of proposed sanitary sewage facilities.   | Meets Code   |
| 2. Water Supply: A statement as to the type of proposed water supply facilities.   | Meets Code   |
| 3. <b>Storm Water Disposal:</b> A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system.                                       | Meets Code   |
| 4. <b>Irrigation System:</b> A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design  | Meets Code   |
| and operation of any proposed irrigation system.   | Prior to County signature on the final<br>plat the system will need to be approved<br>by City of Caldwell zoning authority and<br>council (31-3805 b(ii)) as well as the<br>County.<br>It seems irrigation water can be delivered<br>to all proposed lots without construction<br>of new improvements. No construction<br>drawings required. |

| Meets Code |
|------------|
|            |
|            |
|            |
|            |

## PRELIMINARY PLAT REVIEWED ON

4/20/2023 - 6/13/2023

## COMPLIANCE WITH CONDITIONS OF APPROVAL

Meets / Comments

CR2022-0020 Conditional Rezone from "A" to "RR" to be heard with the Short Plat. Conditions of Approval are Pending

## PLAT REVIEWED BY:

Stephanie Hailey and Devin Krasowski

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



April 18, 2024

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

## **Re: The Landing Spot Subdivision Preliminary Plat Application**

Dear Ms. Hailey,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Landing Spot Subdivision dated April 10, 2024. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17.

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

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

Sincerely, KELLER ASSOCIATES, INC.

in While

Justin Walker, P.E. County Engineer

cc: File



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

## **Final Plat Check-List**

| Applicant: Jeremy Eells            | Case Number: SD2022-0030 |
|------------------------------------|--------------------------|
| Subdivision Name: The Landing Spot | Plat Date: 4/18/23 (3)   |

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

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

| 1. METHOD & MEDIUM OF PRESENTATION   | Meets Code / Comments              |
|--|------------------------------------|
| A. All plats to be recorded shall be prepared on a drafting medium in accordance with Requirements of Idaho Code Title 55, Chapter 19, paragraph (1) for Records of Survey Maps.                                 | Meets Code                         |
| B. The plat shall be drawn to an accurate scale of not more than one hundred feet to an inch (1"=100') unless otherwise approved by DSD prior to submission.   | Meets Code                         |
| C. The final plat drawing shall be additionally submitted in digital form approved by the Director.  | Meets Code                         |
| 2. IDENTIFICATION DATA REQUIRED  |                                    |
| A. A title which includes the name of the subdivision and its location by number of section, township, range and county shall be placed together at one location at the top of the sheet and generally centered. | Meets Code                         |
| B. Name, address and official seal of the surveyor preparing the plat.   | Meets Code                         |
| C. North arrow.  | Meets Code                         |
| D. Date of preparation.  | Meets Code                         |
| E. Revision block showing dates of any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing.     | Please fill in the revision block. |

| 3. SURVEY DATA REQUIRED   | <u>Meets Code / Comments</u> |
|---|------------------------------|
| A. Boundaries of the tract to be subdivided and the interior lots are to<br>be fully balanced and closed, showing all bearings and distances<br>determined by an accurate survey in the field. All dimensions shall be<br>expressed in feet and decimals thereof. | Meets Code                   |
| B. Any excepted lots within the plat boundaries shall show all bearings<br>and distances determined by an accurate survey in the field. All<br>dimensions shall be expressed in feet and decimals thereof.  | NA                           |
| C. Basis of bearing on the plat shall be referenced.  | Meets Code                   |

| 4. DESCRIPTIVE DATA REQUIRED  | Meets Code / Comments |
|---|-----------------------|
| A. Name, right-of-way lines, courses, lengths, width of all private   | Meets Code            |
| and public streets, alleys, pedestrian ways and utility easements.  |                       |
| B. All drainage ways.   | Meets Code            |
| C. All easements provided for public services or utilities and any limitations of the easements.  | Meets Code            |
| D. All lots and blocks shall be numbered throughout the plat in accordance with Idaho Code. "Exceptions", "tracts", and "private parks" shall be so designated, lettered or named and clearly dimensioned.      | Meets Code            |
| E. All sites to be dedicated to the public will be indicated and the intended use specified.  | NA                    |
| F. All roads must be labeled as either "private" or "public" behind or beneath the road name.   | Meets Code            |
| G. The area of each lot shall be stated in acres and decimals thereof.  | Meets Code            |
| H. The statement from Idaho Code 22-4503 or any later amended statutory language shall appear on all final plats located in a zone where agricultural uses are allowed or permitted.                            |                       |
| I. A note as to the type of sewage disposal facilities to be provided.  | Meets Code            |
| J. A note as to the type of water supply facilities to be provided.   | Meets Code            |
| K. Required section and quarter-section line setbacks.  | Meets Code            |
| 5. DEDICATION AND ACKNOWLEDGMENT  | Meets Code / Comments |
| A. A statement of dedication of all streets, alleys, pedestrian ways and<br>other easements for public use by the person holding title of record<br>and by person holding title as vendees under land contract. | NA                    |

| B. Acknowledgement of dedication: The dedication referred to in<br>Section 07-18-17 of this Chapter shall be in the form of a certificate<br>acknowledged in accordance with Idaho Code 50-1309.   | NA                    |
|--|-----------------------|
| 6. REQUIRED CERTIFICATIONS   | Meets Code / Comments |
| A. Landowner's signature.  | Meets Code            |
| B. Certification by a surveyor stating that the plat is correct and accurate<br>and that the monuments described in it have been located as<br>described.  | Meets Code            |
| C. Certification of plat approval by the County Surveyor.  | Meets Code            |
| D. Certification of plat approval by the Board.  | Meets Code            |
| E. Approval or certification of comment by impacted agencies that may<br>include: Highway Districts, Health Department, the City when the<br>development is in an area of City Impact, Treasurer, Recorder, and State<br>and Federal agencies having jurisdiction. | Meets Code            |

## FINAL PLAT REVIEWED ON

6/13/23

## COMPLIANCE WITH CONDITIONS OF APPROVAL

*Meets Conditions / Comments* 

CR2022-0020 Conditional Rezone to be heard with the Short Plat application. Conditions of Approval are pending.

### PLAT REVIEWED BY:

Stephanie Hailey and Devin Krasowski

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



April 18, 2024

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

## Re: The Landing Spot Subdivision Final Plat Application

Dear Ms. Hailey,

Keller Associates, Inc. has reviewed the Landing Spot Subdivision Final Plat dated April 10, 2024. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17.

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

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

Sincerely, KELLER ASSOCIATES, INC.

is While

Justin Walker, P.E. County Engineer

cc: File

GROWING POSSIBILITIES



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

June 11, 2024

Dalia Alnajjar Engineering Supervisor Development Services Department 111 North 11<sup>th</sup> Ave. #310 Caldwell, Idaho 83605

### Re: 16695 Marshall Ln – Private Road Spot Check

Dear Ms. Alnajjar,

Keller Associates, Inc. completed an inspection of the private road located at 16695 Marshall Ln. We inspected the private road for conformance with the Canyon County Code Ordinance 07-10-03 and standard construction practices.

The private road appears to meet Canyon County Code and we recommend acceptance of the private road. Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely, KELLER ASSOCIATES, INC.

Justin Walker, P.E. County Engineer cc: File























# **CANYON SOIL CONSERVATION DISTRICT**



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

SUPERVISORS: Mike Swartz, Chairman; Robert McKellip Vice Chairman; Dave Dixon, Secretary/Treasurer; Mike Somerville, Supervisor; & Rex Runkle, Supervisor ASSOCIATE SUPERVISORS: Tom Johnston, Rich Sims & Matt Livengood SOIL CONSERVATION DISTRICT STAFF: Lori Kent; Administrative. Assistant & Stan Haye, Soil Conservation Technician

### August 12, 2022

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

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

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

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

Comments from Canyon County SCD:

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

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

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

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

CR2022-0018, Mireya Fleix- no comments

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

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

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

# **CANYON SOIL CONSERVATION DISTRICT**



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

SUPERVISORS: Mike Swartz, Chairman; Robert McKellip Vice Chairman; Dave Dixon, Secretary/Treasurer; Mike Somerville, Supervisor; & Rex Runkle, Supervisor ASSOCIATE SUPERVISORS: Tom Johnston, Rich Sims & Matt Livengood SOIL CONSERVATION DISTRICT STAFF: Lori Kent; Administrative. Assistant & Stan Haye, Soil Conservation Technician

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

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

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

Continued Partnership and Conservation. Sincerely,

ing for: Mike Swartz, Canyon SCD Chairman

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

Soil Capability Classes definitions

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

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

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

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

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

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

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

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

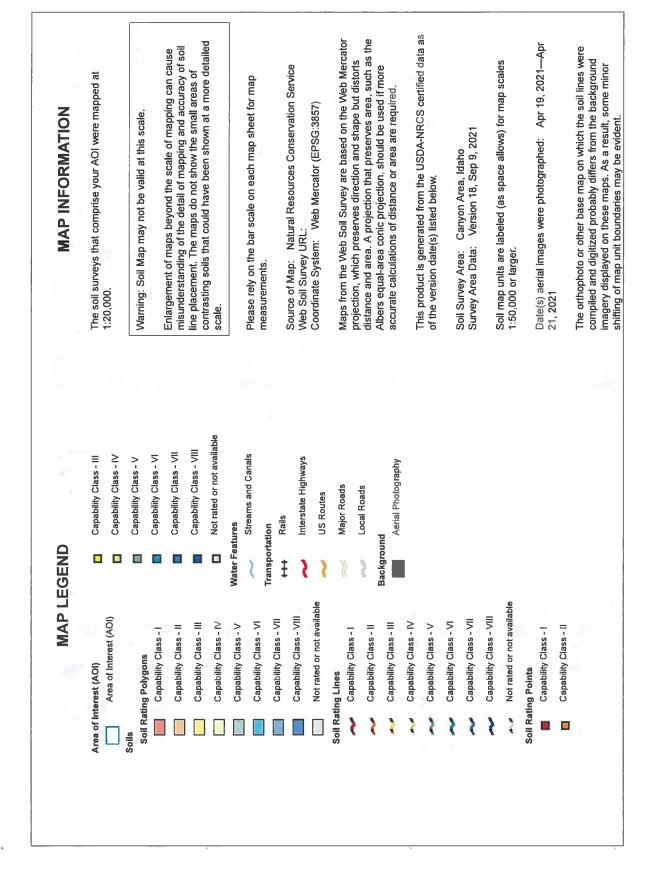
Class VII/Least-Suited: Very severe limitations make them unsuited to cultivation and restrict their use mainly to grazing, woodland, or wildlife.

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

# Custom Soil Resource Report Map—Irrigated Capability Class (CR2022-0020 Jeremy Eells Juli McCoy)



Custom Soil Resource Report



œ



### CANYON HIGHWAY DISTRICT No. 4 15435 HIGHWAY 44 CALDWELL, IDAHO 83607

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

August 18, 2022

Canyon County Board of Commissioners and Planning & Zoning Commission 111 N. 11<sup>th</sup> Street Caldwell, Idaho 83605 Attention: <u>zoninginfo@canyoncounty.id.gov</u>

### RE: CR2022-0020

Conditional Rezone from Agricultural to C-R-R Rural Residential Canyon County Parcel R32703 aka 16697 Marshall Lane

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the application for Conditional Rezone of the above described parcel R32703 from Agricultural to C-R-R Rural Residential and offers the following comments on the proposed use:

### General

The subject property consists of 1 parcel totaling approximately 8.9 acres, located south of Galloway Rd and east of Emmett Rd in the NW ¼ Section 25 T5N R3W. The request includes a development agreement, and limits division of the property to no more than three lots.

The subject property does not appear to have any frontage on a public road. A public right-of-way for Bronc Lane, 28-feet in width, is contiguous with the subject property at the northwest corner. No public roadway improvements existing within this right-of-way. The subject property is served by a private road (Marshall Lane) which extends north from the northeast corner of the site approximately 1,320-feet to Homedale Rd. CHD4 has record of an access easement to serve the subject property along Marshall Lane (Inst. No. 719749), but does not guarantee its validity. The subject property is located within 1,800 feet of Caldwell city limits, lies within the Caldwell impact area, and is considered urban for purposes of development.

Homedale Rd is classified as a minor arterial on the functional classification maps adopted by CHD4 and Canyon County. The private Marshall Lane access to Homedale Rd is located approximately ¼ mile east of Farmway Rd, which is consistent with collector road spacing for an urban minor arterial. The private Marshall Lane approach to Homedale Rd may be consolidated with a future public road access when the parcel east of the subject property is developed.

**Outparcels** (Not applicable to this request)

### Access

The existing private Marshall Lane approach to Homedale Rd has been improved to meet current CHD4 commercial or multi-family approach standards, and includes a paved apron. This approach is suitable to serve the two additional residential parcels proposed by the applicants. An access permit from CHD4 is required for any new residential construction.

### **Transportation Impacts:**

The proposed two new residential lots are not anticipated to exceed the 500 trips/day threshold which would require a traffic impact study, nor to generate sufficient new traffic to significantly impact the existing or planned transportation network. Traffic impacts from the proposed development may be mitigated through development impact fees collected from new residential construction. CHD4 is currently in development of a capital improvement plan and impact fee program to enact impact fees in this area, but will require the County to participate in adoption of that plan.

### **Section Line Setbacks**

Not applicable to this site.

CHD4 does not opposed the requested zoning changes, but requests the Commission make these comments conditions of any approved land use action. CHD4 also recommends the applicants submit a plat application to CHD4 at the same time application is made to Canyon County to allow both review processes to occur simultaneously.

Please feel free to contact me with any questions on this matter.

Respectfully,

Chris Hopper, P.E. District Engineer

File: Homedale Rd- CR2022-0020 Marshall Lane Rezone\_Eells

| Map unit symbol          | Map unit name   | Rating | Acres in AOI | Percent of AOI |
|--------------------------|---|--------|--------------|----------------|
| РрВ                      | Power-Purdam silt<br>loams, 1 to 3 percent<br>slopes  | 3      | 20.1         | 81.4%          |
| PpD                      | Power-Purdam silt<br>loams, 7 to 12 percent<br>slopes | 6      | 1.0          | 4.0%           |
| PrB                      | Purdam silt loam, 1 to 3 percent slopes               | 3      | 3.2          | 13.1%          |
| PrC                      | Purdam silt loam, 3 to 7 percent slopes               | 4      | • 0.4        | 1.5%           |
| Totals for Area of Inter | est   | 24.6   | 100.0%       |                |

# Table—Irrigated Capability Class (CR2022-0020 Jeremy Eells Juli McCoy)

# Rating Options—Irrigated Capability Class (CR2022-0020 Jeremy Eells Juli McCoy)

Aggregation Method: Dominant Condition Component Percent Cutoff: None Specified Tie-break Rule: Higher

9

### BEFORE THE BOARD OF COMMISSIONERS OF HIGHWAY DISTRICT NO. 4

| In the Matter of the:                   | ) |                     |
|---|---|---------------------|
| APPLICATION FOR FINAL PLAT              | ) | CASE NO. FP-24-01-1 |
| ACCEPTANCE FOR                          | ) |                     |
| THE LANDING SPOT SUBDIVISION            | ) | ORDER OF FINAL PLAT |
|   | Ĵ | ACCEPTANCE          |
| Jeremy & Amber Eells, Applicants        | Ĵ |                     |
|   | ) |                     |
| Section 1. Introduction Basis for Order | , |                     |

# **1.1** This matter coming before the Board of Commissioners on the 18<sup>th</sup> day of January, 2024 for Final Plat approval pursuant to the application of the above named Applicant to the Board of Commissioners of Highway District No. 4 as required by Idaho Code § 50-1312, which provides in part: .....that in a county where a highway district exists and is in operation no such plat shall be accepted for recording by the county recorder unless the acceptance of said plat by the commissioners of the highway district is endorsed thereon in writing; and as required by Section and 07-23-13 (6) F of the Canyon County Code which provides: (6) Required Certifications: The following certifications shall be placed on the signature page of the final plat: .... F. Approval or certification or comment by impacted agencies that may include: highway districts, health department, the city when the development is in an area of impact, treasurer, recorder, and state and federal agencies having jurisdiction; and

**1.2** Pursuant to the provisions of *Highway Standards and Development Procedures for the Association of Canyon County Highway Districts (ACCHD) Manual* [2022 Edition] [hereinafter referred to as "HSDP"] as set forth in Section 2010, the General Procedures and Conditions for Subdivision Plat Approval.

### Section 2. Findings

The Board of Commissioners makes the following Findings:

- **2.1** The Director has approved the Final Plat dimensions and verified that all conditions required by this Highway District for Final Plat acceptance have been incorporated into the Final Plat as presented.
- **2.2** The subject Plat contains neither dedication of right-of-way or public roads or streets nor any required publicly dedicated improvements.

### Section 3. Order of the Board of Commissioners

This Board of Commissioners, having made its Findings and good cause appearing, does hereby Order and this does order that:

- 3.1 The Final Plat of "The Landing Spot Subdivision" prepared by Thomas J. Wellard, PLS, No. 15352, dated and stamped April 18, 2023 [herein referred to for convenience as "Final Plat"] is accepted subject to the conditions herein stated.
- 3.2 The Conditions of this Order of Final Plat Acceptance are as follows:
  - 3.2.1 Condition Subsequent: This Order is subject to a condition subsequent that the Final Plat herein accepted and approved is hereinafter approved by the Canyon County Commissioners without change and recorded in the records of the Canyon County Recorder's Office on or before the 18th day of January, 2025 and this Order is automatically rescinded in the event this condition subsequent is not timely completed.
- 3.3 The Chairman of the Board of Commissioners is authorized to sign the plat on behalf of Highway District No. 4.

3.4 The Secretary is directed to file the original of this Order in the official records of this Highway District and to serve a copy upon the Applicant, the Director of Development Services Department of Canyon County, the Director and the Highway District Engineer.

BY ACTION OF THE BOARD OF COMMISSIONERS at its regular meeting held on the 1844 day of <u>January</u>, 20<u>24</u>.

**ATTEST:** 

Angola I. Harrold

Highway District Secreta

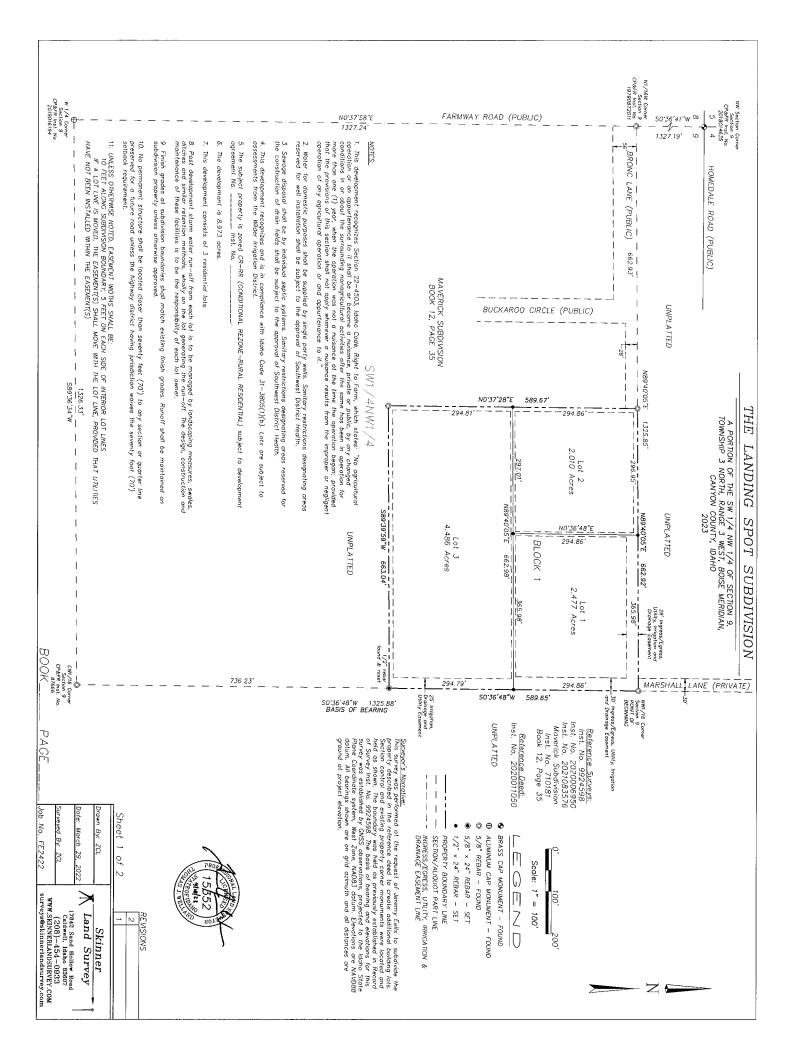
Chairman, Board of Commissioners By:

Copy served upon Applicant, Director of Development Services Department of Canyon County, the Director and the Highway District Engineer.

Dated: 1/18/2021 By: <u>Ang.ela f. Hameld</u> Highway District Secretary

ORDER OF FINAL PLAT ACCEPTANCE

Page 2 of 2



| Caldwell Oity Engineer Date  | APPROVAL OF CALDWELL CITY ENGINEER<br>I. The undersigned. Caldwell City Engineer, hereby state that the<br>recommended conditions of the City of Caldwell have been satisfied for<br>this plat.   | On this day of, in the year of 20 before<br>me, the undersigned, a notary public, personally oppeared Jeremy &<br>Amber Eelis, husband and wife, proved to me on the basis of<br>satisfactory evidence to be the persons whose normes are subscribed<br>to the within instrument, and acknowledged to me that they executed<br>the same. | ACKNOWLEDGEMENT<br>STATE OF IDAHO<br>)S.S.<br>COUNTY OF CANYON<br>)   | Jeremy Eells Amber Eells                  | thence North 8940.05 East along the North Boundary of the E 2 XW ½ NW ½ of<br>distance of 662.92 feet to the POINI OF BEGINNING, sold parcel being 8.973<br>acres more or less, and being subject to any and all easements and rights of<br>way of record or implied.                  | thence leaving said East boundary bearing South 89'39'59" West a distance of<br>663.04 feet to a point on the East boundary of Moverick Subdivision also being<br>the West boundary of the E ½ SW ¼ NW ¼, a found 5/8 inch diameter rebar;<br>thence North 00'37'28" East along said East boundary a distance of 589.67 feet<br>to the Northeast corner of said Moverick Subdivision, a found 5/8 inch diameter<br>rebar; | This parcel is a portion of the $E_{2}^{1}$ SW $\frac{1}{2}$ NW $\frac{1}{2}$ of Section 9 in Township 3 North,<br>Range 3 West of the Boise Meridian, Canyon County, Idaho and is more<br>particularly described as follows:<br>BEGINNING at the Northeast corner of said SW 1/4 NW 1/4 (NW1/16 Corner,<br>Section 9), a found 5/8 inch diameter rebar;<br>thence South 00'36'48" West along the East boundary of the SW ½ NW ½ a<br>distance of 589.65 feet to a 5/8 x 24 inch rebar set with a plastic cap<br>stamped P.L.S. 15352; | OWNERS' CERTIFICATE<br>We, Jeremy & Amber Eells, husbond and wife, say we are the owners of<br>this properly, being more particularly described in the legal description<br>below, state that it is our intention to include said property in the<br>subdivision plat, and that we do for ourselves, heirs, transferees,<br>successors and assigns. The easements shown on the plat are not<br>deficated to the public but intended only for the right and purpose set<br>forth on the plat and no structures other than those for Utility. Irrigation<br>and Drainage purposes are to be erected within limits of the easements. |
|--|---|--|---|---|--|---|--|---|
| EX-OFFICIO RECORDER DEPUTY BOOK_   | COUNTY RECORDER'S CERTIFICATE<br>INSTRUMENT NUMBER: FE<br>STATE OF IDAHO<br>COUNTY OF CANYON \$ S.<br>I HEREARY CENTY THAT THIS INSTRUMENT WAS<br>FLED AT THE REOLEST OF SURVEY LAND<br>SURVEY CO. ATNINTES PAST COLOCK<br>N THISDAY OF20 | Chairman Date  | APPROVAL OF CANYON HIGHWAY DISTRICT<br>Canyon Highway District No. 4 does hereby accept this plat in<br>accordance with the provisions of I.C. § 50-1312. Private streets<br>depicted on this plat are not maintained by or under the jurisdiction<br>of the Highway District. There is no legal obligation or assurances that<br>the private streets will be accepted as public streets in the future. | Southwest District Health Department Date | SOUTHWEST DISTRICT HEALTH DEPARTMENT<br>Sonitary restrictions as required by Idaho Code, Title 50, Chapter 13,<br>have been satisfied. Sanitary restrictions may be re-imposed, in<br>accordance with Section 50-1326, Idaho Code, by the issuance of a<br>certificate of disapproval. | Thomos J. Weilard   | I, Thomas J. Wellard, P.L.S., do hereby certify that I am a professional<br>land surveyor licensed by the State of Idaho, and that this plat,<br>as described in the certificate of owners' and the attached<br>plat, was drawn from an actual survey made on the ground under<br>my direct supervision and accurately represents the points platted<br>thereon in conformity with the State of Idaho codes relating to<br>plats, surveys and the corner perpetuation and filing act, Idaho<br>Code 55–1601 through 55–1612.           | THE LANDING SPOT SUBDIVISION<br>A PORTION OF THE SW 1/4 NW 1/4 OF SECTION 9.<br>TOWNSHIP 3 NOFTH, RANGE 3 WEST, BOISE MERIDIAN,<br>CANYON COUNTY, IDAHO<br>2023<br>SURVEYOR'S CERTIFICATE   |
| Date:         Mgrch         29, 2022         / / / / / / / / / / / / / / / / / / / | Sheet 2 of 2<br>Drown By ZCL Skinner  | Chairman Clerk   | APPROVAL OF BOARD OF COUNTY<br>COMMISSIONERS OF CANYON COUNTY<br>Accepted and approved this day of, 20 by<br>by the Canyon County Commissioners, Canyon County, Idaho.  |   | County Treasurer Date  | CERTIFICATE OF COUNTY TREASURER<br>I. Trocie Lloyd, County Treosurer in and for the County of Canyon,<br>State of Idaino, per the requirements of I.C.SO-1308, do hereby certify<br>that any and all current and/or delinquent County Property Taxes for<br>the property included in this proposed subdivision have been paid in full.<br>This certificate is valid for the next thirty (30) days only.                   | County Surveyor Date   | CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR<br>I, the undersigned, Professional Land Surveyor, for Canyon County,<br>idaho do hereby certify that I have checked this plat and that it<br>complies with the State of Idaho Code relating to plats and surveys.  |

## The Landing Spot Subdivision

