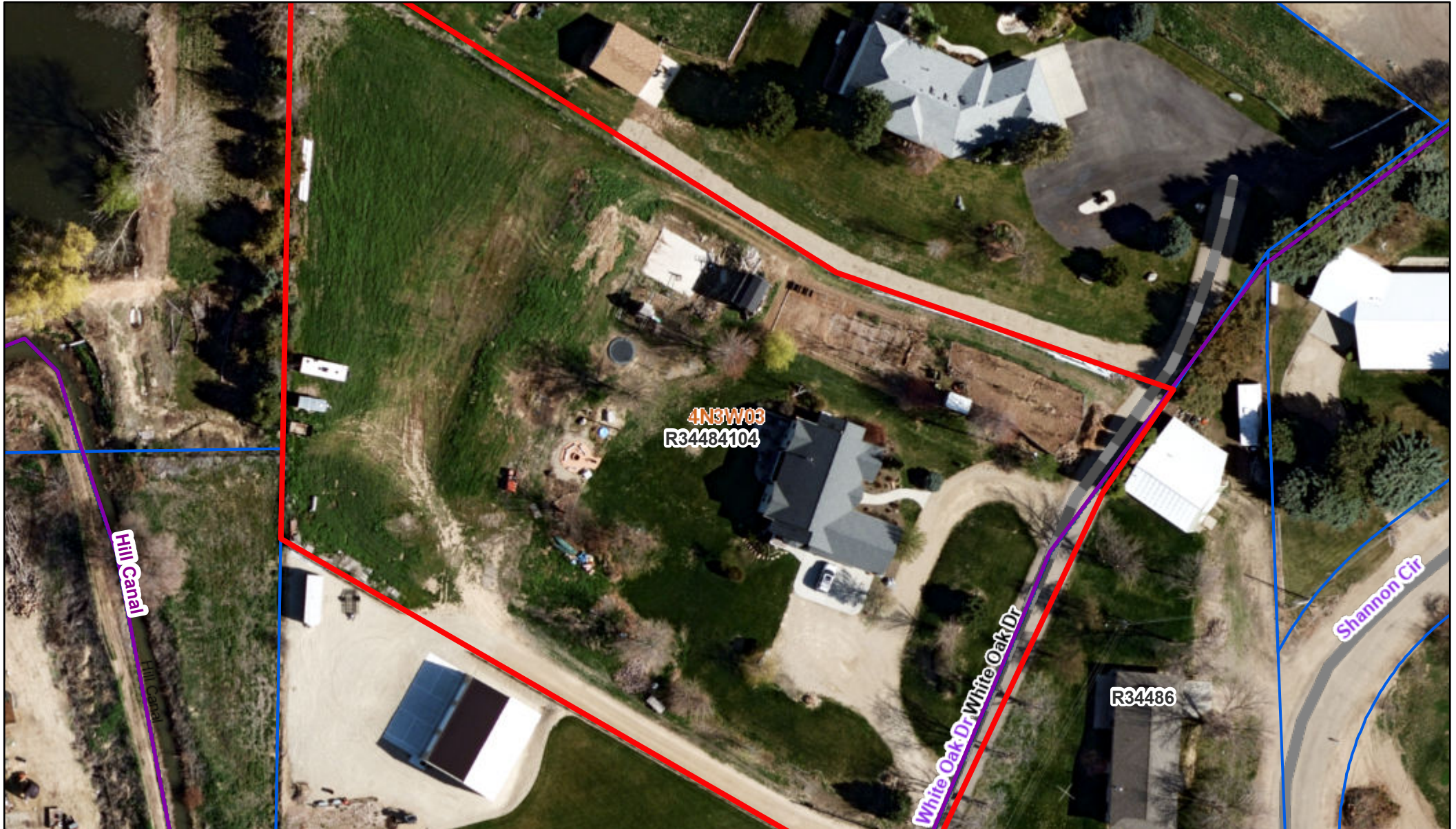
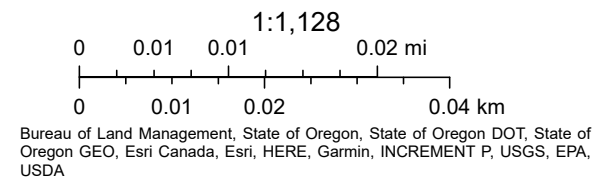


# Canyon County, ID Web Map



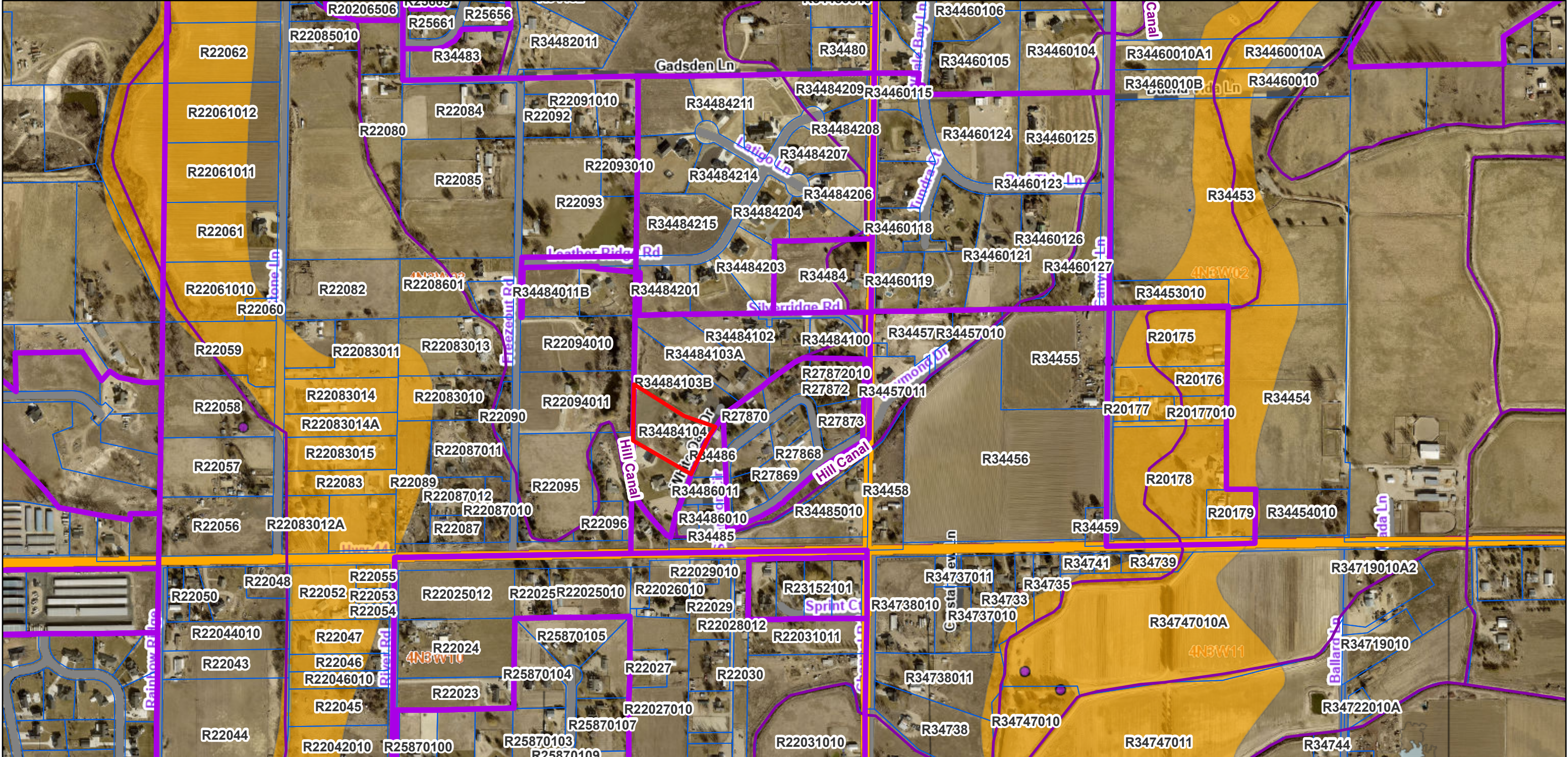
8/15/2024, 9:55:47 AM

- |                                                                                                |                                                                                                             |                                                                                                                  |                                                                                                               |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <span style="border: 2px solid red; padding: 2px;"> </span> Parcel Number Search _Query result | <span style="color: blue;">—</span> Hydro_NHDFlowline                                                       | <span style="border: 2px solid yellow; padding: 2px;"> </span> Sections                                          | Urban_2023                                                                                                    |
| <span style="color: purple;">—</span> Hydro_NHDFlowline                                        | <span style="border: 2px solid grey; padding: 2px;"> </span> County Boundary                                | <span style="color: grey;">—</span> CanyonCountyRoads                                                            | <span style="background-color: red; width: 15px; height: 10px; display: inline-block;"></span> Red: Red       |
| FEMA FLOOD ZONES                                                                               | <span style="border: 2px solid blue; padding: 2px;"> </span> Current Impact Area                            | <span style="background-color: grey; width: 15px; height: 10px; display: inline-block;"></span> Roads            | <span style="background-color: green; width: 15px; height: 10px; display: inline-block;"></span> Green: Green |
| <span style="border: 1px solid black; padding: 2px;"> </span> X                                | <span style="background-color: grey; width: 15px; height: 10px; display: inline-block;"></span> City Limits | <span style="background-color: black; width: 15px; height: 10px; display: inline-block;"></span> CC_PrivateRoads | <span style="background-color: blue; width: 15px; height: 10px; display: inline-block;"></span> Blue: Blue    |





# Canyon County, ID Web Map

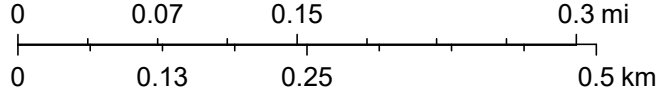


8/15/2024, 11:09:27 AM

1:9,028

- Legend:

  - Parcel Number Search\_Query result
  - Subdivisions
  - Hydro\_NHDFlowline
  - FEMA FLOOD ZONES
    - A
    - AE
  - X
  - FEMA Cross Sections
  - FEMA LOMAs
  - County Boundary
  - Current Impact Area
  - City Limits
  - Sections
  - CanyonCountyRoads
  - Hwy
  - Roads
  - CC PrivateRoads
  - ITDFunctionalClassification
    - Other Principal Arterials
  - Imagery\_2022
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3



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

Canyon County, ID

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





Facilities Number: 016601

April 24, 2024

Rodney W. Clark. P.E.  
Skinner Land Survey  
17842 Sand Hollow Rd  
Caldwell, ID 83607

Re: Sleepy Hollow Subdivision Phase II

Mr. Clark,

Southwest District health has reviewed the subdivision engineering report (SER) and does approve the SER for the proposed **Sleepy Hollow Subdivision Phase II** located in the ***SE ¼ of Section 03, Township 4N, Range 3W, B.M.*** The property is reported to be 2.39 acres. The proposed development includes a division of Lot 1, Block 5 of the Sleepy Hollow Subdivision with one (1) buildable lot with a minimum lot size of 1.02 acre. The SER was approved on April 24, 2024.

The Engineering Report and associated plans and specifications appear to meet applicable regulations. If changes are made in the design plans to the plat submitted to Southwest District Health at the time of this approval, re-engineering will be required.

Condition(s) of final subdivision approval:

- The final plat map must be signed by the designated REHS/RS from Southwest District Health.

If you have questions, please contact me at 208.899.1285, or via e-mail: [anthony.lee@swdh.idaho.gov](mailto:anthony.lee@swdh.idaho.gov)

Sincerely,

Anthony Lee, REHS/RS  
Land Development Senior

Cc: Christopher Pheonix (Property Owner)

***Healthier Together***

13307 Miami Lane • Caldwell, ID 83607 • (208) 455-5300 • FAX (208) 454-7722

# BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

August 17, 2023

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

RE: Short Plat Subdivision, Parcel R3448410400  
Case No. SD2023-0008  
Applicant: Christopher & Kathryn Phoenix  
Planner: Madelyn Vander Veen

The parcel is located at 23117 White Oak Dr, Caldwell ID 83607.

The Black Canyon Irrigation District (District) has the following initial comments regarding this proposed short plat: The District requests that all District requirements be met prior to rezone approval, preliminary plat approval, and final plat approval.

## Site Specific Comments

- The District currently provides water to the Sleepy Hollow No. 2 Subdivision Homeowners Association (HOA). Per the applicant the parcel owns 15% of the subdivision's irrigation water allotment of 15 acres. If the property owners choose to split their parcel into two lots, the percentage of their water allotment can be divided as requested. The percentage of water requested to be split is approximately the same as the proposed land acreage splits. The District requests that a written breakdown of the new percentages be provided by the HOA to the District for its records. The District does not intend to make any changes to the billing of the HOA account.
- A dedicated easement for irrigation needs to be shown on the short plat allowing the newly created parcel to receive water. Specifically, as described in the application, an easement needs to be provided on the northeast side of the original parcel. Please provide this easement on the short plat.

## General Notes for all land use actions.

- Any and all **maintenance road right-of ways, lateral right-of ways and drainage right-of ways** will need to be protected (including the restriction of all encroachments). Also, any crossing agreement(s) and/or piping agreement(s) will need to be acquired from the Bureau of Reclamation (Reclamation), once approved by the District, to cross over or under any existing lateral, pipe any lateral or encroach in any way the right-of ways of the District or the Reclamation.
- Runoff and drainage from the proposed land split should be addressed as well to ensure downstream users are not adversely affected by the proposed land use changes.

Thank You,

*Donald Popoff*

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

## Dalia Alnajjar

---

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Thursday, July 20, 2023 11:44 AM  
**To:** Madelyn Vander Veen  
**Cc:** Bonnie Puleo  
**Subject:** [External] RE: Agency Notice Sleepy Hollow 2 / SD2023-0008

Good morning, Madelyn –

After careful review of the transmittal submitted to ITD on July 17, 2023 regarding Sleepy Hollow 2 / SD2023-0008, the Department has no comments or concerns to make at this time.

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](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

---

**From:** Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>  
**Sent:** Monday, July 17, 2023 10:36 AM  
**To:** 'srule@middletoncity.com' <srule@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; Marc Gee <mgee@msd134.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'Anthony Lee' <Anthony.Lee@phd3.idaho.gov>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'CHOPPER@CANYONHD4.ORG' <CHOPPER@CANYONHD4.ORG>; 'JESSICA.MANSELL@INTGAS.COM' <JESSICA.MANSELL@INTGAS.COM>; 'MONICA.TAYLOR@INTGAS.COM' <MONICA.TAYLOR@INTGAS.COM>; Idaho Power <easements@idahopower.com>; Megan Kelly <mkelly@idahopower.com>; 'CARL@BLACKCANYONIRRIGATION.COM' <CARL@BLACKCANYONIRRIGATION.COM>; dpopoff@rh2.com; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; 'mstowell@ccparamedics.com' <mstowell@ccparamedics.com>  
**Subject:** Agency Notice Sleepy Hollow 2 / SD2023-0008

**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.

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Good morning:

Please see the attached agency notice. You are invited to provide written testimony or comments by **August 17, 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 Madelyn Vander Veen at [madelyn.vanderveen@canyoncounty.id.gov](mailto:madelyn.vanderveen@canyoncounty.id.gov)

Thank you,



**Bonnie Puleo**

**Hearing Specialist**

**Canyon County Development Services**

111 No 11<sup>th</sup> Ave. Suite 310

Caldwell, ID 83605

[bonnie.puleo@canyoncounty.id.gov](mailto:bonnie.puleo@canyoncounty.id.gov)

(208) 454-6631 *direct*

**NEW** public office hours **effective January 3, 2023**

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

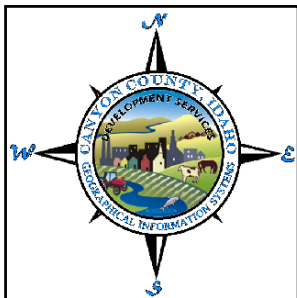
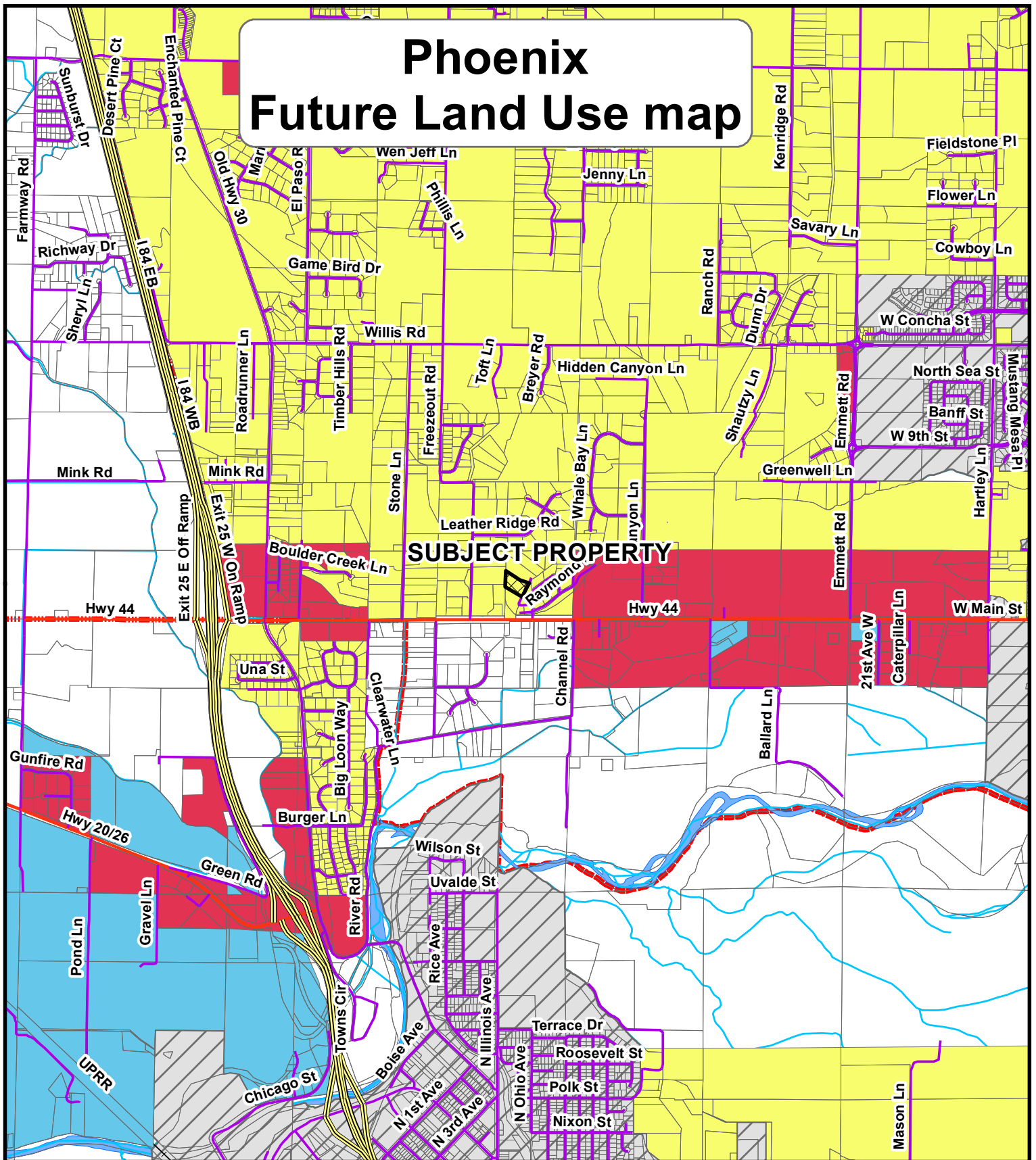
Wednesday

1 pm – 5 pm

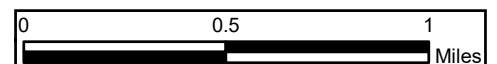
**\*\*We will not be closed during lunch hour\*\***

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

# Phoenix Future Land Use map



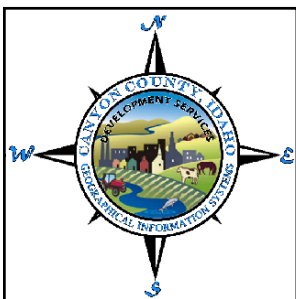
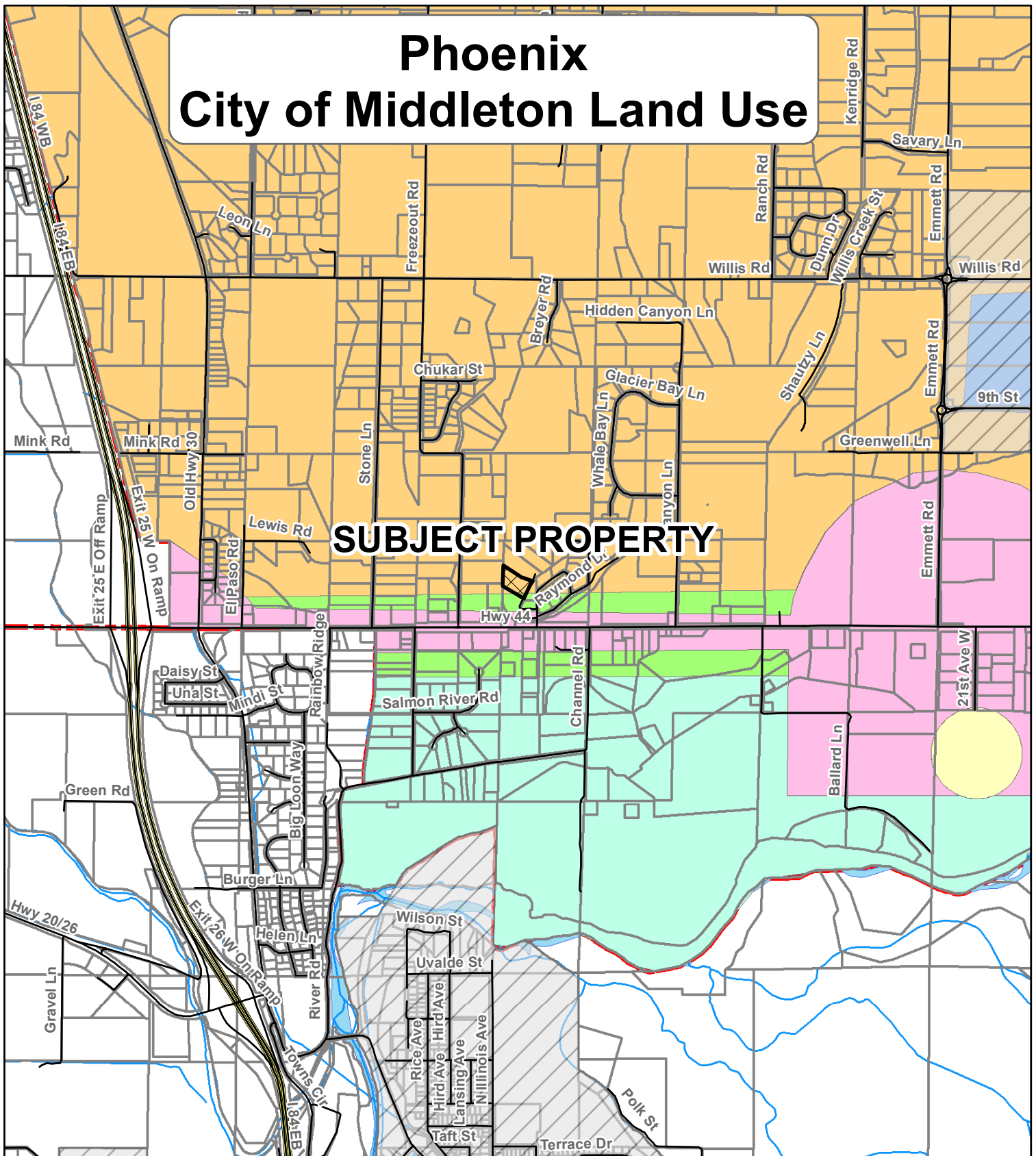
- Legend**
- COMMERCIAL
  - INDUSTRIAL
  - RESIDENTIAL
  - Scenic\_Byway





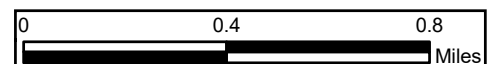
# Phoenix City of Middleton Land Use

**SUBJECT PROPERTY**



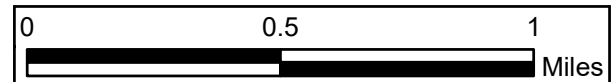
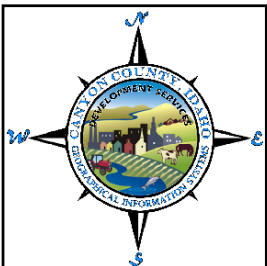
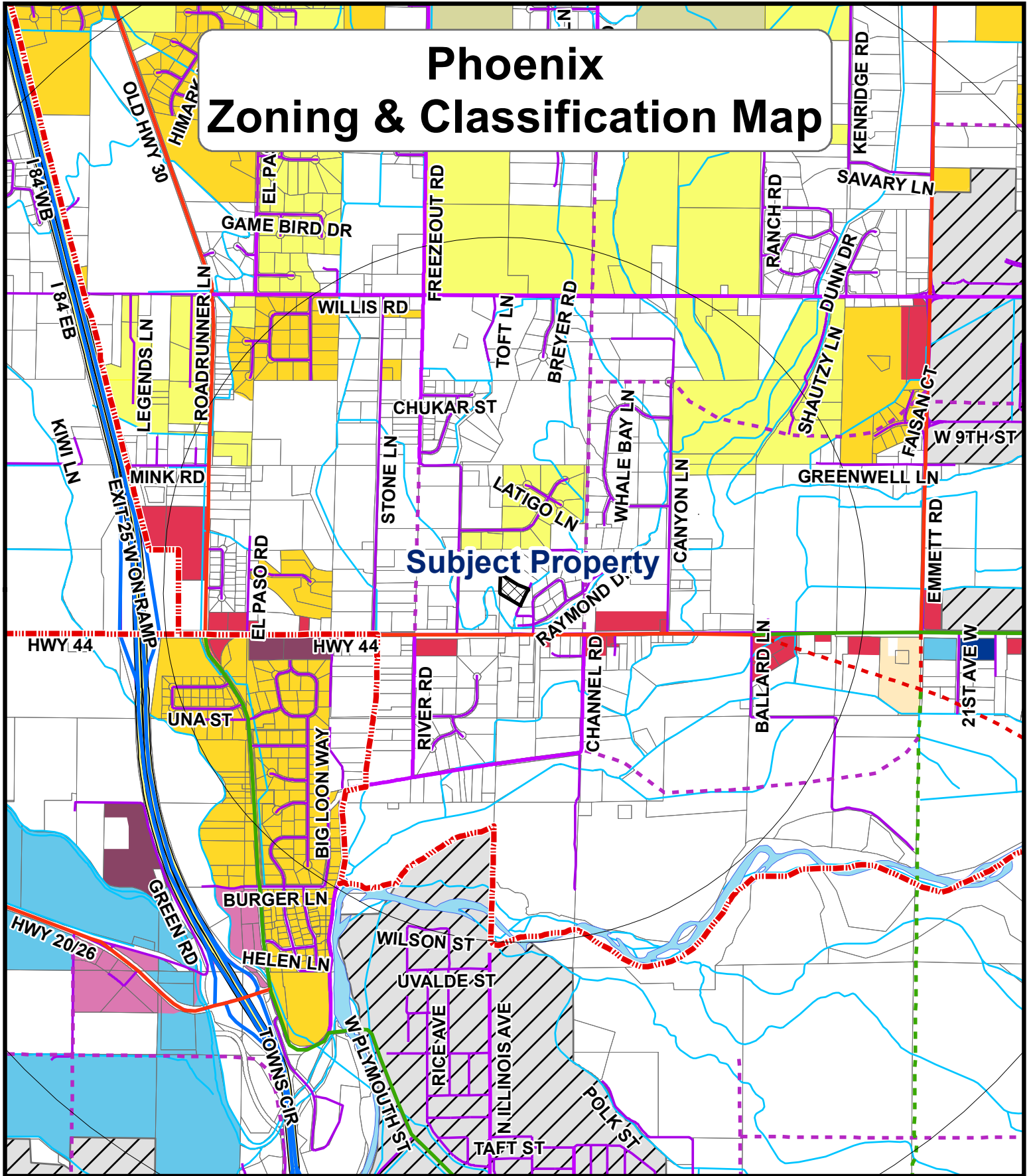
## MiddletonCompPlan

- Public
- Residential
- Residential Special Areas
- Commercial
- Mixed Use
- Transit Oriented

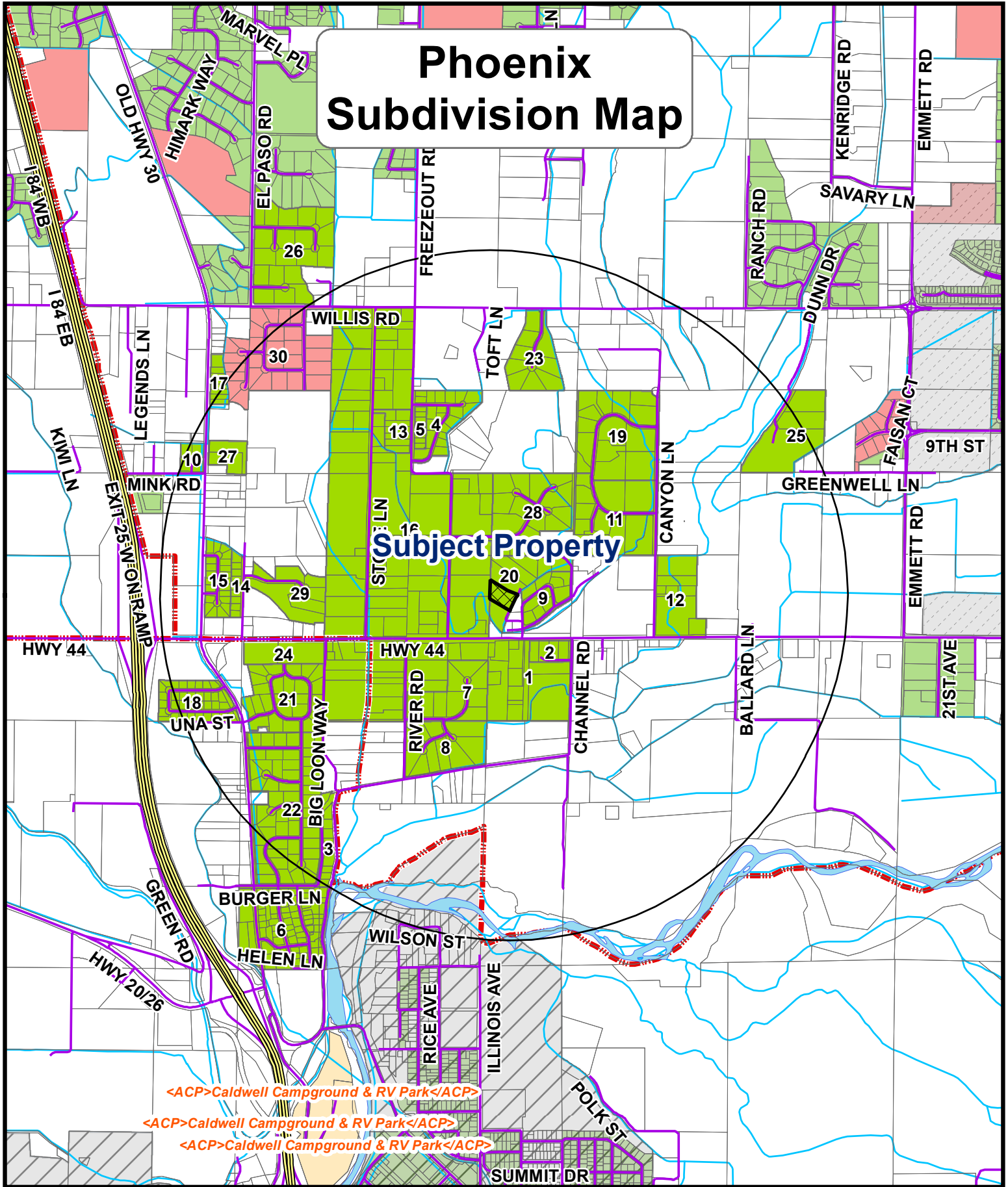




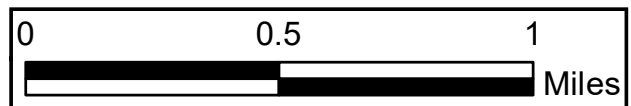
# Phoenix Zoning & Classification Map



# Phoenix Subdivision Map



- MOBILE HOME PARKS 1
- PrelimSubs
- SUBS





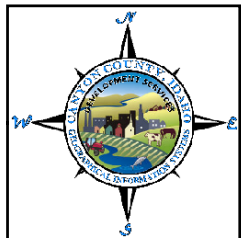
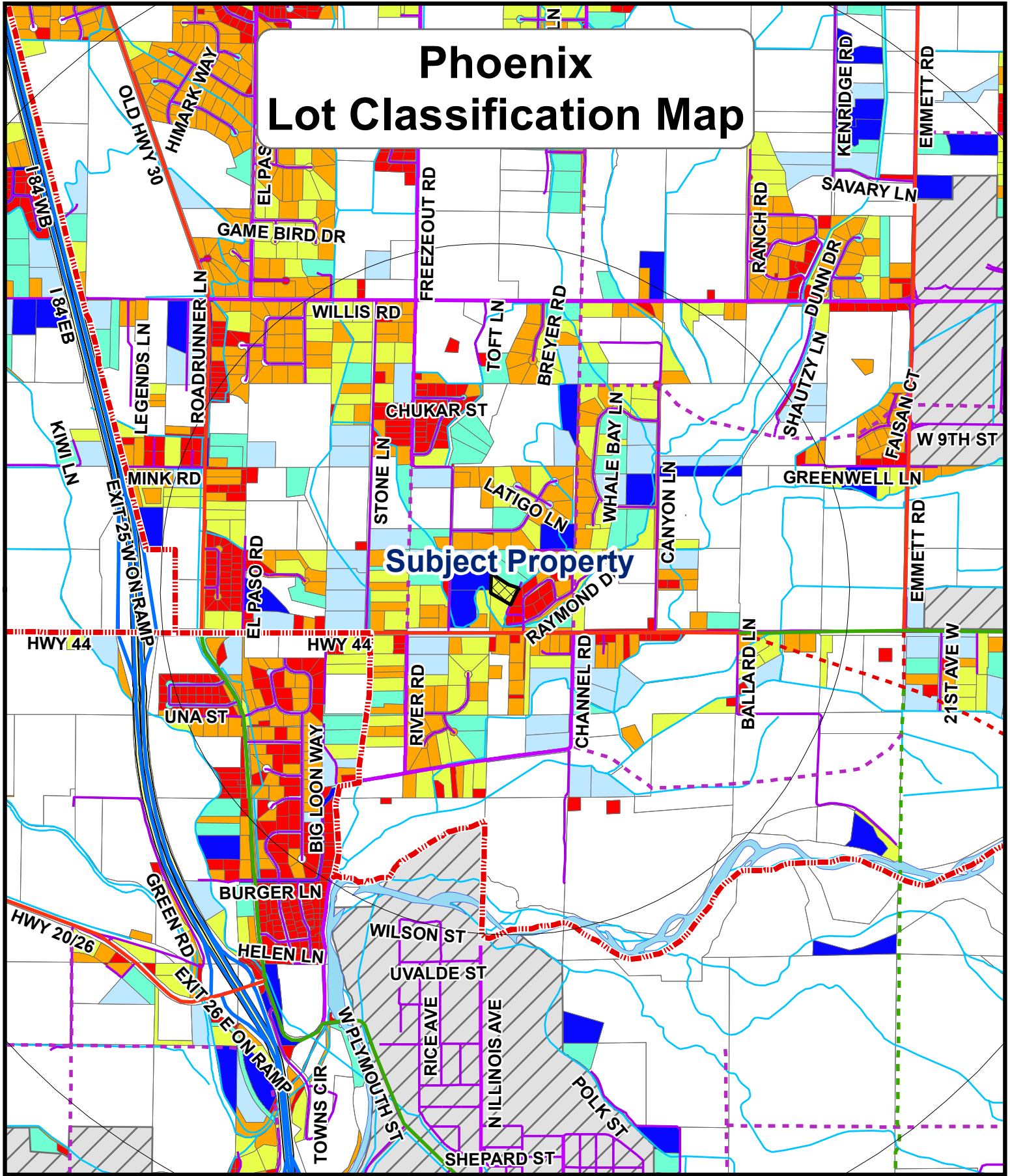
| SUBDIVISION & LOT REPORT    |              |                 |                    |         |
|-----------------------------|--------------|-----------------|--------------------|---------|
| NUMBER OF SUBS              | ACRES IN SUB | NUMBER OF LOTS  | AVERAGE LOT SIZE   |         |
| 30                          | 925.11       | 564             | 1.64               |         |
| NUMBER OF SUBS IN PLATTING  | ACRES IN SUB | NUMBER OF LOTS  | AVERAGE LOT SIZE   |         |
| 1                           | 45.49        | 28              | 1.62               |         |
| NUMBER OF LOTS NOTIFIED     | AVERAGE      | MEDIAN          | MINIMUM            | MAXIMUM |
| 40                          | 1.69         | 1.21            | 0.20               | 5.47    |
| NUMBER OF MOBILE HOME PARKS | ACRES IN MHP | NUMBER OF SITES | AVG HOMES PER ACRE | MAXIMUM |
|                             |              |                 |                    |         |

| PLATTED SUBDIVISIONS           |       |           |        |             |                  |                 |      |
|--------------------------------|-------|-----------|--------|-------------|------------------|-----------------|------|
| SUBDIVISION NAME               | Label | LOCATION  | ACRES  | NO. OF LOTS | AVERAGE LOT SIZE | CITY OF...      | Year |
| FROST FARMS                    | 1     | 4N3W10    | 53.58  | 20          | 2.68             | COUNTY (Canyon) | 1907 |
| KAMEO SUB                      | 2     | 4N3W10    | 5.09   | 4           | 1.27             | COUNTY (Canyon) | 2005 |
| RUTLEDGE RANCH SUB             | 3     | 4N3W10    | 10.75  | 13          | 0.83             | COUNTY (Canyon) | 1965 |
| RANCHETTE ESTATES              | 4     | 4N3W03    | 17.05  | 20          | 0.85             | COUNTY (Canyon) | 1972 |
| RANCHETTE ESTATES #2           | 5     | 4N3W03    | 2.89   | 9           | 0.32             | COUNTY (Canyon) | 1974 |
| RIO VISTA ACRES SUB            | 6     | 4N3W10    | 41.64  | 88          | 0.47             | COUNTY (Canyon) | 1961 |
| RIVER ROAD ESTATES             | 7     | 4N3W10    | 21.39  | 10          | 2.14             | COUNTY (Canyon) | 2001 |
| RIVER ROAD ESTATES #2          | 8     | 4N3W10    | 23.92  | 12          | 1.99             | COUNTY (Canyon) | 2003 |
| WHITTLE SUB                    | 9     | 4N3W03    | 11.42  | 10          | 1.14             | COUNTY (Canyon) | 1971 |
| YOTIE SUB                      | 10    | 4N3W04    | 4.14   | 4           | 1.03             | COUNTY (Canyon) | 2001 |
| NORTHSLOPE ESTATES #2          | 11    | 4N3W02    | 37.37  | 12          | 3.11             | COUNTY (Canyon) | 2005 |
| ATKINSON SUB                   | 12    | 4N3W02    | 21.36  | 10          | 2.14             | COUNTY (Canyon) | 1971 |
| BALE SUB                       | 13    | 4N3W03    | 7.08   | 7           | 1.01             | COUNTY (Canyon) | 1990 |
| FOREST HILLS ESTATES           | 14    | 4N3W04    | 4.82   | 9           | 0.54             | COUNTY (Canyon) | 1987 |
| FOREST HILLS ESTATES #2        | 15    | 4N3W04    | 11.35  | 21          | 0.54             | COUNTY (Canyon) | 1996 |
| FRUITDALE FARMS                | 16    | 4N3W03    | 273.92 | 83          | 3.30             | COUNTY (Canyon) | 1911 |
| HECK SUB #1                    | 17    | 4N3W04    | 4.69   | 9           | 0.52             | COUNTY (Canyon) | 1985 |
| MOUNTAIN GEM ESTATES           | 18    | 4N3W09    | 17.72  | 37          | 0.48             | COUNTY (Canyon) | 1996 |
| NORTHSLOPE ESTATES #1          | 19    | 4N3W02    | 42.71  | 15          | 2.85             | COUNTY (Canyon) | 2004 |
| SLEEPY HOLLOW SUBDIVISION      | 20    | 4N3W03    | 17.60  | 6           | 2.93             | COUNTY (Canyon) | 2005 |
| SOUTHWICK ESTATES              | 21    | 4N3W09    | 29.57  | 24          | 1.23             | COUNTY (Canyon) | 2007 |
| TAYLOR RIDGE SUBDIVISION       | 22    | 4N3W10    | 62.78  | 53          | 1.18             | COUNTY (Canyon) | 2007 |
| WILLIS ESTATES SUBDIVISION     | 23    | 4N3W03    | 19.35  | 10          | 1.93             | COUNTY (Canyon) | 2008 |
| H SOUTHWICK COMMERCIAL SUBDIV  | 24    | 4N3W10    | 10.55  | 2           | 5.27             | COUNTY (Canyon) | 2017 |
| KINDER PLATZ SUBDIVISION       | 25    | 4N3W02    | 25.33  | 4           | 6.33             | CANYON (County) | 2017 |
| ALBION ACRES SUBDIVISION NO. 1 | 26    | 5N3W34    | 41.10  | 19          | 2.16             | COUNTY (Canyon) | 2018 |
| PALOMINOS SUBDIVISION          | 27    | 4N3W04    | 6.49   | 2           | 3.24             | Canyon County   | 2019 |
| OF SADDLEBACK RIDGE ESTATES SU | 28    | 4N3W03    | 35.81  | 16          | 2.24             | CANYON COUNTY   | 2020 |
| BOULDER CREEK SUBDIVISION      | 29    | 4N3W03    | 18.01  | 7           | 2.57             | CANYON COUNTY   | 2020 |
| TIMBER HILLS SUBDIVISION       | 30    | 4N3W03&04 | 45.62  | 28          | 1.63             | CANYON COUNTY   | 2021 |

| SUBDIVISIONS IN PLATTING |       |             |                  |  |  |  |
|--------------------------|-------|-------------|------------------|--|--|--|
| SUBDIVISION NAME         | ACRES | NO. OF LOTS | AVERAGE LOT SIZE |  |  |  |
|                          |       |             |                  |  |  |  |
|                          |       |             |                  |  |  |  |

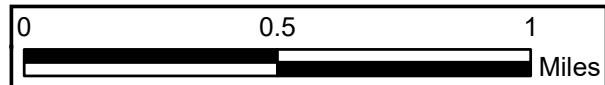
| MOBILE HOME & RV PARKS |              |       |               |                |            |  |
|------------------------|--------------|-------|---------------|----------------|------------|--|
| SUBDIVISION NAME       | SITE ADDRESS | ACRES | NO. OF SPACES | UNITS PER ACRE | CITY OF... |  |
|                        |              |       |               |                |            |  |

# Phoenix Lot Classification Map



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

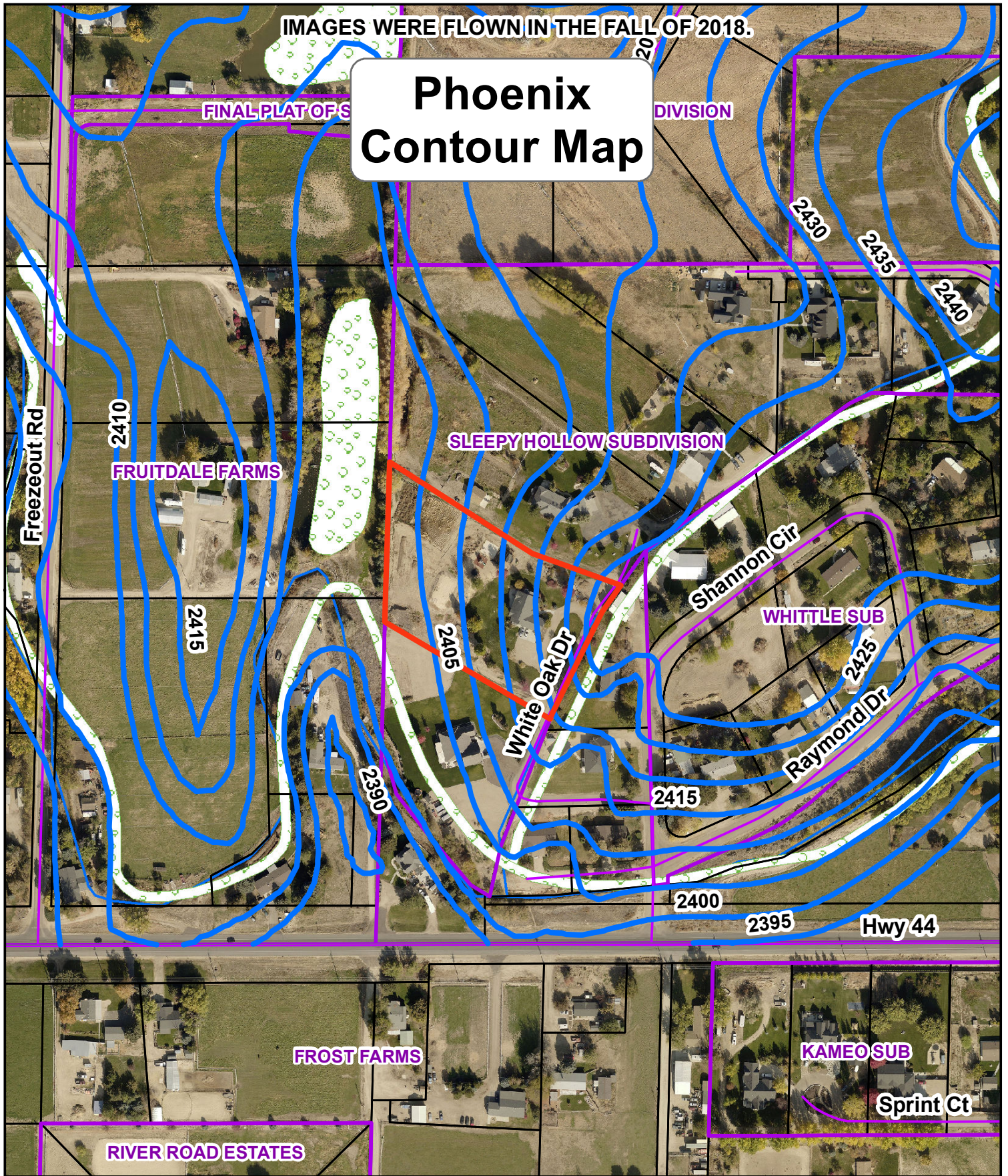
- Interstate
- Expressway
- Proposed Expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector





IMAGES WERE FLOWN IN THE FALL OF 2018.

# Phoenix Contour Map



## Legend

- SUBJECT\_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

