

Dan Lister

From: Tony Almeida
Sent: Wednesday, October 25, 2023 11:09 AM
To: Dan Lister
Subject: RE: Subdivision Name _Lippert Subdivision (SD2023-0006)

Lipper Sub has been reserved.

Tony

From: Dan Lister
Sent: Wednesday, October 25, 2023 10:39 AM
To: Tony Almeida <tony.almeida@canyoncounty.id.gov>
Subject: Subdivision Name _Lippert Subdivision (SD2023-0006)

Tony,

Is the subdivision name Lippert Subdivision reserved? If not, please reserve it.

Thanks!

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959
Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

October 30, 2023

Canyon County Development Services Department
111 North 11th Ave. Suite 140
Caldwell, ID 83605
(208) 454-7458

RE: Short Plat. Parcel R37431010
Case No. SD2023-0006
Applicant: Wayne Lippert
Planner: Daniel Lister

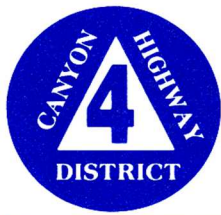
The parcels are located at 9626 E Gilbert Rd, Middleton, Idaho.

According to the District's records, this parcel does not receive irrigation water and has no District facilities on or adjacent to the parcel. Black Canyon Irrigation District does not have any additional comments.

Thank You,

Donald Popoff

Donald Popoff P.E.
District Engineer
Black Canyon Irrigation District



October 10, 2023

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

David Evans and Associates
9175 W Black Eagle Dr.
Boise, ID 83709
Attention: Derritt Kerner, P.E.

RE: **Lippert Subdivision**
Canyon County Parcel R374310100

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the short plat application for Lippert Subdivision of approximately 20 acres, located in T5N R2W Section 21. Applicant is requesting to subdivide the parcel creating 2 lots, Lot 1 of 14.28 Acres and Lot 2 of 4.86 Acres. CHD4 provides the following comments on the proposed development:

Right-of-way

Breezy Lane is located on the subject parcel's east side. Samsons Trail Subdivision dedicated a 40' wide strip of land extending east of the 1/64th line for a length of approximately 1,320' and terminates at a gravel cul-de-sac at the Lippert Subdivision NE corner. Breezy Lane is classified as open public right-of-way not maintained by CHD4.

Gilbert Road is located on the subject parcel's south side. Said right-of-way extends from Eric Lane and terminates at Merlynn Lane, approximate length of 2,125'. Right-of-way dedication was provided from Lansing Heights Subdivision along the east/west 1/4-section line and extends south 40'. Parcel R37431017A0, parcel directly west of the subject parcel, requested to reclassify this right-of-way.

The Gilbert right-of-way was reclassified to open right-of-way subject to construction. The portion reclassified begins at Merlynn Lane and extends east approximately 1,322'. It was not feasible to construct Gilbert Road as a publically maintained road from Eric Lane extending west due to the topography and limited ROW. Since approval of the reclassification, the surrounding residents have made an application to CHD4 to close that previously opened subject to construction right-of-way. Furthermore, based on multiple inquiries from the public, it appears that parcel owner has listed the parcel for sale. If improvements to the Gilbert Road ROW and Merlynn Lane do not occur to the satisfaction of CHD4 by June 22, 2024 or a request for extension not received at that same time the right-of-way will revert back to closed public right-of-way.

Given parcel R37431017A0 challenges for access, there are at least 3 possible solutions. Below is the order of CHD4 preference:

1. Lippert Subdivision provide 70' wide easement along entire south property line of Lot 1 to benefit parcel R37431017A0. Driveway within this easement to be constructed by parcel R37431017A0 at time of development.
 - a. See Private Road concept for details
 - i. Limits of road construction generally fit within the 70' easement. Future construction of this private road could add a retaining wall approx. 2.5' high to keep limits within easement
 - b. Surrounding residents likely prefer this direction as it locates road away from their homes
2. Parcel R37431017A utilize the previously reclassified ROW (Merlynn to parcel R37431017A)
 - a. ROW improvements along this alignment can meet CHD4 standards
 - b. Residents do not desire this direction and requested this alignment to be closed
 - i. A residence is built less than 20' from ROW
3. (See Public Road Concept) Lippert Subdivision dedicate 40' of ROW as required per standards along the south property line. Outside of the ROW provide a slope easement of at least 30' for Gilbert Road. In addition, Breezy Lane will require significant regrading and likely require a slope easement of approximately 45' in addition to the 40' ROW dedication.
 - a. Costs of regrading Gilbert and Breezy are likely more than the cost of improvements related to option 2.
 - b. Residents likely object to this option as improving this segment of the Gilbert Road ROW will require removal of vehicle storage in the closed right-of-way, relocation or regrading of two private driveways, and make use of ROW which is approximately 20' from a residence.

Staff requests Canyon County make item 1 a condition of the land use approval. The Gilbert ROW only benefits 1 parcel. Maintaining a public road for one parcel is not in the interest of the majority of road users within the District. Therefore, a private road is the preferred direction forward.

Breezy Lane provides access for about 12 parcels in excess of 80 acres. Given previous dedication and potential development from the 80 acres, right-of-way dedication and slope easement is required for Breezy Lane (see below for details)

Plat Comments

Right-of-Way

1. Breezy Lane Dedicate 40' from 1/64th line
2. Add 10' wide slope easement beyond ROW dedication
 - a. Add note, "Lots fronting Breezy Lane are subject to a roadway slope easement for the Road Right-of-way, in favor of Canyon Highway District No. 4 for the construction and maintenance of the roadway shown hereon."
3. Review options 1-3 above for Gilbert, consider dedicating on plat 70' wide ingress, egress, and utility easement for the benefit of parcel R37431017A0 along south property line of Parcel 1

Final Plat

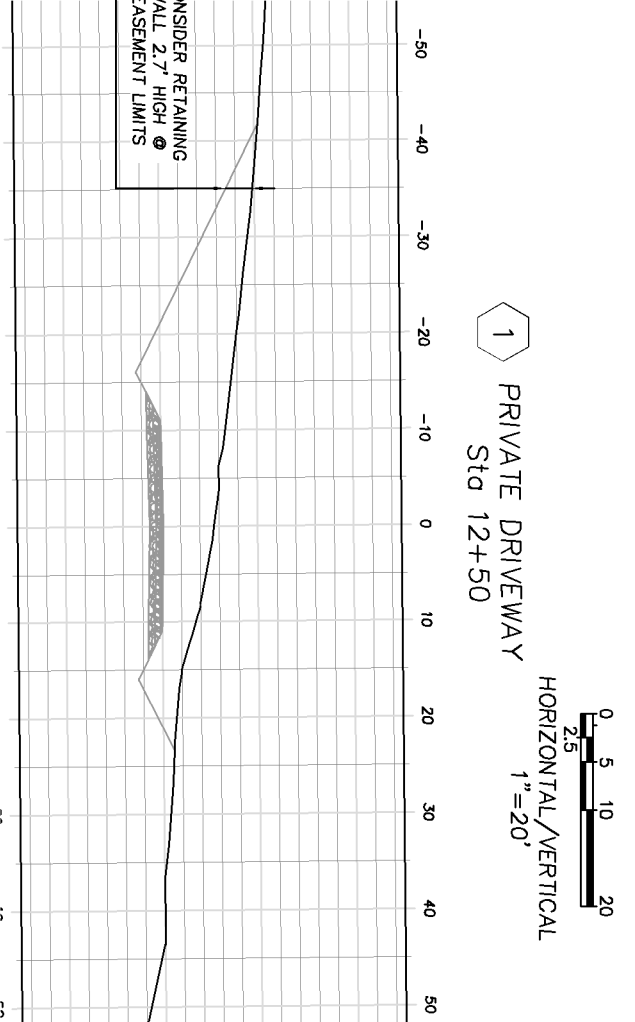
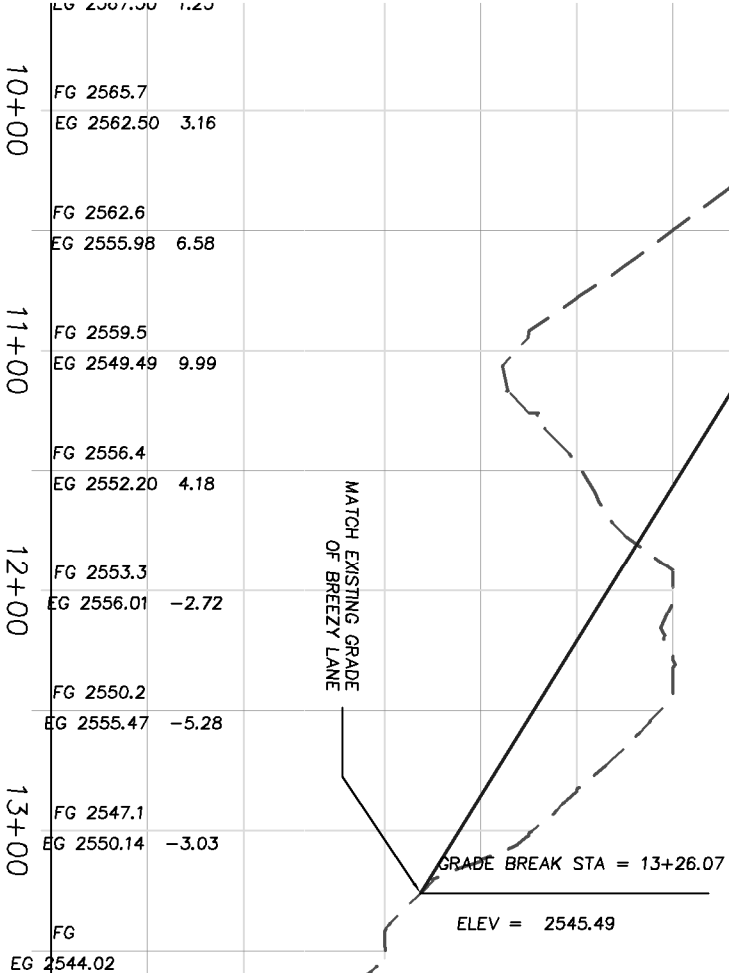
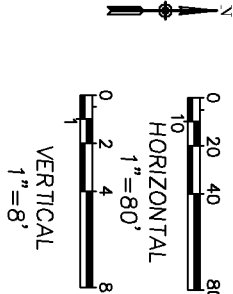
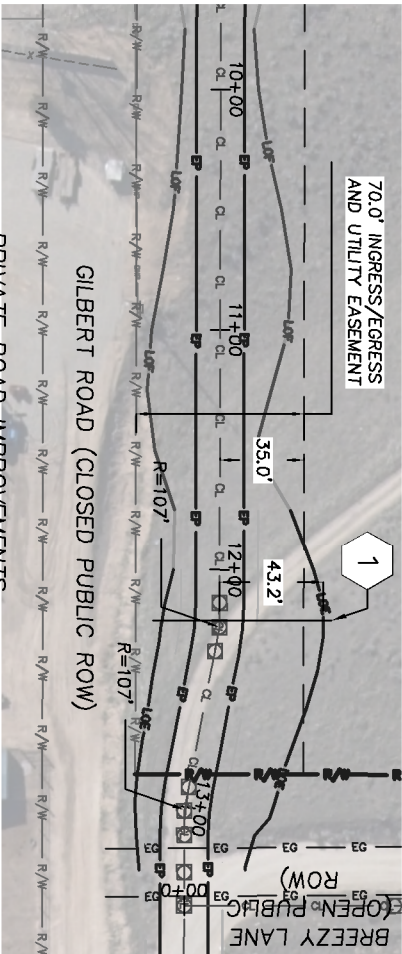
1. Review signature block for CHD4. Dedication of public roads and private road signature block may be most applicable if using option 1:
 - a. Plats with private roads and public road right(s)-of-way dedication(s): Canyon Highway District No. 4 does hereby accept this plat, and the dedicated public streets, highways and rights-of-way as are depicted on this plat, in accordance with the provisions of I.C. § 50-1312. Private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.
2. Certificate of ownership—add the word forever at the end of “The public streets...”
3. Add storm drainage note:
 - a. The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.
4. Show temp cul-de-sac easement at north extent of Breezy Lane. May have to locate bulb easement into property Lippert Parcel. Review ACCHD-104 standard drawings for limits of easement (use $r=65'$ for easement limits).
 - a. Add call out, “Temporary cul-de-sac to vacate when Breezy Lane extends north.”
5. Review right-of-way comments and apply within final plat.

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

Regards,



Lenny Riccio, P.E.
Assistant Engineer
Transportation Planner



GENERAL NOTES

1. RIGHT-OF-WAY AND PROPERTY LINES ARE SHOWN FOR REFERENCE AND NOT ESTABLISHED AS PART OF THIS CONCEPT.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HIGHWAY DISTRICT STANDARDS AND ISPCW UNLESS OTHERWISE SPECIFIED OR SHOWN HEREON.
3. NEW CUT & FILL SLOPES SHALL NOT BE STEEPER THAN 2H:1V.
4. TRAFFIC CONTROL SIGNAGE REVISIONS ARE NOT SHOWN ON THIS CONCEPT.
5. UNDERGROUND UTILITIES NOT SHOWN
6. PLAN IS A CONCEPT AND NOT USED FOR CONSTRUCTION
7. USED 20 MPH FOR DESIGN SPEED

CONCEPT: PRIVATE DRIVEWAY EASEMENT CONCEPT

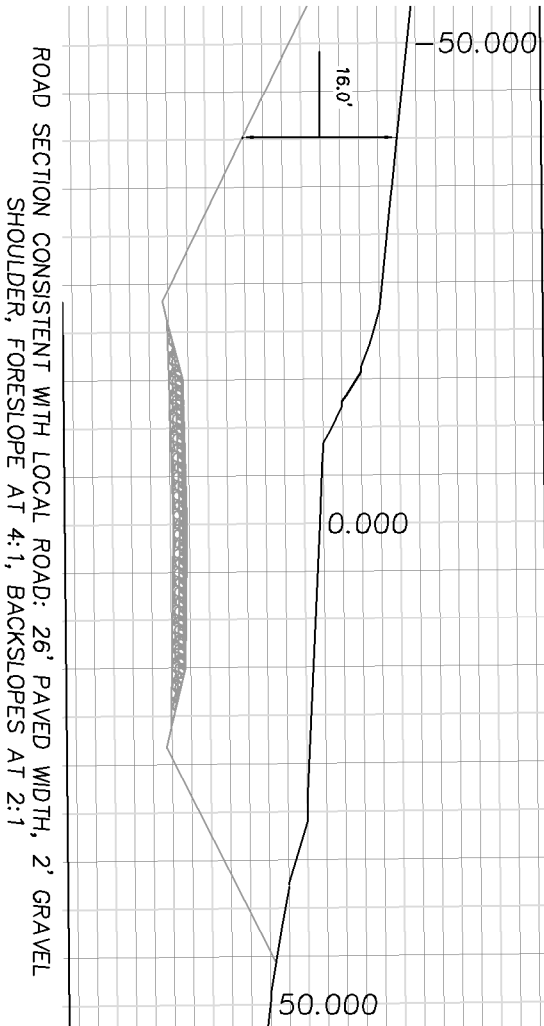
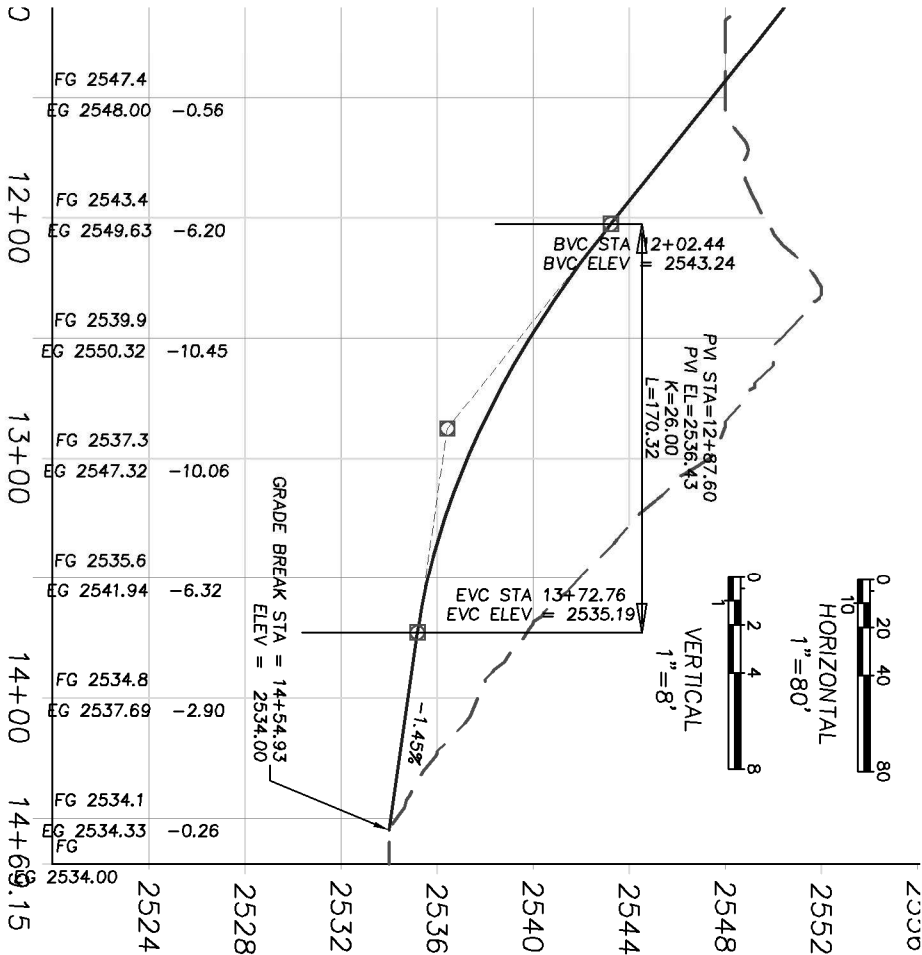
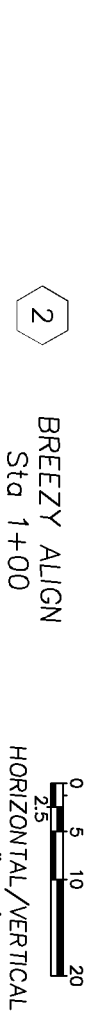
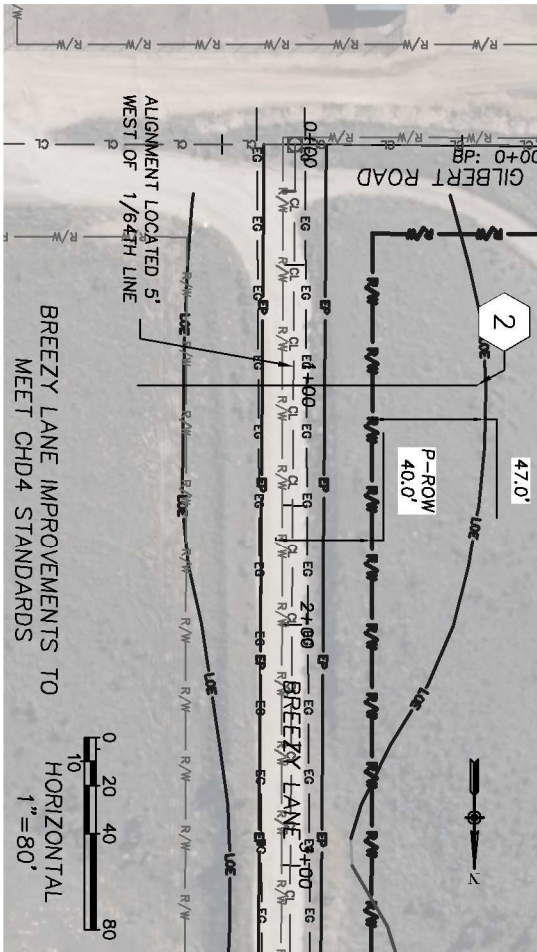
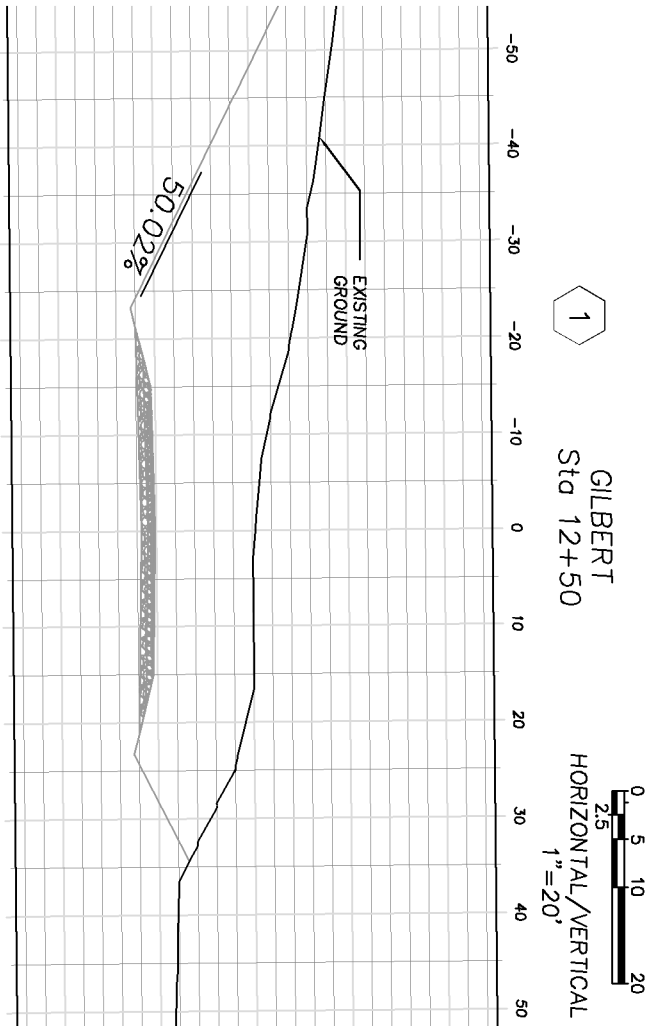
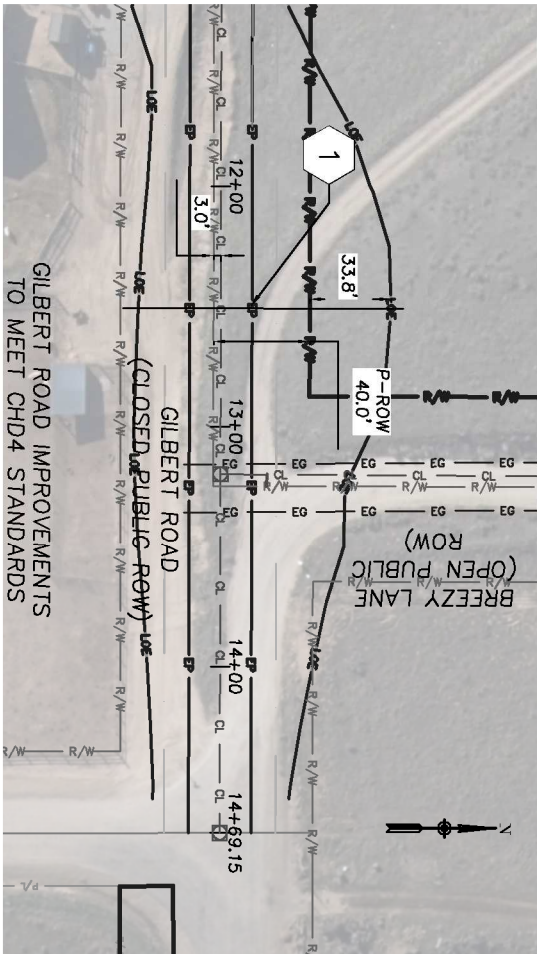
CANYON HIGHWAY DISTRICT NO. 4
15435 Hwy. 44 Caldwell, Idaho 83607
Phone: 208.454.8135
Fax: 208.454.2008



CAD FILE: USTICK DESIGN 2017
PROJ. #:
DRAWING NO.:
DRAWN BY: LJR
DESIGN BY: LJR
CHECKED BY:
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
SCALE OF SHEET
HOR SCALE: SCALEBAR
VER SCALE: N/A

CONCEPT: PRIVATE DRIVEWAY AT WIDEST LIMITS OF EXCAVATION

PLAN & PROFILE



GENERAL NOTES

1. RIGHT-OF-WAY AND PROPERTY LINES ARE SHOWN FOR REFERENCE AND NOT ESTABLISHED AS PART OF THIS CONCEPT.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HIGHWAY DISTRICT STANDARDS AND ISPMC UNLESS OTHERWISE SPECIFIED OR SHOWN HEREON.
3. NEW CUT & FILL SLOPES SHALL NOT BE STEEPER THAN 2H:1V.
4. TRAFFIC CONTROL SIGNAGE REVISIONS ARE NOT SHOWN ON THIS CONCEPT.
5. UNDERGROUND UTILITIES NOT SHOWN
6. PLAN IS A CONCEPT AND NOT USED FOR CONSTRUCTION
7. USED 25MPH DESIGN SPEED

CONCEPT: GILBERT & BREEZY ROW
SCENARIOS PER PUBLIC ROAD STANDARDS

CANYON HIGHWAY DISTRICT NO. 4
15435 Hwy. 44 Caldwell, Idaho 83607
Phone: 208.454.8135
Fax: 208.454.2008



CAD FILE: USTICK DESIGN 2017
PROJ. #:
DRAWING NO. :
DRAWN BY: LJR
DESIGN BY: LJR
CHECKED BY:
AT FULL SIZE, IF NOT ONE INCH,
SCALE ACCORDINGLY
SCALE OF SHEET
HOR SCALE: SCALEBAR
VER SCALE: N/A

CONCEPT: GILBERT & BREEZY AT
WIDEST LIMITS OF EXCAVATION

PLAN & PROFILE

LAST UPDATED: 10/10/23
SHEET

Dan Lister

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Monday, October 30, 2023 8:20 AM
To: Dan Lister
Subject: [External] FW: Agency Notification SD2023-0006/ Lippert Subdivision
Attachments: Agency Response Requested Notification Form 2-23.pdf

Good Morning, Dan –

After careful review of the transmittal submitted to ITD on October 27, 2023 regarding SD2023-0006/ Lippert Subdivision, the Department has no comments or concerns to make at this time. The application is proposing adding only 1 additional residence and is greater than 3.5 miles north of SH-55, therefore minimal impact is anticipated.

Thank you,



Niki Benyakhlef
Development Services Coordinator

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

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Friday, October 27, 2023 8:50 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'chopper@canyonhd4.org' <chopper@canyonhd4.org>; 'lriccio@canyonhd4.org' <lriccio@canyonhd4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'bkinney@idahopower.com' <bkinney@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'shayne.watterud@ziply.com' <shayne.watterud@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; Stephanie Hailey <Stephanie.Hailey@canyoncounty.id.gov>
Subject: Agency Notification SD2023-0006/ Lippert Subdivision

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **November 27, 2023**, 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 the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information. Please direct your comments or questions to Planner Dan Lister at daniel.lister@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

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

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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**DAVID EVANS
AND ASSOCIATES INC.**

June 21, 2024

Lenny Riccio, P.E.
Assistant Engineer
Highway District 4
15435 Highway 44
Caldwell, Idaho 83607

Dan Lister
Principal Planner
111 N. 11th Ave., RM 310
Caldwell, Idaho 83605

Re: Revised Preliminary Plat Submittal
Lippert Subdivision, Canyon County Assessor's Parcel R374310100

Mr. Riccio and Mr. Lister:

We are pleased to submit for your agencies' review the attached preliminary plat with stamp date June 16, 2024. As requested in Highway District 4's letter dated October 10, 2023, this revision includes a 70-foot-wide easement along the entire south property line, a 40-foot-wide dedication for Breezy Lane, and a 10-foot-wide slope easement beyond Breezy Lane right-of-way dedication (including requested language in Note 11).

It took a while to establish the 70-foot easement.

If the preliminary plat meets your respective agencies' standards, then we request hearings be scheduled for decision-makers to consider approving the plat.

Thank you, and please let me know if additional information is needed.

Sincerely,

Darin Taylor
Senior Project Manager
David Evans and Associates Inc.

Attachment: Lippert Subdivision Preliminary Plat, stamp date 6/16/2024
HD4's October 10, 2023 letter

Copy: Applicant



CANYON HIGHWAY DISTRICT No. 4

15435 HIGHWAY 44
CALDWELL, IDAHO 83607

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

October 10, 2023

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

David Evans and Associates
9175 W Black Eagle Dr.
Boise, ID 83709
Attention: Derritt Kerner, P.E.

**RE: Lippert Subdivision
Canyon County Parcel R374310100**

Dear Commissioners:

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Final Plat

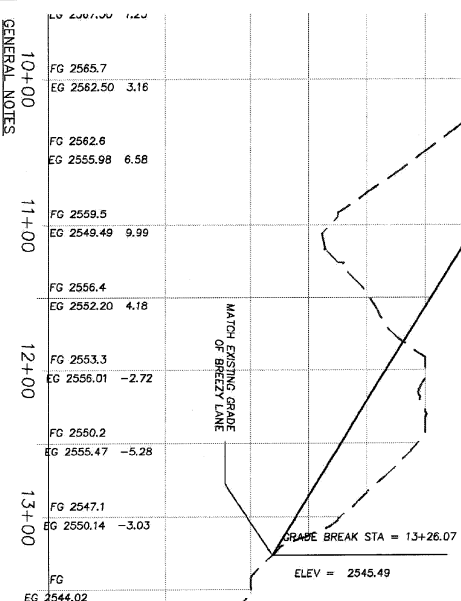
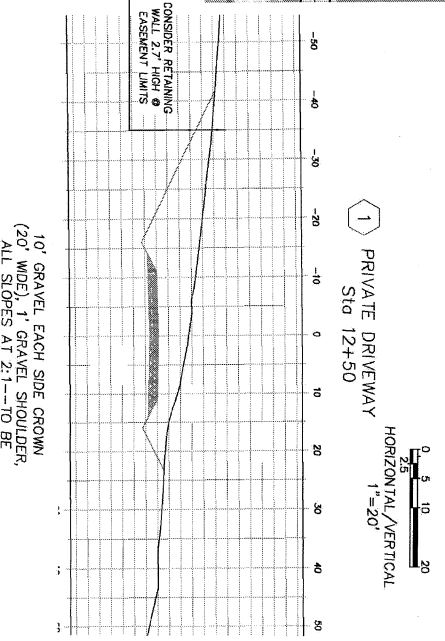
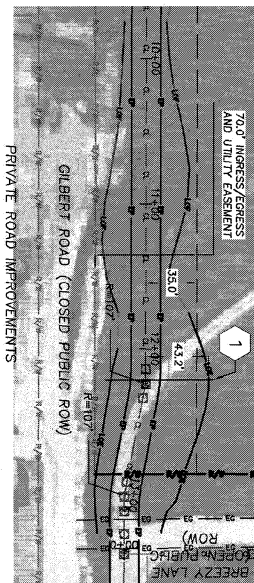
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5. Review right-of-way comments and apply within final plat.

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Regards,



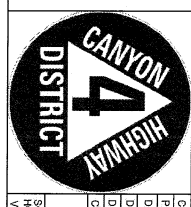
Lenny Riccio, P.E.
Assistant Engineer
Transportation Planner



- GENERAL NOTES:**
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CONCEPT: PRIVATE DRIVEWAY EASEMENT CONCEPT

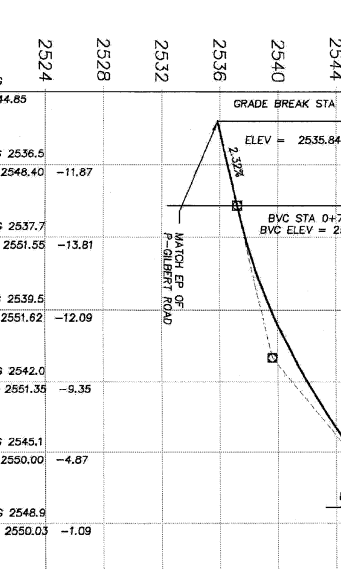
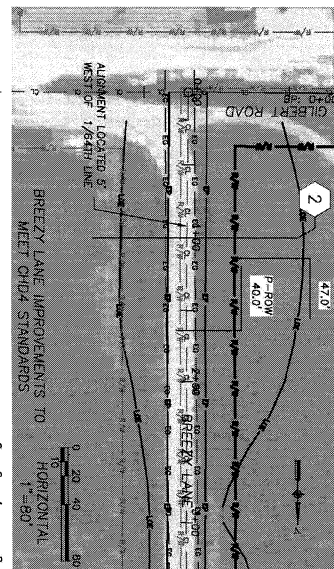
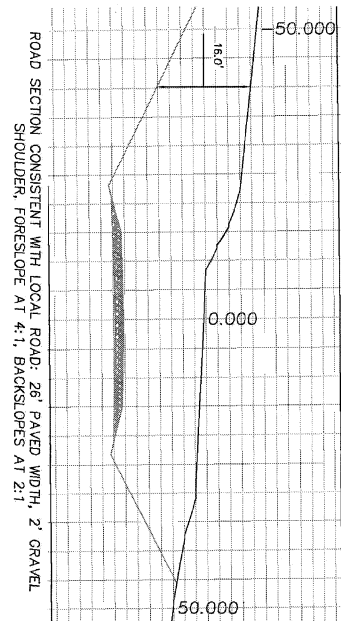
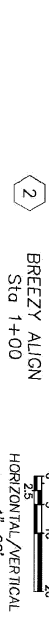
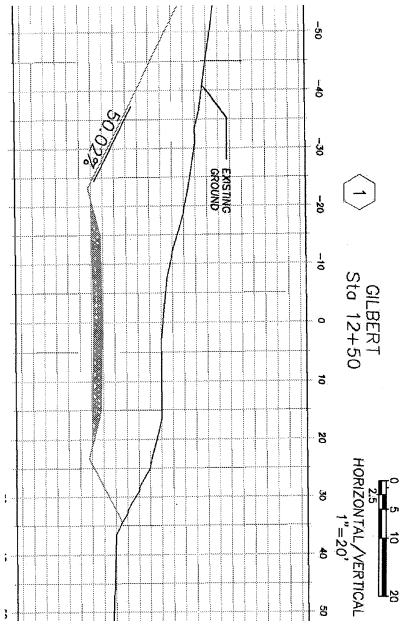
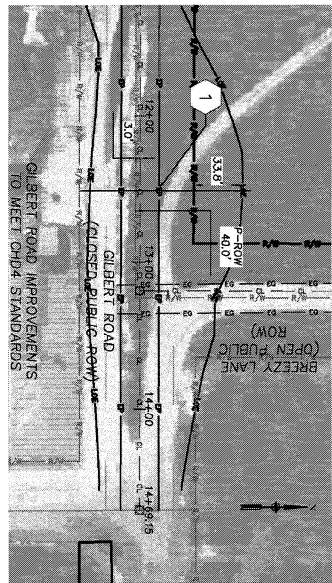
CANYON HIGHWAY DISTRICT NO. 4
15435 Hwy. 44 Caldwell, Idaho 83607
Phone: 208.454.8135
Fax: 208.454.2008



CAD FILE: USTICK DESIGN 2017
DRAWING NO.: _____
DRAWN BY: LJB
DESIGN BY: LJB
CHECKED BY: _____
DATE: _____
SCALE: 1"=20' HORIZ. 1"=20' VERT.
SCALE OF SHEET: _____
VER. SCALE: SCALEBAR

CONCEPT: PRIVATE DRIVEWAY AT WIDEST LIMITS OF EXCAVATION

PLAN & PROFILE



- RIGHT-OF-WAY AND PROPERTY LINES ARE SHOWN FOR REFERENCE AND NOT ESTABLISHED AS PART OF THIS CONCEPT.
- NEW CUT & FILL SLOPES SHALL NOT BE STEEPER THAN 2H:1V.
- TRAFFIC CONTROL, SIGNAGE, REVISIONS ARE NOT SHOWN ON THIS CONCEPT.
- PLAN IS A CONCEPT AND NOT USED FOR CONSTRUCTION.
- USED 25MPH DESIGN SPEED.

CONCEPT: GILBERT & BREEZY ROW SCENARIOS PER PUBLIC ROAD STANDARDS

CANYON HIGHWAY DISTRICT NO. 4
15455 HWY. 44 Caldwell Idaho 83607
Phone: 208.454.8135
Fax: 208.454.2008



CONCEPT: GILBERT & BREEZY AT
WIDEST LIMITS OF EXCAVATION

PLAN & PROFILE

1 of 1

PLAN REVIEW CHECKLIST CONDITIONAL USE, REZONE, PRELIMINARY PLAT

Subdivision: Lippert Subdivision Date: _____
 Project Location: 9626 E Gilbert Road, Middleton, ID 83644
 Developer: Wayne Lippert / co Darin Kindrick
 Phone: 208-761-6100 Fax: _____
 Engineer: Derritt Kerner, P.E.
 Phone: 208-391-7682 Fax: _____

Reference the Highway Standards and Development Procedures for the Canyon County Highway Districts when completing the Improvement Plans, Preliminary Plat and this checklist.

INCLUDED	NOT APPLICABLE	SUBMITTAL ITEM
✓		RIGHT-OF-WAY (Breezy Lane)
✓		Roadway and cul-de-sac right-of-way meet standards
	✓	All obstructions and right-of-way encroachments are shown to be removed
	✓	Out parcels and associated right-of-way dedication are properly addressed
✓		Intersection of right-of-way lines have minimum required radii
✓		Sufficient right-of-way is provided for extreme cut and fill locations (see slope easement)
	✓	Stub streets are included as required by the District
✓		Utility, drainage and other required easements are shown
	✓	Parallel frontage roads are included where required by the District adjacent to collector and arterial roadways
✓		Roadway alignment (curve radii, tangent lengths) meet standards
✓		INTERSECTIONS AND APPROACHES
✓		Roadway intersections and approaches meet the minimum spacing requirements
✓		Access to adjacent properties is available with no landlocked or intervening strip parcels
✓		Approaches and intersections have adequate sight distance
	✓	Turn lane requirements have been analyzed
	✓	Multiple access points to a single parcel have been pre-approved and meet the applicable spacing requirements
	✓	Commercial approaches and approaches serving three or more parcels are paved
	✓	No direct access to adjacent collector and arterial roadways

INCLUDED	NOT APPLICABLE	SUBMITTAL ITEM
✓		ROADWAY
✓		Roadway design meets District and AASHTO standards including but not limited to intersection geometry, horizontal alignment, profile, cross section and roadside grading
	✓	Special considerations (i.e. curb and gutter) are included for development within the area of city impact
	✓	The limits of pavement repair for existing roadways extends to the lane line or centerline
	✓	TRAFFIC IMPACT STUDIES
		A traffic impact study is included based on the established criteria or requirement of the District
		Parameters and requirements of the traffic impact study have been discussed with the District
		Traffic impact mitigation measures are identified
		The traffic impact study is stamped by an Idaho Registered Professional Engineer
✓		DRAINAGE
	✓	An area outside the public right-of-way and within an easement is provided for storm drainage disposal facilities
✓		The Homeowner's Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance

PRELIMINARY PLAT OF
LIPPERT SUBDIVISION

THE W 1/2 SW 1/4 NE 1/4 OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, MIDDLETON, CANYON COUNTY, IDAHO
2024

NOTES:

- All Rear Lot Lines and Subdivision Boundary shall have a Ten (10') foot Wide Permanent Public Utilities, Drainage and Irrigation Easement and Side Lot Lines shall have a Five (5') foot Wide Permanent Public Utilities, Drainage and Irrigation Easement on each side of the Lot Line.
- Minimum Building Setbacks shall be in Accordance with the Canyon County Applicable Zoning and Subdivision Regulations at the time of Issuance of Individual Building Permits or as Specifically Approved and/or Required, or as shown on this Plat.
- Any Resubdivision of this Plat Shall Comply with the Applicable Zoning Regulations in Effect at the time of Resubdivision.
- This Development Recognizes Section 22-4503 of the Idaho Code, Right to Farm Act, which States: "No Agricultural Operation, Agricultural Facility or Expansion thereof shall be or become a Nuisance, Private or Public, by any Changed Conditions in or about the Surrounding Nonagricultural Activities after it has been in Operation for more than one (1) year, when the Operation, Facility or Expansion was not a Nuisance at the Time it began or was Constructed. The Provisions of this Section shall not apply when a Nuisance results from the Improper or Negligent Operation of an Agricultural Operation, Agricultural Facility or Expansion thereof."
- All Lots in this Subdivision will be Served by Individual Septic and Drainage Field Systems.
- All Lots in this Subdivision will be Served by Individual Wells per IDWR Specifications/Requirements.
- In compliance with the disclosure requirements of Idaho Code 31-3805(2). Irrigation water has not been provided for by the owner, and no surface water rights exist.
- Maintenance of any Irrigation, Drainage Pipe or Ditch Crossing a Lot is the Responsibility of the Lot Owner unless such Responsibility is Assumed by an Irrigation/Drainage District.
- Per Canyon County Code 07-10-19, a 70-foot setback is established along all Section Lines and Quarter Section Lines.
- Lots fronting Breezy Lane are subject to a roadway slope easement for the road right-of-way, in favor of Highway District 4 for the construction and maintenance of the roadway shown hereon.
- Temporary cul-de-sac to vacate when Breezy Lane extends north.
- The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.

LEGEND

- Property Boundary Line
- Section Line
- Right-of-Way Line
- Easement Line
- Lot Line
- Existing Parcel/Lot Line of Record
- Existing Edge of Gravel
- Found Brass Cap Monument
- Found Aluminum Cap Monument
- Found 1" Iron Pipe
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- Calculated Point
- Record Data
- Slopes over 15% Non-Buildable

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	208.377.6839
ELECTRICITY	IDAHO POWER	208.388.6320
TELEPHONE	CENTURYLINK	208.385.2440
CABLE TV	SPARKLIGHT	208.375.8288
SEPTIC	SOUTHWEST DISTRICT HEALTH DEPARTMENT	208.642.9321
WELL	IDAHO DEPARTMENT OF WATER RESOURCES	208.334.2190
ROADS	HIGHWAY DISTRICT 4	208.454.8135
IRRIGATION	BLACK CANYON IRRIGATION DISTRICT	208.459.4141
FIRE	MIDDLETON RURAL FIRE DISTRICT	208.286.7772

DEVELOPER

WAYNE A. LIPPERT
c/o DARIN KINDRICK
9626 E GILBERT ROAD
MIDDLETON, ID 83644
208.761.6100
Darin@windermere.com

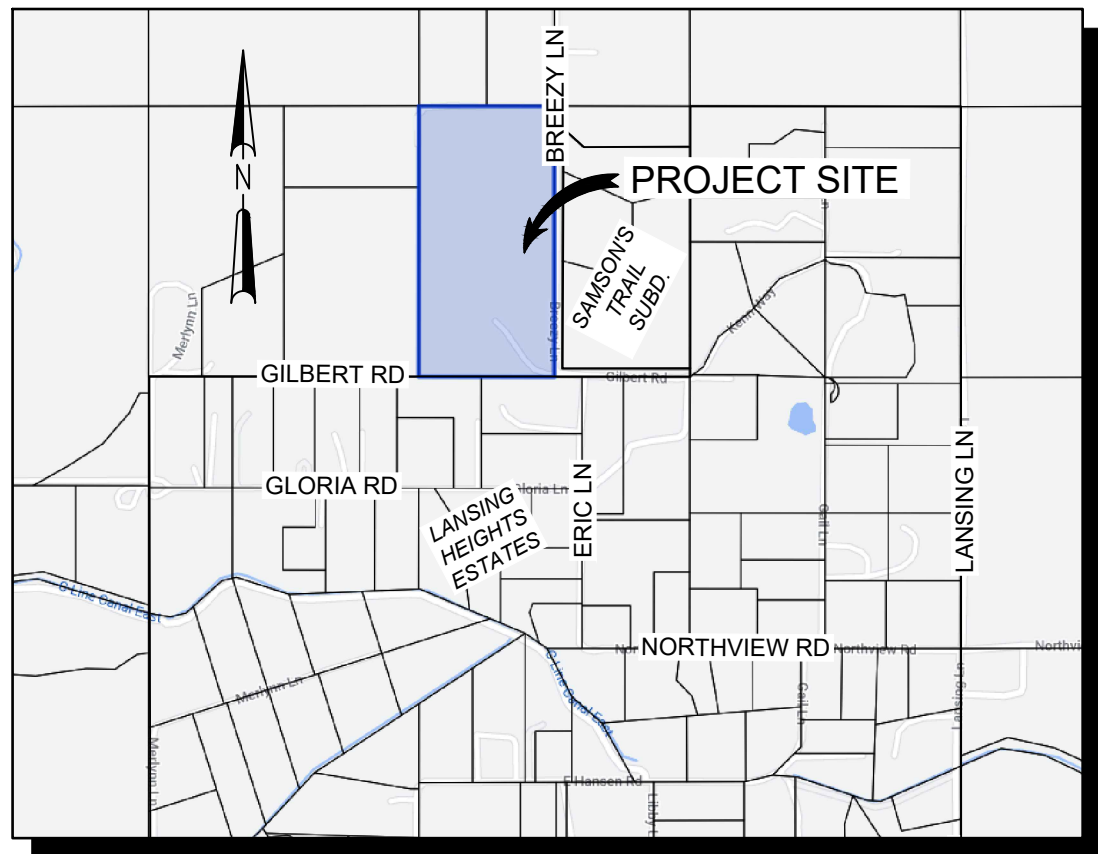
SURVEYOR

LADD CLUFF, P.L.S.
DAVID EVANS AND ASSOCIATES, INC.
9175 W. BLACK EAGLE DR.
BOISE, ID 83709
208.900.9049
Ladd.Cluff@deainc.com

CIVIL ENGINEER

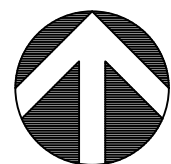
DERRITT KERNER, P.E.
DAVID EVANS AND ASSOCIATES, INC.
9175 W. BLACK EAGLE DR.
BOISE, ID 83709
208.900.9049
Derritt.Kerner@deainc.com

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Know what's below.
Call before you dig.
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
208-342-1585

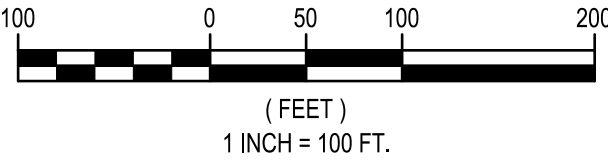


VICINITY MAP

1" = 1,000'



SCALE



DEVELOPMENT FEATURES:

TOTAL ACRES 20.04 ACRES
TOTAL LOTS 2
BUILDABLE LOTS 2
DENSITY DU/ACRES 0.09 / ACRE
EXISTING ZONING CR-R-R
(REFERENCE D.A. #22-025)

PROPOSED EASEMENTS:

FRONT, REAR 12'
SIDE 6' (EACH SIDE)
* UNLESS OTHERWISE DIMENSIONED
OPEN SPACE (FRONT) 50'
LANDSCAPE EASEMENT 22,664 SF
ROW PLANTER STRIP 3,600 SF

BUILDING SETBACKS:

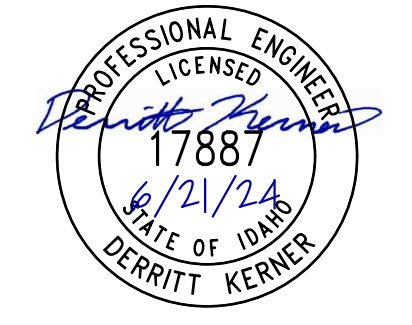
FRONT 30'
STREET SIDE 20'
REAR 30'
SIDE 10'
Southern Quarter Section Line 70'

**DAVID EVANS
AND ASSOCIATES INC.**
9175 West Black Eagle Drive
Boise, Idaho 83709
208.900.9049

PRELIMINARY PLAT

LIPPERT SUBDIVISION
9626 E GILBERT ROAD
MIDDLETON, ID 83644

REVIEWED BY: #####
DATE: #####
NO. DATE REVISION
6/28/23# #CANYON COUNTY COMMENTS
#



CHECKED BY: DEK
DESIGNED BY: DSS
DRAWN BY: DSS

FIRST SUBMITTAL DATE: 2/13/23

PROJECT NO.
OBO01832255

SHEET NO. **1 of 1**

PP1

PRELIMINARY PLAT OF
LIPPERT SUBDIVISION

THE W 1/2 SW 1/4 NE 1/4 OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, MIDDLETON, CANYON COUNTY, IDAHO
2024

NOTES:

- All Rear Lot Lines and Subdivision Boundary shall have a Ten (10') foot Wide Permanent Public Utilities, Drainage and Irrigation Easement and Side Lot Lines shall have a Five (5') foot Wide Permanent Public Utilities, Drainage and Irrigation Easement on each side of the Lot Line.
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- All Lots in this Subdivision will be Served by Individual Wells per IDWR Specifications/Requirements.
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- Per Canyon County Code 07-10-19, a 70-foot setback is established along all Section Lines and Quarter Section Lines.
- Lots fronting Breezy Lane are subject to a roadway slope easement for the road right-of-way, in favor of Highway District 4 for the construction and maintenance of the roadway shown hereon.
- Temporary cul-de-sac easement to vacate when Breezy Lane (public) extends north.
- The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.

LEGEND

---	Property Boundary Line
---	Section Line
---	Right-of-Way Line
---	Easement Line
---	Lot Line
---	Existing Parcel/Lot Line of Record
EG	Existing Edge of Gravel
⊕	Found Brass Cap Monument
⊗	Found Aluminum Cap Monument
⊙	Found 1" Iron Pipe
⊖	Found 5/8" Iron Pin
○	Found 1/2" Iron Pin
△	Calculated Point
---	Record Data
---	Slopes over 15% Non-Buildable

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	208.377.6839
ELECTRICITY	IDAHO POWER	208.388.6320
TELEPHONE	CENTURYLINK	208.385.2440
CABLE TV	SPARKLIGHT	208.375.8288
SEPTIC	SOUTHWEST DISTRICT HEALTH DEPARTMENT	208.642.9321
WELL	IDAHO DEPARTMENT OF WATER RESOURCES	208.334.2190
ROADS	HIGHWAY DISTRICT 4	208.454.8135
IRRIGATION	BLACK CANYON IRRIGATION DISTRICT	208.459.4141
FIRE	MIDDLETON RURAL FIRE DISTRICT	208.286.7772

DEVELOPER

WAYNE A. LIPPERT
c/o DARIN KINDRICK
9626 E GILBERT ROAD
MIDDLETON, ID 83644
208.761.6100
Darin@windermere.com

SURVEYOR

LADD CLUFF, P.L.S.
DAVID EVANS AND ASSOCIATES, INC.
9175 W. BLACK EAGLE DR.
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CIVIL ENGINEER

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9175 W. BLACK EAGLE DR.
BOISE, ID 83709
208.900.9049
Derritt.Kerner@deainc.com



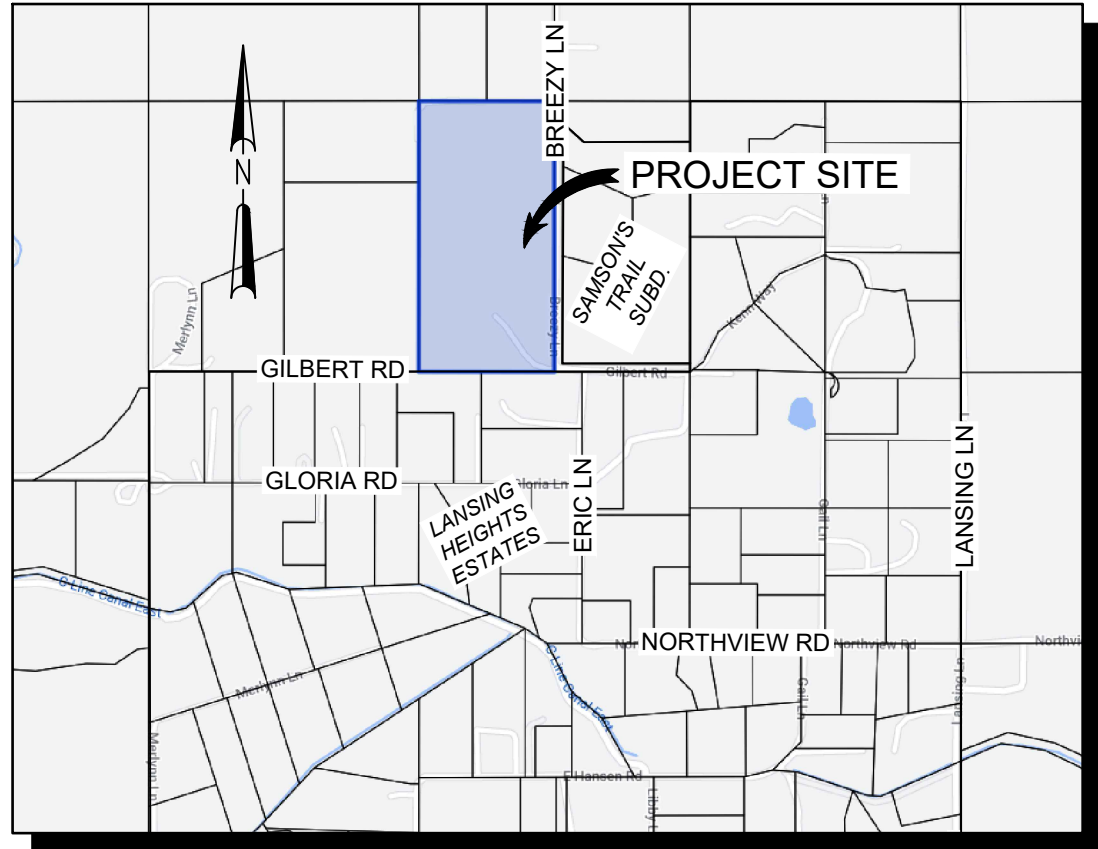
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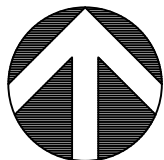
PRELIMINARY PLAT

LIPPERT SUBDIVISION
9626 E GILBERT ROAD
MIDDLETON, ID 83644

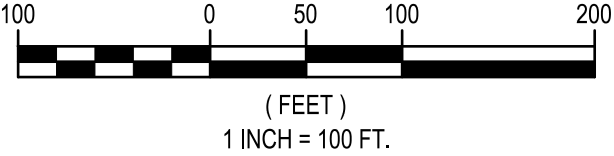


VICINITY MAP

1" = 1,000'



SCALE



DEVELOPMENT FEATURES:

TOTAL ACRES	20.04 ACRES
TOTAL LOTS	2
BUILDABLE LOTS	2
DENSITY DU/ACRES	0.09 / ACRE
EXISTING ZONING	CR-R-R
(REFERENCE D.A. #22-025)	

PROPOSED EASEMENTS:

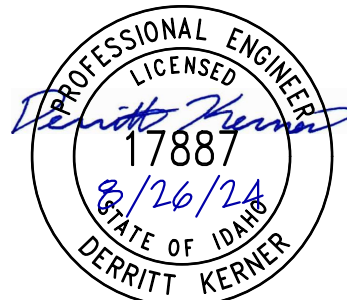
FRONT, REAR	12'
SIDE	6' (EACH SIDE)
* UNLESS OTHERWISE DIMENSIONED	
OPEN SPACE (FRONT)	50'
LANDSCAPE EASEMENT	22,664 SF
ROW PLANTER STRIP	3,600 SF

BUILDING SETBACKS:

FRONT	30'
STREET SIDE	20'
REAR	30'
SIDE	10'
Southern Quarter Section Line	70'

REVIEWED BY: DATE: BY: CK

NO. DATE REVISION
1 6/26/23 CANYON COUNTY COMMENTS



CHECKED BY: DEK
DESIGNED BY: DSS
DRAWN BY: DSS

FIRST SUBMITTAL DATE: 2/13/23

PROJECT NO.
OBO01832255

SHEET NO. **1 of 1**

PP1

Dan Lister

From: Derritt Kerner <Derritt.Kerner@deainc.com>
Sent: Thursday, August 15, 2024 4:42 PM
To: Dan Lister
Cc: Darin Taylor
Subject: RE: [External] RE: Lippert Subdivision - 2 large lots

Dan – I can confirm there are no improvements needed in the areas with 15% slopes. The existing Breezy Lane meets Private Road requirements. We will simply dedicate the ROW requested by HD4. The only improvements that will follow this subdivision is the construction of a new home, well, and septic on the newly created lot. Thanks,

Derritt Kerner, P.E. | Project Manager

Senior Associate | Mountain West Region Land Development Market Leader

David Evans and Associates, Inc.

9175 W. Black Eagle Dr. | Boise ID, 83709 | www.deainc.com

d: 208.391.7682 | c: 208.859.5105 | Cisco: 48102 | derritt.kerner@deainc.com

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From: Darin Taylor <Darin.Taylor@deainc.com>
Sent: Thursday, August 15, 2024 4:23 PM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Cc: Derritt Kerner <Derritt.Kerner@deainc.com>
Subject: RE: [External] RE: Lippert Subdivision - 2 large lots

Derritt's in a meeting. I'll verify with him after and then let you know.

Darin Taylor, J.D., AICP | Senior Project Manager

Land Development Business Unit

David Evans and Associates, Inc.

9175 W. Black Eagle Dr. | Boise, ID 83709 | www.deainc.com

d: 208.900.9016 | c: 208.899.9556 | Cisco: 47016 | darin.taylor@deainc.com

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From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Thursday, August 15, 2024 4:02 PM
To: Darin Taylor <Darin.Taylor@deainc.com>
Cc: Derriitt Kerner <Derriitt.Kerner@deainc.com>
Subject: RE: [External] RE: Lippert Subdivision - 2 large lots

Darin,

Regarding hillside development, I understand future dwellings and outbuildings are prohibited from developing on slopes 15% or greater, but will there be any improvements completed on slopes 15% or greater such as, but not limited to, drainage facilities, roads, grading, septic, wells, etc? If so, the hillside development requirements of 07-17-33 must be met.

The hearing date of 9/19 is no longer available. Lippert Sub can be scheduled for October 3, 2024, subject to addressing the hillside development question.

Sincerely,

Dan Lister, Principal Planner

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

Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

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

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

From: Darin Taylor <Darin.Taylor@deainc.com>
Sent: Thursday, August 15, 2024 3:53 PM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Cc: Derritt Kerner <Derritt.Kerner@deainc.com>
Subject: RE: [External] RE: Lippert Subdivision - 2 large lots

Dan,

I reviewed your email and the county's preliminary plat checklist and I'm not certain you were looking at the most recent version from June 2024 that included the 70'-wide easement that the highway district preferred in its October 2023 agency comment letter. The attached preliminary plat corrects all red-typed comments in the county's preliminary plat checklist, except labeling the 25'-wide easement along the west boundary. I'm correcting that and will get it to you today or tomorrow. I responded below to the three items mentioned in your email. We think we are good to proceed with the 9/19 P&Z Commission hearing date ... please confirm?

- **Short Plat Process.** Changed in May 2024 to just a preliminary plat process.
- **No hillside development.** Although there are steep portions of proposed Lot 2, no hillside development is proposed because there is adequate land on which construct a residence and outbuildings that is not hillside.
- **Easement Labeling.** It is labeled on the north and south, just not on the west as you note. We're correcting that and will email you a revised plat. How many paper copies would you like delivered to DSD?

Darin Taylor, J.D., AICP | Senior Project Manager

Land Development Business Unit

David Evans and Associates, Inc.

9175 W. Black Eagle Dr. | Boise, ID 83709 | www.deainc.com

d: 208.900.9016 | c: 208.899.9556 | Cisco: 47016 | darin.taylor@deainc.com

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From: Darin Taylor <Darin.Taylor@deainc.com>
Sent: Wednesday, August 14, 2024 3:03 PM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; Lenny Riccio <lriccio@hwydistrict4.org>
Cc: Derritt Kerner <Derritt.Kerner@deainc.com>
Subject: Re: [External] RE: Lippert Subdivision - 2 large lots

Very good, thanks, Dan. I'll review these in detail when I get back to the office in a bit and then get you a response.

Darin Taylor, J.D., AICP | Senior Project Manager
Land Development Business Unit
David Evans and Associates, Inc.
9175 W. Black Eagle Dr. | Boise, ID 83709 | www.deainc.com
d: 208.900.9016 | c: 208.899.9556 | Cisco: 47016 | darin.taylor@deainc.com

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From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Wednesday, August 14, 2024 12:07:39 PM
To: Darin Taylor <Darin.Taylor@deainc.com>; Lenny Riccio <lriccio@hwydistrict4.org>
Cc: Derritt Kerner <Derritt.Kerner@deainc.com>
Subject: RE: [External] RE: Lippert Subdivision - 2 large lots

Darin,

See the attached review of the Lippert preliminary plat. I'm trying to get it scheduled for the 9/19 P&Z Commission subject to you addressing the three items in the review regarding the short plat process, hillside development

information, and easement labeling. If hillside development standards need to be met, then the case is not ready for hearing. I'll need an answer by tomorrow to make the 9/19 hearing. If not, then the next hearing is 10/3.

Sincerely,

Dan Lister, Principal Planner

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

Daniel.Lister@canyoncounty.id.gov

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From: Darin Taylor <Darin.Taylor@deainc.com>

Sent: Monday, August 12, 2024 10:34 AM

To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; Lenny Riccio <lriccio@hwydistrict4.org>

Cc: Derritt Kerner <Derritt.Kerner@deainc.com>

Subject: RE: [External] RE: Lippert Subdivision - 2 large lots

Excellent, thanks Dan!

Darin Taylor, J.D., AICP | Senior Project Manager

Land Development Business Unit

David Evans and Associates, Inc.

9175 W. Black Eagle Dr. | Boise, ID 83709 | www.deainc.com

d: 208.900.9016 | c: 208.899.9556 | Cisco: 47016 | darin.taylor@deainc.com

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please notify us immediately and confirm that the message and any attachments and copies have been destroyed and deleted.



From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Monday, August 12, 2024 10:30 AM
To: Darin Taylor <Darin.Taylor@deainc.com>; Lenny Riccio <lriccio@hwydistrict4.org>
Cc: Derritt Kerner <Derritt.Kerner@deainc.com>
Subject: RE: [External] RE: Lippert Subdivision - 2 large lots

Darin,

Lippert Sub will be reviewed by staff this week. I hope to have an update for you at the end of the week.

Sincerely,

Dan Lister, Principal Planner
DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959
Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)
Public office hours
Monday, Tuesday, Thursday and Friday
8 am – 5 pm
Wednesday
1 pm – 5 pm
**We will not be closed during lunch hour **

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From: Darin Taylor <Darin.Taylor@deainc.com>
Sent: Monday, August 12, 2024 9:31 AM
To: Lenny Riccio <lriccio@hwydistrict4.org>; Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Cc: Derritt Kerner <Derritt.Kerner@deainc.com>
Subject: [External] RE: Lippert Subdivision - 2 large lots

Good morning. I didn't hear back from either of you, so following-up to get review comments of the proposed preliminary plat for two large-lot Lippert Subdivision?

Darin Taylor, J.D., AICP | Senior Project Manager
Land Development Business Unit
David Evans and Associates, Inc.
9175 W. Black Eagle Dr. | Boise, ID 83709 | www.deainc.com
d: 208.900.9016 | c: 208.899.9556 | Cisco: 47016 | darin.taylor@deainc.com

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From: Darin Taylor
Sent: Monday, August 5, 2024 2:19 PM
To: Lenny Riccio <lriccio@hwydistrict4.org>; Dan Lister <daniel.lister@canyoncounty.id.gov>
Cc: Derritt Kerner <Derritt.Kerner@deainc.com>
Subject: Lippert Subdivision - 2 large lots

Good afternoon,

I submitted the revised preliminary plat to the highway district and county on or about June 27, 2024. I'm following-up to learn the review/scheduled public hearing status from each of you?

Darin Taylor, J.D., AICP | Senior Project Manager

Land Development Business Unit

David Evans and Associates, Inc.

9175 W. Black Eagle Dr. | Boise, ID 83709 | www.deainc.com

d: 208.900.9016 | c: 208.899.9556 | Cisco: 47016 | darin.taylor@deainc.com

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