

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: Michelle Pruett
	MAILING ADDRESS: PO Box 605 Homedale, ID 83628
	PHONE: [REDACTED] EMAIL: [REDACTED]

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

Signature: Michelle Pruett

Date: 02/17/23

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Katie Burford
	COMPANY NAME: KT Properties, Inc
	MAILING ADDRESS: 3094 W Market Rd Homedale, ID 83628
	PHONE: 208-861-2555 EMAIL: katie@ktpropertiesllc.com

<b>SITE INFO</b>	STREET ADDRESS: TBD Ustick Rd Wilder, ID 83676
	PARCEL #: R37229010A0 LOT SIZE/AREA: 16.489 acres
	LOT: N/A BLOCK: N/A SUBDIVISION: N/A
	QUARTER: SE SECTION: 33 TOWNSHIP: 4N RANGE: 5W
	ZONING DISTRICT: Agriculture FLOODZONE (YES/NO): No

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

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

CASE NUMBER: CR2023-0003

DATE RECEIVED: 2/22/2023

RECEIVED BY: Sage H

APPLICATION FEE: \$1,400 (CK) MO CC CASH

# ZONING AMENDMENT CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) | Phone: 208-454-7458 | Fax: 208-454-6633



### 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 Text 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:

- **Map Amendments:** 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?
- 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)
- Does legal access to the subject property for the request exist or will it exist at the time of development?
- 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.)

☒ 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

☒ \$950 Rezone or \$1,400 for a Conditional Rezone

☒ \$2800 Text Amendment

(Fees are non-refundable)

February 17th, 2023

Canyon County Development Services Department  
111 North 11th Ave #310  
Caldwell, ID 83605

To Whom It May Concern,

Michelle Pruett is the owner of R37229010A0, a 16.489 acre parcel with shop/horse stalls, irrigated pasture, and an irrigated hay field. She is applying for a conditional re-zone from agricultural zoning to rural residential zoning, which is consistent with the comprehensive plan.

The request is definitely appropriate based on the surrounding land uses, of which there are even higher density areas adjacent to Ms. Pruett's property than what Ms. Pruett is applying for. Her request will not negatively affect the character of the area, as she is only wanting to separate her current parcel into two rural residential parcels (via administrative land division post re-zone). Both parcels would still have pasture and/or hay ground, and her irrigation rights would be divided appropriately between the two. The shop already has an individual well and septic system, so there would only be one additional proposed individual well and one additional proposed septic system.

There is already legal access to the property. In order to split the parcel into two, an ingress/egress/utility easement would be granted to the parcel in the NW corner that will include the existing shop/horse stalls. A surveyor has already been contracted to prepare the legal descriptions and easement.

Per Golden Gate Highway Department, the request would not require public street improvements to Ustick Rd, nor would it cause undue interference with traffic patterns.

The only impact to essential public services and facilities would be the possibility of two additional households. However, once the parcels were developed into homesites, those households would also be paying property taxes to mitigate their impact.

Thank you for your consideration.

Sincerely,



Katie Burford

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



## NEIGHBORHOOD MEETING SIGN UP SHEET

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

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

#### SITE INFORMATION

Site Address: <u>TBD Ustick Rd</u>	Parcel Number: <u>R37229010A0</u>
City: <u>Wilder</u>	State: <u>ID</u> ZIP Code: <u>83676</u>
Notices Mailed Date: <u>02/03/2023</u>	Number of Acres: <u>16.489</u> Current Zoning: <u>Ag</u>
Description of the Request: <u>Proposed conditional re-zone to Rural Residential</u>	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>Katie Burford</u>		
Company Name: <u>KT Properties Inc</u>	<u>[Keller Williams Realty Boise]</u>	
Current address: <u>3094 W Market Rd</u>		
City: <u>Homedale</u>	State: <u>ID</u>	ZIP Code: <u>83628</u>
Phone: <u>208-861-2555</u>	Cell: <u>208-861-2555</u>	Fax: <u>208-249-3477</u>
Email: <u>katie@KTpropertiesllc.com</u>		

#### MEETING INFORMATION

DATE OF MEETING: <u>02/15/2023</u>	MEETING LOCATION: <u>Subject property</u>	
MEETING START TIME: <u>12:00 PM</u>	MEETING END TIME: <u>1:00 PM</u>	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <u>Tammy Earwood</u>	<u>[Signature]</u>	<u>27262 Ustick, Wilder</u>
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		



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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):

Katie Burford

APPLICANT/REPRESENTATIVE (Signature):

Katie Burford

DATE: 02 / 15 / 2023

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

Date: 02/03/2023

Dear Neighbor,

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

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

The Neighborhood Meeting details are as follows:

Date: 02/15/2023

Time: 12:00 PM

Location: On the subject property R37229010A0-see attached map

Property description: 16.489 acres of agricultural ground, pasture and shop. Applying for a conditional re-zone to Rural Residential.

The project is summarized below:

Site Location: TBD Ustick Rd Wilder, ID 83676

Proposed access: Off Ustick Rd, no change to existing/current access

Total acreage: 16.489

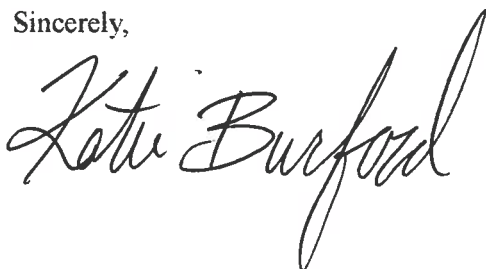
Proposed lots: 2 (currently 1 parcel)

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

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

If you have any questions prior to the meeting, please contact Katie Burford at 208-861-2555, or [katie@ktpropertiesllc.com](mailto:katie@ktpropertiesllc.com).

Sincerely,





# Neighborhood Notification Map

Parcel No. R37229010A  
Buffer Distance 600 Feet

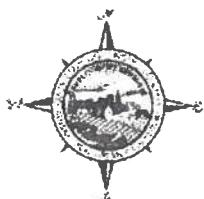
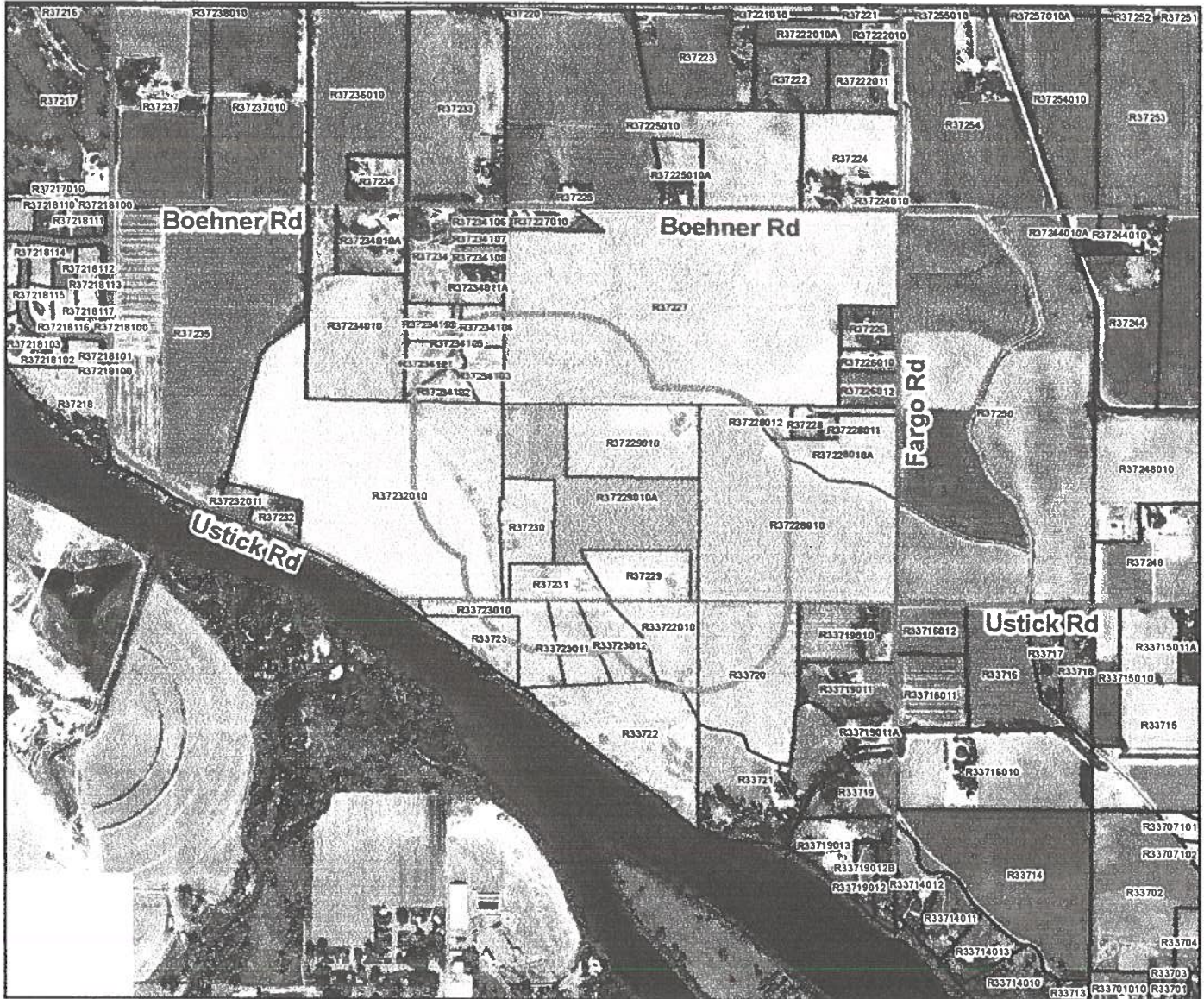
Canyon County  
Development Services  
111 North 11th Ave, #140  
Caldwell, ID 83605



This map is for informational purposes only and does not suggest approval of the project.

Date: 1/30/2023  
By: Talmeida

The neighborhood meeting shall be conducted prior to acceptance of the application. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.



NOTIFICATION BUFFER

SUBJECT\_PROPERTY

NOTIFIED PARCELS

TAX PARCELS

Highway

Interstate

Local Road

SCALE 1 in = 1,000 feet  
Map Scale 1:12,000

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.

# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

Phone: 208-454-7458

Fax: 208-454-6633



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

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

### GENERAL INFORMATION

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

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

☒ How many Individual Domestic Wells are proposed? 1 existing, 1 additional

**2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

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

**3. IRRIGATION WATER PROVIDED VIA:**

☒ Surface ☐ Irrigation Well ☐ None

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

☒ Pressurized ☐ Gravity

**5. ACCESS:**

☐ Frontage ☒ Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

**6. INTERNAL ROADS:**

☐ Public ☒ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

**7. FENCING**

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

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

**8. STORMWATER:**

☐ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches

☐ Other: \_\_\_\_\_

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

Ditches



### RESIDENTIAL USES

**1. NUMBER OF LOTS REQUESTED:**

- ☒ Residential 2 ☐ Commercial \_\_\_\_\_ ☐ Industrial \_\_\_\_\_  
☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- ☐ Water supply source: Nothing required for home < 3600 sq ft  
> 3600 sq ft home: sprinkler system, pool, etc

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

### NON-RESIDENTIAL USES

**1. SPECIFIC USE:** \_\_\_\_\_

**2. DAYS AND HOURS OF OPERATION:**

- ☐ Monday \_\_\_\_\_ to \_\_\_\_\_  
☐ Tuesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Wednesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Thursday \_\_\_\_\_ to \_\_\_\_\_  
☐ Friday \_\_\_\_\_ to \_\_\_\_\_  
☐ Saturday \_\_\_\_\_ to \_\_\_\_\_  
☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?** ☐ Yes If so, how many? \_\_\_\_\_ ☐ No

**4. WILL YOU HAVE A SIGN?** ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft. Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other \_\_\_\_\_

**5. PARKING AND LOADING:**

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_

**ANIMAL CARE RELATED USES**

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

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

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

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

☐ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

**4. ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_

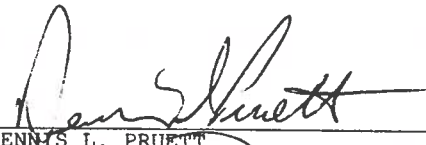
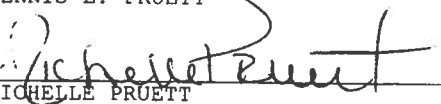
QUITCLAIM DEED

FOR VALUE RECEIVED, DENNIS L. PRUETT and MICHELLE PRUETT, who acquired title as Husband and Wife, Grantors, do hereby convey, release, remise and forever quitclaim unto MICHELLE PRUETT, a single woman as her sole and separate property, Grantee, whose address is [REDACTED] all right, title, and interest in and to the following described premises located in the **County of Canyon**, State of Idaho, more particularly described as follows:

See "Exhibit A" attached hereto.

For convenience Exhibit A consists of 2 pages for "Job No. FE1016", "Parcel 2", and the common address of the above-referenced real property is 0 Ustick Rd., Wilder, Idaho 83676, AIN:04N05W338450

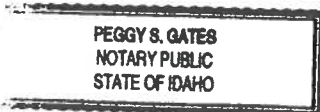
Dated: 8/15 —, 2016


  
DENNIS L. PRUETT  
  
MICHELLE PRUETT

STATE OF IDAHO )  
 ) ss.  
COUNTY OF Ada )

On this 20 day of September, 2016, before me, a Notary Public in and for the State of Idaho, personally appeared DENNIS L. PRUETT, personally known to me, or proved to me on the basis of satisfactory evidence to be, the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

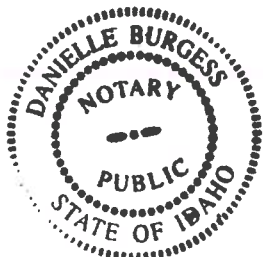


  
Notary Public for Idaho  
Residing at: Boise, ID  
My Commission Expires: 5-20-2020

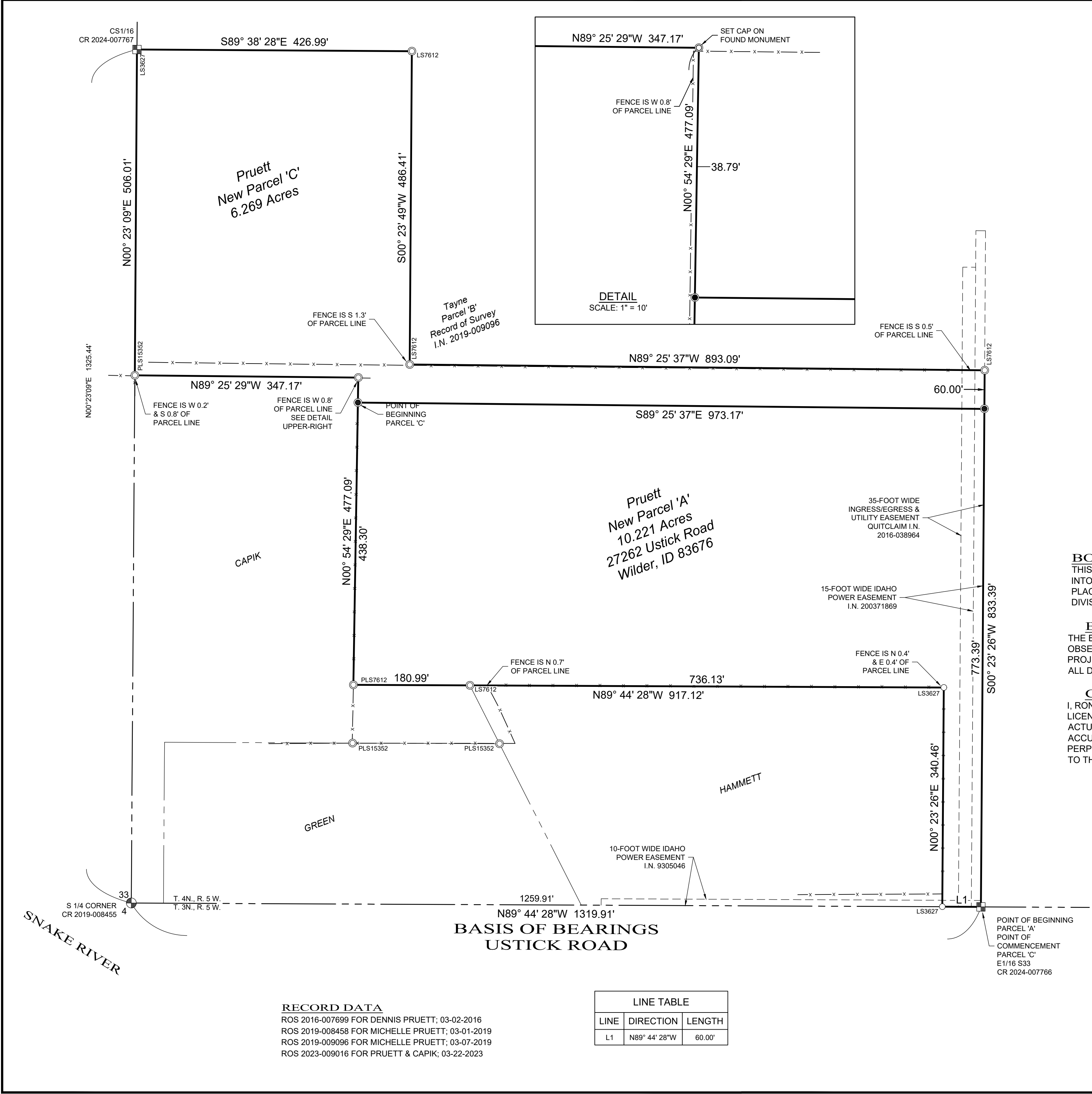
STATE OF IDAHO )  
 ) ss.  
COUNTY OF Payette )

On this 15 day of August, 2016, before me, a Notary Public in and for the State of Idaho, personally appeared MICHELLE PRUETT, personally known to me, or proved to me on the basis of satisfactory evidence to be, the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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



  
Notary Public for Idaho  
Residing at: Canyon, ID  
My Commission Expires: 11/2/21



SCALE: 1"= 100'

**LEGEND**

—	BOUNDARY LINE
- - -	PRACEL LINE TO BE MOVED
- . - . -	RECORD BOUNDARY
- x - x - x	SECTION
- x - x - x - x - x	EXISTING WIRE FENCE
- x - x - x - x - x - x	EXISTING WOOD FENCE
⊙	FOUND BRASS CAP MONUMENT
⊙	FOUND 5/8" REBAR, AS NOTED
○	FOUND 1/2" REBAR, AS NOTED
⊞	SET ALUMINUM CAP MONUMENT
●	SET 5/8" REBAR, PLASTIC CAP "PROPERTY CORNER PLS8575"
CR	CORNER RECORD
I.N.	INSTRUMENT NUMBER
ROS	RECORD OF SURVEY
WD	WARRANTY DEED

**BOUNDARY NARRATIVE**  
THIS SURVEY WAS REQUESTED BY MICHELLE PRUETT TO DIVIDE HER PARCEL INTO TWO PIECES OF LAND. THE FOUND MONUMENTS WERE HELD AND CAPS PLACED WHERE MISSING. NEW CORNER RECORDS FILED AS NEEDED. THIS DIVISION OF LAND REQUIRES CANYON COUNTY APPROVAL.

**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY GPS OBSERVATIONS, REFERENCED TO NAD 83 (2011) EPOCH 2010, AND PROJECTED TO THE IDAHO PLANE COORDINATE SYSTEM, WEST ZONE 1103. ALL DISTANCES WERE MEASURED WITH GROUND COORDINATES.

**CERTIFICATE OF SURVEYOR**  
I, RONALD M. HODGE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY. IT IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612 AND TO THE IDAHO CODE RELATING TO SURVEYS.

**Revised**  
11/06/2024 12:44:59 PM



INDEX# 454-33-2-3-0-00-00

RECORD OF SURVEY - ADMINISTRATIVE LAND DIVISION  
FOR  
MICHELLE PRUETT

SITUATE IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4  
OF SECTION 33  
TOWNSHIP 4 NORTH, RANGE 5 WEST, BOISE MERIDIAN,  
CANYON COUNTY, IDAHO

**HMH ENGINEERING**

680 #2B S. Progress Avenue, Meridian, ID 83642  
208-342-7957 - www.hmh-llc.com

ACAD DWG. FILE S23005 VP DR. TRC CK. RMH PLOT SCALE: 1:1

SCALE: 1"= 100' DATE: NOVEMBER 2024 SHEET 1 OF 1

**RECORD DATA**  
ROS 2016-007699 FOR DENNIS PRUETT; 03-02-2016  
ROS 2019-008458 FOR MICHELLE PRUETT; 03-01-2019  
ROS 2019-009096 FOR MICHELLE PRUETT; 03-07-2019  
ROS 2023-009016 FOR PRUETT & CAPIK; 03-22-2023

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89° 44' 28"W	60.00'



ReRecording to Correct grantee

## QUITCLAIM DEED

FOR VALUE RECEIVED, Michelle Pruett, trustee of The Michelle Pruett Trust, U/A dated June 26, 2024 and Michelle Pruett, an unmarried woman does hereby convey, release, remise and forever quit claim unto Leslie M. Capik and ~~Dennis C. Capik, wife and husband~~ <sup>MP</sup> whose current address is:

27500 Ustick Road, Wilder, ID 83676

the following described premises:

See attached Exhibit "A" (Referenced in instrument No. 2023-009530, Boundary Adjustment)

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 11/4/24

The Michelle Pruett Trust

By: [Signature]  
Michelle Pruett, Trustee

[Signature]  
Michelle Pruett, individually

State of Idaho, County of Canyon

This record was acknowledged before me on 11/4/24 by Michelle Pruett individually and as trustee of The Michelle Pruett Trust U/A dated June 26, 2024

[Signature]  
Signature of notary public  
Commission Expires:

Residing in Middleton, Idaho  
Commission Expires: 03-11-2026

KRISTI COX  
COMMISSION #37722  
NOTARY PUBLIC  
STATE OF IDAHO

**2024-035666**

RECORDED

**11/04/2024 11:41 AM**

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=2 NHANEY

DEED

MICHELLE PRUETT

\$15.00

**2024-036659**

RECORDED

**11/12/2024 09:34 AM**



00838331202400366590020023

RICK HOGABOAM

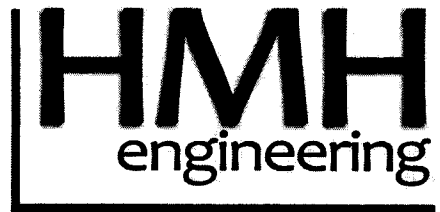
CANYON COUNTY RECORDER

Pgs=2 JWINSLOW

DEED

MICHELLE PRUETT

\$15.00



## CAPIK Legal Description

*A parcel of land situate in the Southwest Quarter of the Southeast Quarter of Section 33, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, being a portion of Grantor's parcel (granted under QUITCLAIM DEED Instrument No. 2019-01419) and more particularly described as follows:*

**COMMENCING** at the South Quarter Corner of Section 33 as described in Corner Record Instrument No. 2019-008455 at the intersection of Fargo Road and Ustick Road, thence South 89°44'28" East, 1,319.91 feet to the southeast corner of Grantor's property and the East Sixteen Corner of Section 33 as described in Corner Record Instrument No. 9936186;  
Then along Grantor's boundary the following three (3) courses and distances,  
thence North 89°44'28" West, 60.00 feet to a 1/2-inch pin; thence North 00°23'26" East, 340.46 feet to a 1/2-inch pin with cap LS3627; thence North 89°44'28" West, 736.13 feet to a 5/8-inch pin with cap PLS7612 and the **POINT OF BEGINNING**;

Then continuing along Grantor's boundary the following three (3) courses and distances,

Thence South 26°52'46" East, 101.65 feet to a 5/8-inch pin with cap LS15352;

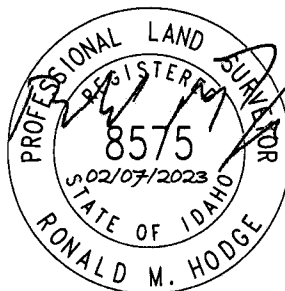
Thence North 89°44'28" West, 228.38 feet to the easterly boundary of the Capik parcel and a 5/8-inch pin with cap LS15352;

Thence along Grantor's and Capik's boundary, North 00°54'29" East, 90.46 feet;

Thence South 89°44'28" East, 180.99 feet to the **POINT OF BEGINNING**.

Containing 0.425 acres, more or less.

Prepared by:  
Ronald M. Hodge, PLS  
Survey Department Manager



RMH:tc

## R37229010A PARCEL INFORMATION REPORT

12/13/2024 11:50:42 AM

PARCEL NUMBER: **R37229010A**

OWNER NAME: **PRUETT MICHELLE TRUST**

CO-OWNER:

MAILING ADDRESS: **190 WILDWOOD DR DONNELLY ID 83615**

SITE ADDRESS: **0 USTICK RD**

TAX CODE: **0790000**

TWP: **4N** RNG: **5W** SEC: **33** QUARTER: **SE**

ACRES: **16.49**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **Yes**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **GOLDEN-GATE HWY #3**

FIRE DISTRICT: **WILDER FIRE**

SCHOOL DISTRICT: **HOMEDALE SCHOOL DIST #370**

IMPACT AREA: **HOMEDALE**

FUTURE LAND USE 2011-2022 : **AG**

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030: **RURAL RESIDENTIAL**

FUTURE LAND USE 2030: **RURAL RESIDENTIAL \ AG**

IRRIGATION DISTRICT: **BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT**

FEMA FLOOD ZONE: **X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0200F**

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **NO Nitrate Prio**

FUNCTIONAL Classification: **Major Collector**

INSTRUMENT NO. : **2024036659**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **33-4N-5W SE TX 19177 LS TX 24483 IN SWSE**

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

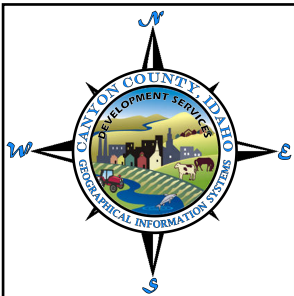
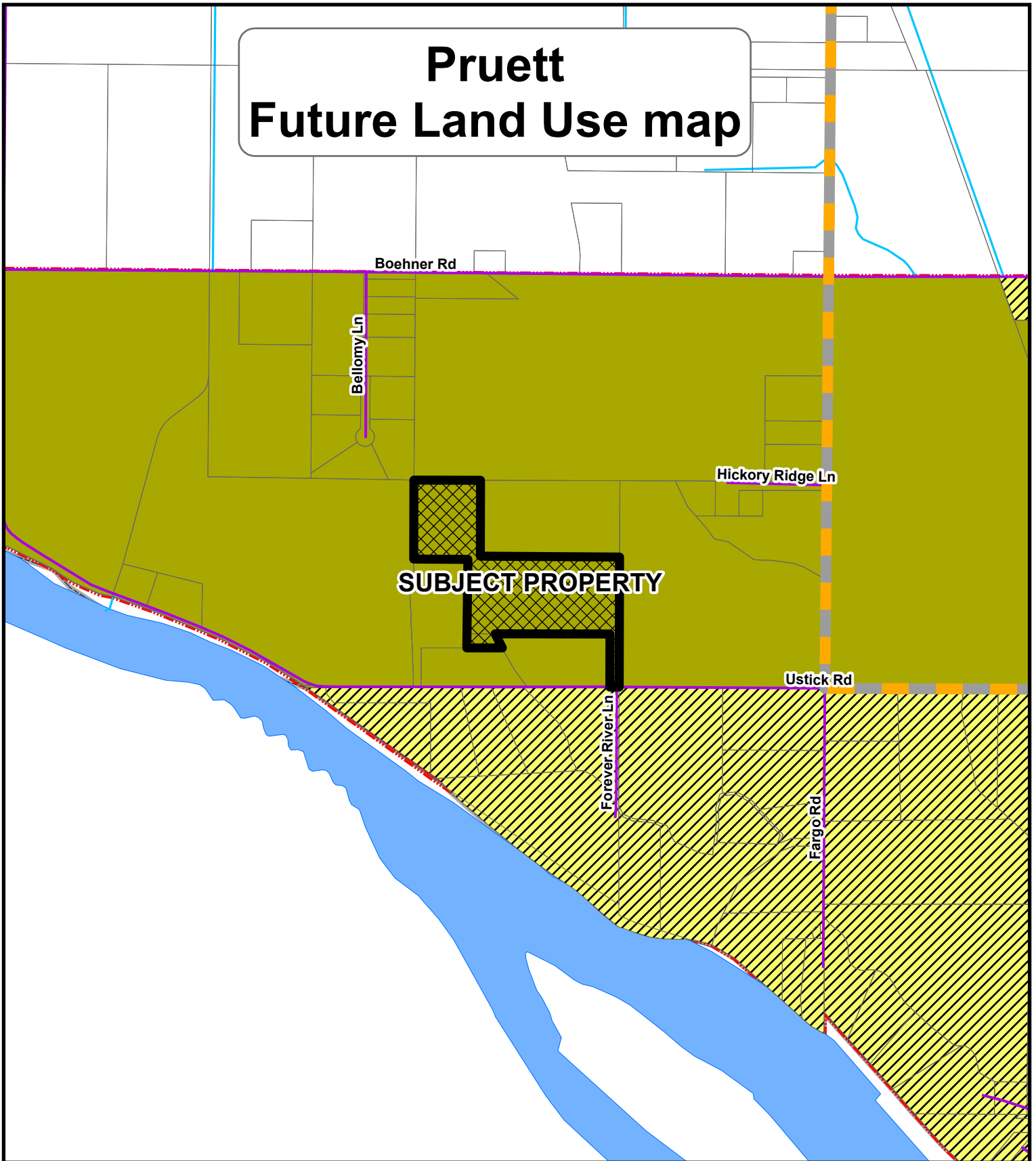


### DISCLAIMER:

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

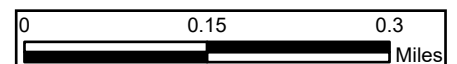
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

# Pruett Future Land Use map



## Legend Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL





SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Pruett Soil Map

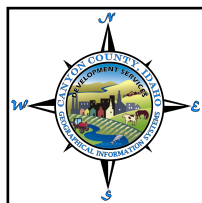
Boehner

Bellomy

Fargo

Ustick

Forever River



## Nitrate Priority Wells

- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000



IDWR\_2C\_Geothermal\_



Wetlands

0 0.25 0.5 Miles

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Pruett Prime Farm Lands

FISH RD

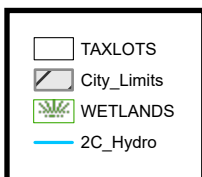
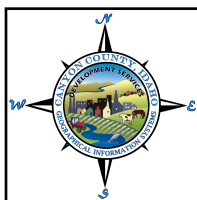
BOEHNER RD

BELLOMY LN

FARGO RD

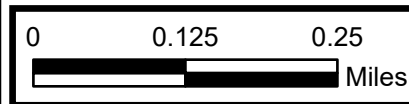
Subject Property

USTICK RD



## FARMLAND

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium



## SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	17685.36	0.41	2.40%
3	MODERATELY SUITED SOIL	483385.32	11.10	65.61%
3	MODERATELY SUITED SOIL	235703.16	5.41	31.99%
		736773.84	16.91	100%

## FARMLAND REPORT

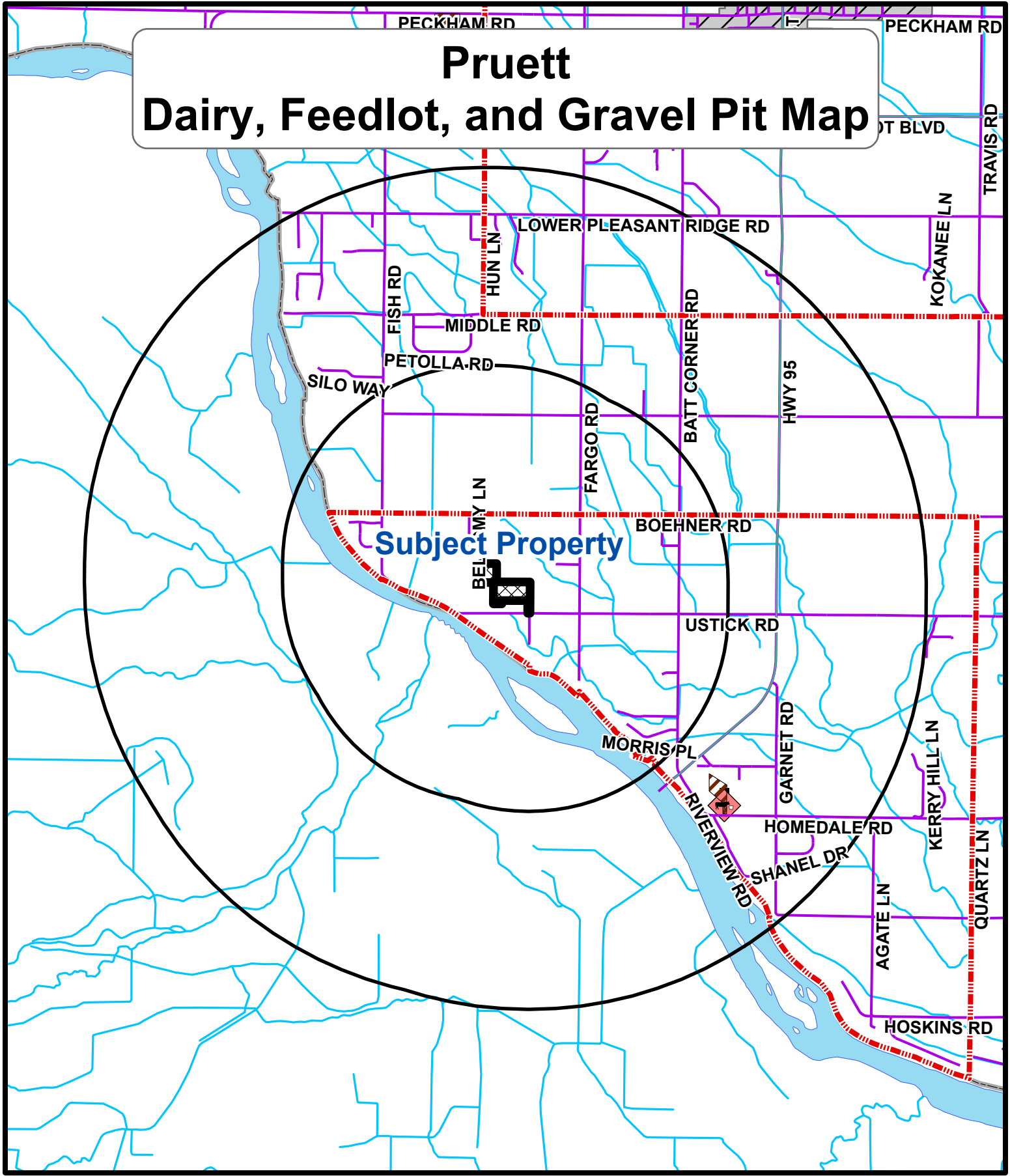
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
CcB	Prime farmland if irrigated	17685.36	0.41	2.40%
CcA	Prime farmland if irrigated	483385.32	11.10	65.61%
CcC	Prime farmland if irrigated	235703.16	5.41	31.99%
		736773.84	16.91	100%




SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

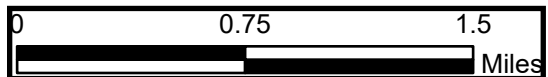
GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL



# Pruett Dairy, Feedlot, and Gravel Pit Map

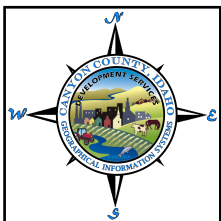
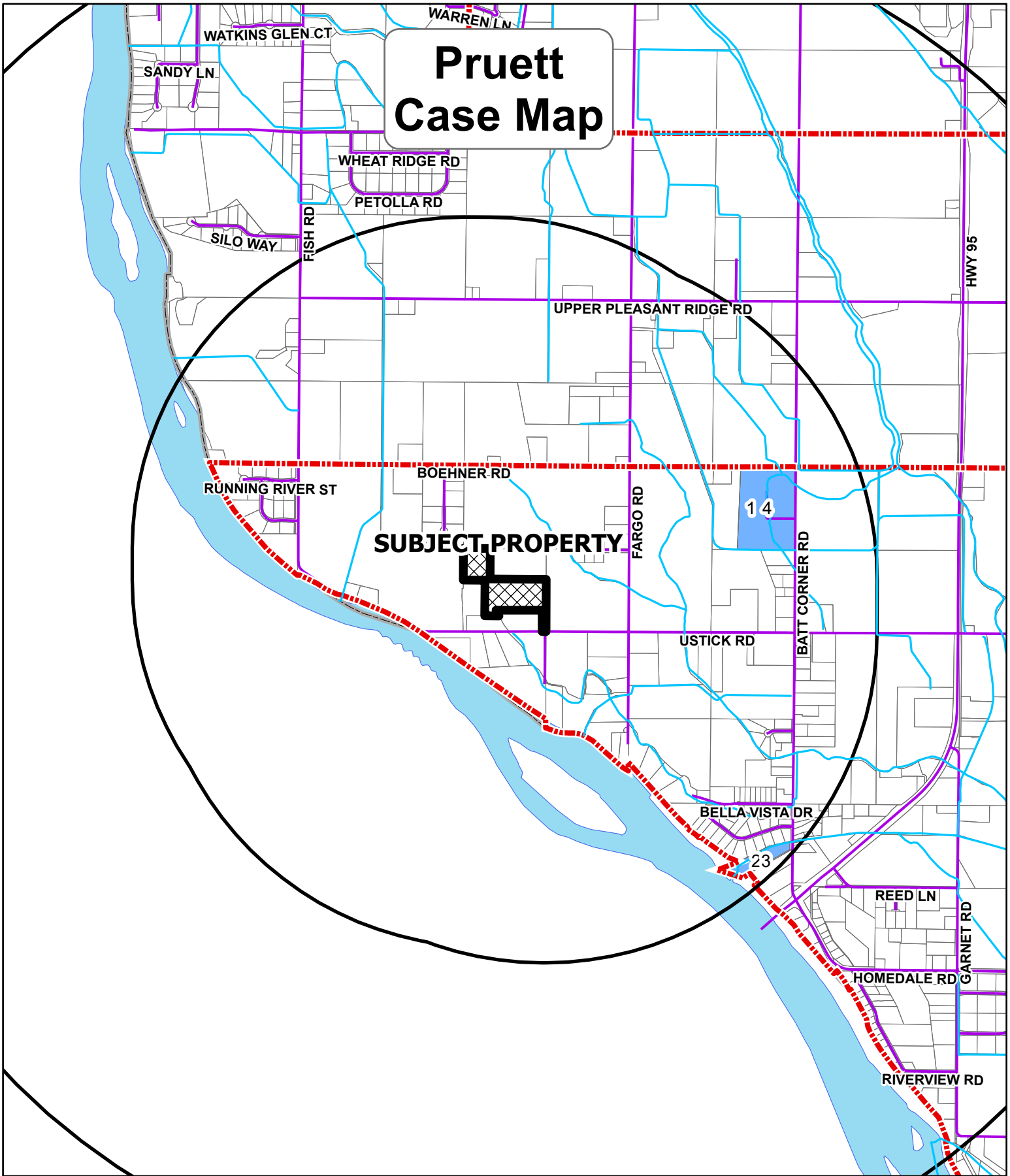


	FEEDLOTS
	DAIRIES
	GRAVELPITS

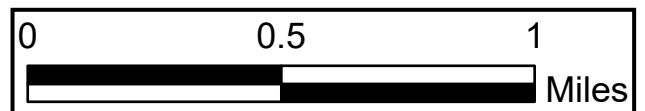


# Pruett Case Map

**SUBJECT PROPERTY**



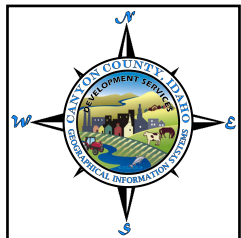
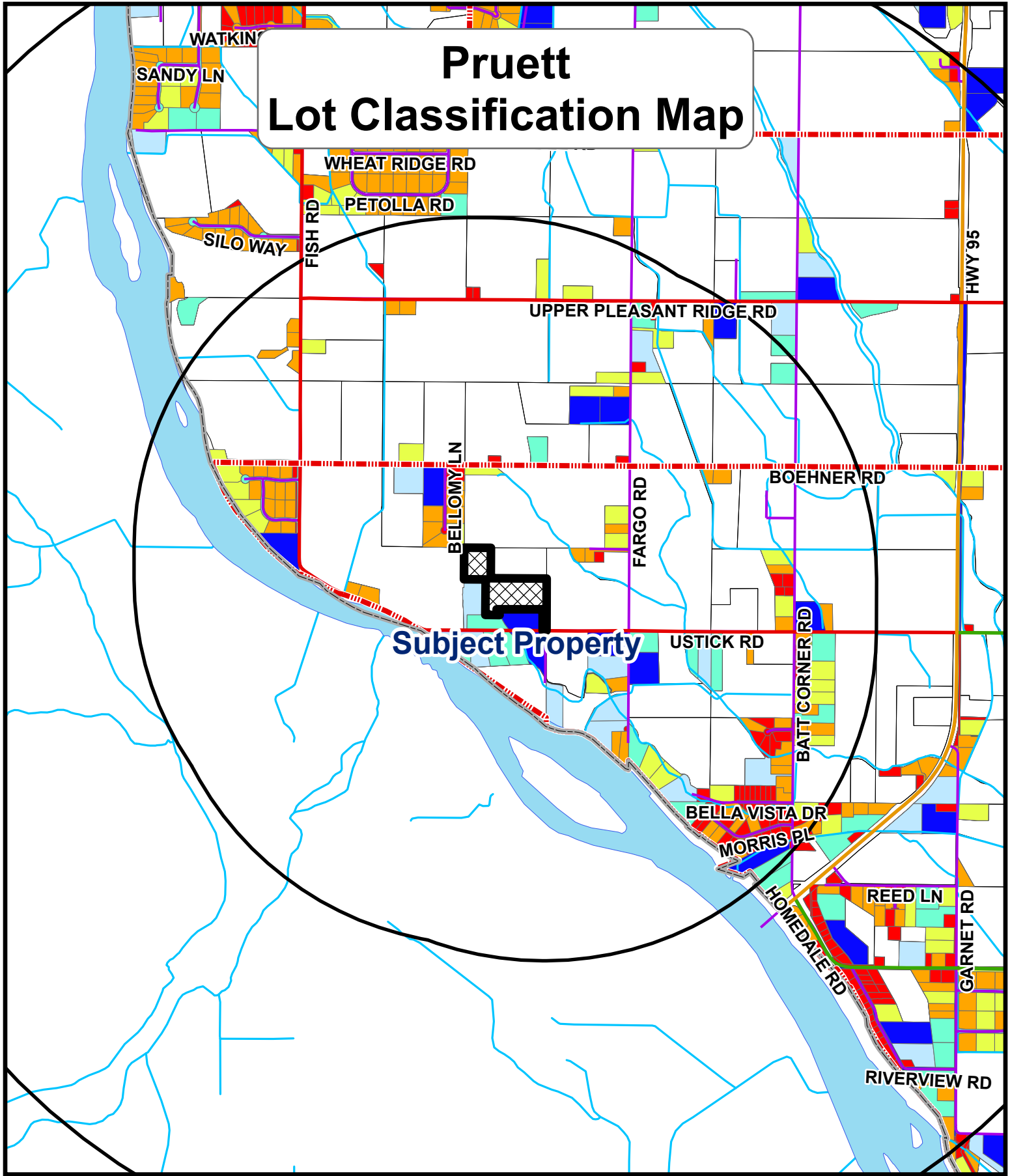
YEAR			
2023	2020		
2022	2019		
2021	2018		



## CASE SUMMARY

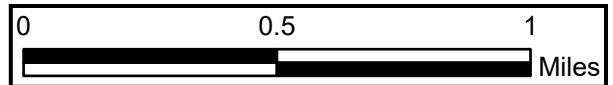
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2021-0049	Plat - Flying Arrow Sub	Flying Arrow Sub	APPROVED
2	RZ2021-0050	Rezone C2 to RR, Comp Plan Change	List	APPROVED
3	OR2021-0025	Comp Plan Change Com to Res and Rezone C2 to RR	List	APPROVED
4	CR2023-0006	Rezone AG to CR-RR	Maestrejuan	APPROVED

# Pruett Lot Classification Map



Legend	
<span style="display:inline-block; width:10px; height:10px; background-color:red;"></span>	0.0 - 1.0
<span style="display:inline-block; width:10px; height:10px; background-color:orange;"></span>	1.1 - 2.0
<span style="display:inline-block; width:10px; height:10px; background-color:yellow;"></span>	2.1 - 3.0
<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span>	3.1 - 4.0
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span>	4.1 - 5.0
<span style="display:inline-block; width:10px; height:10px; background-color:blue;"></span>	5.1 - 6.0

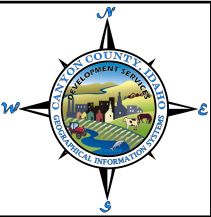
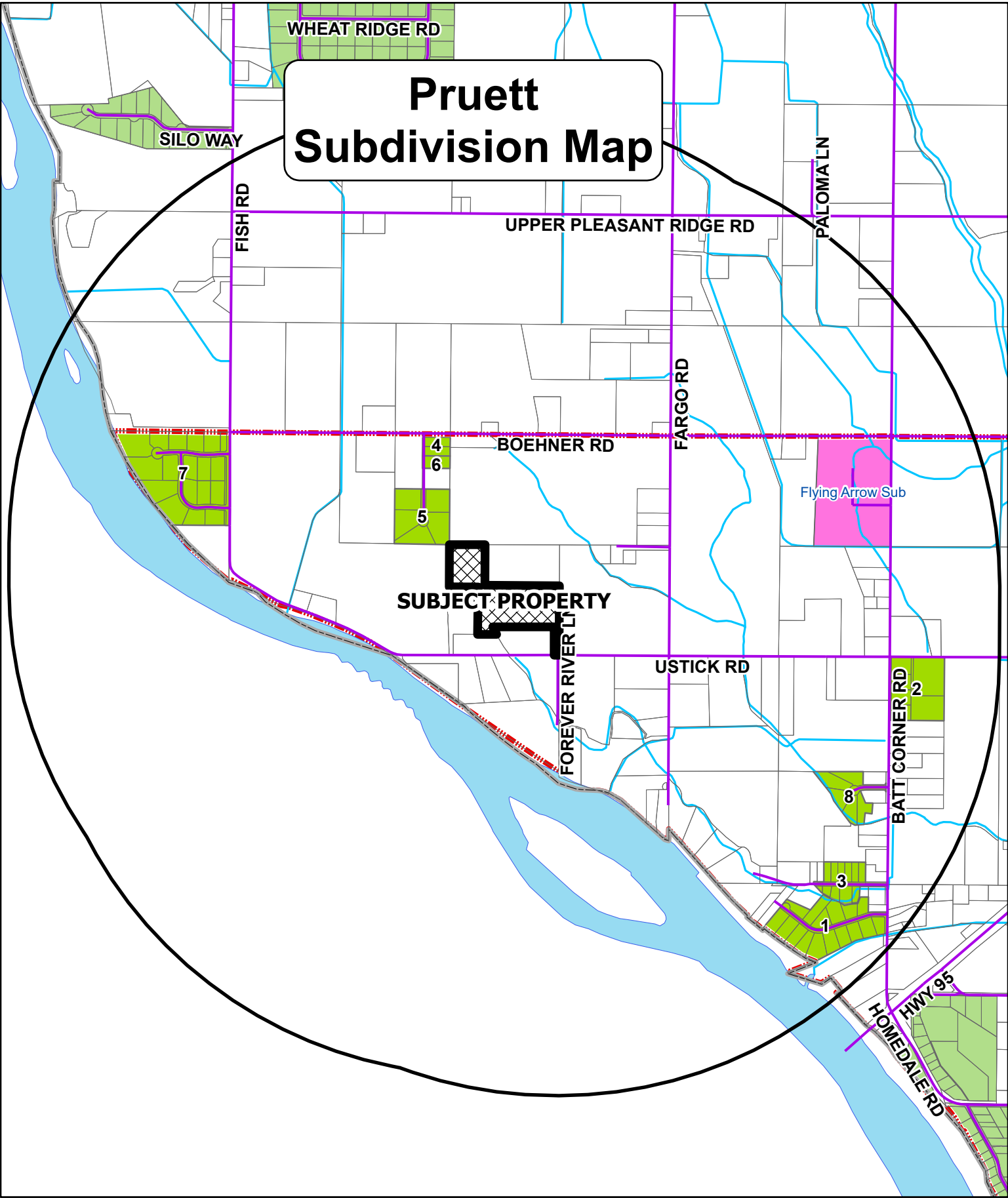
ITD Functional Classification	
<span style="display:inline-block; width:10px; height:10px; background-color:blue;"></span>	Interstate
<span style="display:inline-block; width:10px; height:10px; background-color:green;"></span>	Minor Arterial
<span style="display:inline-block; width:10px; height:10px; background-color:red;"></span>	Major Collector
<span style="display:inline-block; width:10px; height:10px; background-color:purple;"></span>	Minor Collector
<span style="display:inline-block; width:10px; height:10px; background-color:orange;"></span>	Other Principal Arterials







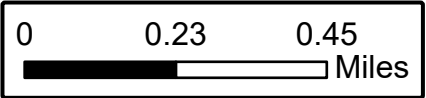




**SUBDIVISIONS**

**Plat Type, Plat Status**

- Preliminary, Approved
- Preliminary, Pending



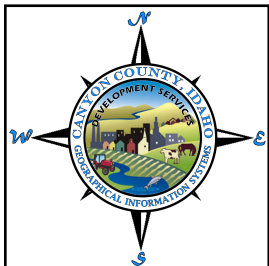
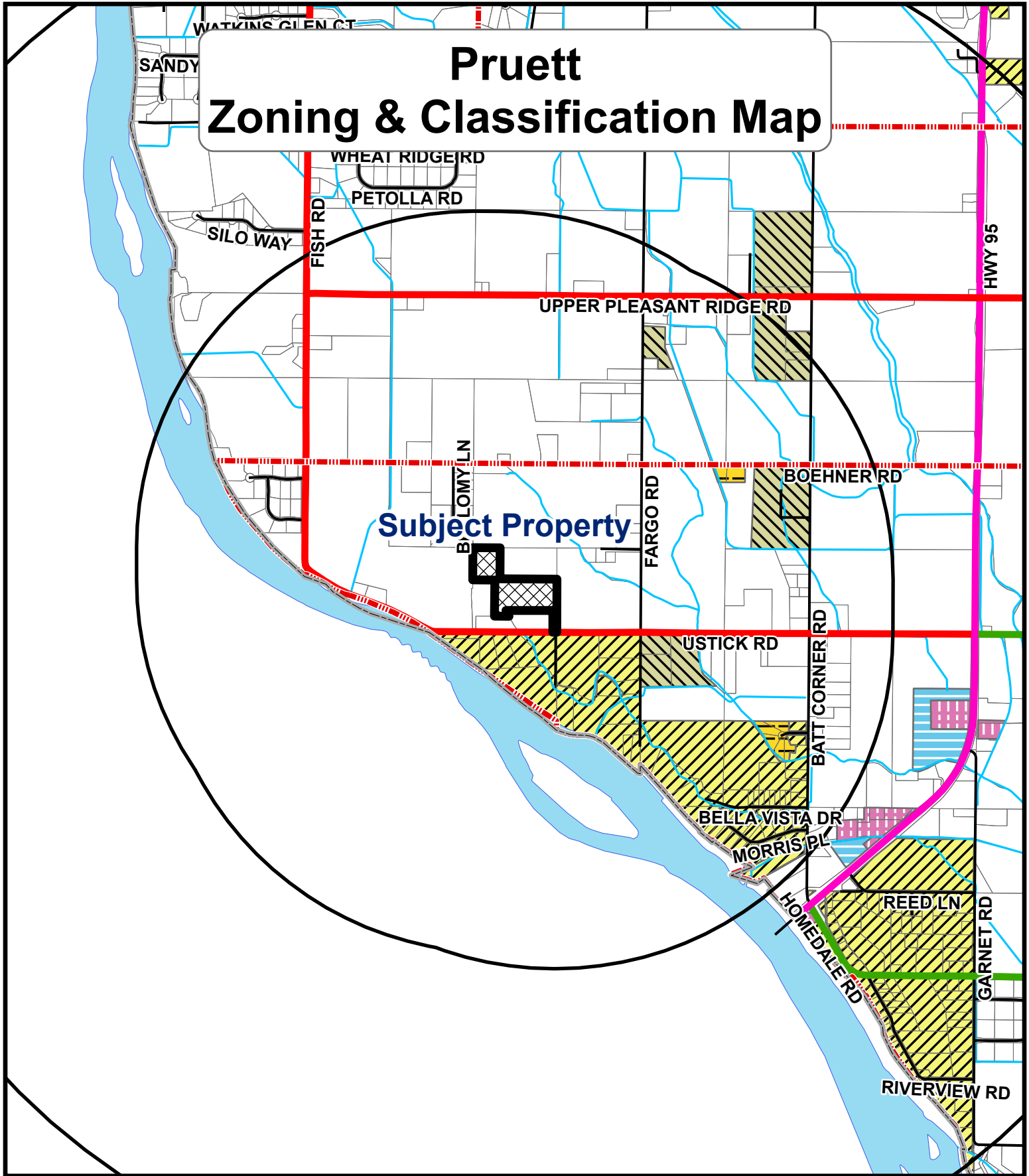
SUBDIVISION & LOT REPORT				
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
8	81.18	69	1.18	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
1	27.17	12	2.26	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
23	11.12	4.96	0.72	71.78
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0	0	0	0	0

PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
VIEW TERRACE	1	3N5W03	16.18	16	1.01	COUNTY (Canyon)	1977
SIMS PLACE ESTATES	2	4N5W34	11.55	6	1.93	COUNTY (Canyon)	2006
FRYE'S FIRST SUB	3	3N5W03	5.61	11	0.51	COUNTY (Canyon)	1960
KINGS ESTATES SUB #2	4	4N5W33	2.00	2	1.00	COUNTY (Canyon)	2002
KINGS ESTATES SUB	5	4N5W33	10.03	6	1.67	COUNTY (Canyon)	2002
KINGS ESTATES SUB #3	6	4N5W33	1.13	1	1.13	COUNTY (Canyon)	2008
WATERS EDGE SUBDIVISION	7	4N5W32	28.65	21	1.36	COUNTY (Canyon)	2009
NOAHS LANDING SUBDIVISION	8	3N5W03	6.05	6	1.01	COUNTY (Canyon)	2019

SUBDIVISIONS IN PLATTING						
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE			
Flying Arrow Sub	27.17	12	2.26			

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

# Pruett Zoning & Classification Map



## Current Zoning

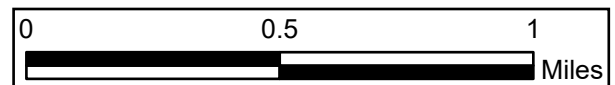
- RR
- CR-RR
- R1
- CR-R1
- R2
- C

- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2

AG

## ITD Functional Classification

- Interstate
- Major Collector
- Minor Arterial
- Minor Collector
- Other Principal Arterials





**J-U-B ENGINEERS, INC.**

J-U-B COMPANIES



**THE  
LANGDON  
GROUP**



**GATEWAY  
MAPPING  
INC.**

March 13, 2023

Canyon County Development Services Department

Attn: Jenna Petroll, Planner

111 North 11<sup>th</sup> Ave., Ste. 310

Caldwell, ID 83605

Phone: (208)454-6632

Email: [jenna.petroll@canyoncounty.id.gov](mailto:jenna.petroll@canyoncounty.id.gov)

RE: Case Name: Pruett, Case Number: CR2023-0003, Parcel #: R37229010A

Ms. Petroll:

On behalf of the Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Rezone submitted to GGHD in an email dated March 7, 2023. The subject parcel is located directly north of 27294 Ustick Rd, Wilder, in the SE1/4 of Section 33, T4N, R5W, BM, Canyon County, ID.

The application requests a rezone of Parcel #R37229010A from A (Agricultural) to CR-R-R (Conditional Rezone – Rural Residential) for the entire property, 16.91 acres, with the purpose of creating two rural residential parcels via Administrative Land Division following rezone. Proposed access for Parcel 1 would be from Ustick Rd. Parcel 2 access would be from an easement through Parcel 1 to Ustick Rd. Ustick Rd is a Major Collector according to the GGHD's 2019 Functional Classification Map.

At this time, and based upon said written information provided with the application, the following findings and conditions of approval apply:

1. Proposed access on Ustick Rd to meet the rural roadway driveway spacing requirements of Section 3061.020 and applicable standard drawings of the ACCHD Standards.
2. Provide a recorded easement prepared by an Idaho registered licensed land surveyor in accordance with ACCHD Standards for access to Parcel 2.
3. A site visit by GGHD and/or ITD representatives is required to address possible site distance issues, if any.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available.

GGHD requests Canyon County Development Services incorporate these comments and any subsequent comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

**Christopher S. Pettigrew, P.E.**

*Project Manager/Engineer, Transportation Services Group  
Technical Resources Team Lead (Central)*

CC: Bob Watkins, GGHD Director of Highways

## Emily Bunn

---

**From:** Bob Watkins <bobw@gghd3.org>  
**Sent:** Thursday, December 12, 2024 10:21 AM  
**To:** Emily Bunn  
**Subject:** RE: [External] RE: Initial Agency CR2023-0003 Pruett

You are correct.

Thanks,

Bob W

---

**From:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Sent:** Thursday, December 12, 2024 10:04 AM  
**To:** Bob Watkins <bobw@gghd3.org>  
**Subject:** RE: [External] RE: Initial Agency CR2023-0003 Pruett

Hello,

Thanks for the confirmation, so just to verify the attached March letter still stands? I found this in the electronic file from when agency notice was sent out when the application first came in 2023, so just want to make sure we are on the same page.

Sincerely,



Emily Bunn,  
Associate Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)  
NEW public office hours  
Effective Jan. 3, 2023  
Monday, Tuesday, Thursday and Friday  
8am – 5pm  
Wednesday  
1pm – 5pm  
\*\*We will not be closed during lunch hour \*\*

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

---

**From:** Bob Watkins <[bobw@gghd3.org](mailto:bobw@gghd3.org)>  
**Sent:** Thursday, December 12, 2024 9:54 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** RE: [External] RE: Initial Agency CR2023-0003 Pruett



Emily- no additional comments to add to the previous review.

Thanks,

Bob Watkins  
Director of Highways  
Golden Gate Highway Dist.#3

---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Sent:** Wednesday, December 11, 2024 2:24 PM  
**To:** Bob Watkins <[bobw@gghd3.org](mailto:bobw@gghd3.org)>  
**Subject:** FW: [External] RE: Initial Agency CR2023-0003 Pruett

Hello,

I wanted to touch base on this conditional rezone application and see if Golden Gate Highway District No. 3 has any comments for CR2023-0003.

I am mainly looking for comments related to legal access and potential traffic impacts so I can include it in the staff report.

Thank you,



Emily Bunn,  
Associate Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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---

**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Thursday, November 7, 2024 10:12 AM  
**To:** 'alicep@cityofhomedale.org' <[alicep@cityofhomedale.org](mailto:alicep@cityofhomedale.org)>; 'ddenney@homedaleschools.org' <[ddenney@homedaleschools.org](mailto:ddenney@homedaleschools.org)>; 'jmaloney@wilderfire.org' <[jmaloney@wilderfire.org](mailto:jmaloney@wilderfire.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'bobw@gghd3.org' <[bobw@gghd3.org](mailto:bobw@gghd3.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'e Ingram@idahopower.com' <[e Ingram@idahopower.com](mailto:e Ingram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>;

'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'contract.administration.bid.box@ziplay.com' <[contract.administration.bid.box@ziplay.com](mailto:contract.administration.bid.box@ziplay.com)>; 'tritthaler@boiseproject.org' <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; 'gashley@boiseproject.org' <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>; Mitch Kiester <[Mitch.Kiester@swdh.id.gov](mailto:Mitch.Kiester@swdh.id.gov)>; Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto:Anthony.Lee@swdh.id.gov)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; 'D3Development.services@itd.idaho.gov' <[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; 'Niki Benyakhlef' <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>; Brian Crawforth <[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; [christine.wendelsdorf@canyoncounty.id.gov](mailto:christine.wendelsdorf@canyoncounty.id.gov); Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; 'tryska7307@gmail.com' <[tryska7307@gmail.com](mailto:tryska7307@gmail.com)>; Assessor Website <[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Cassie Lamb <[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[Kathleen.Husted@canyoncounty.id.gov](mailto:Kathleen.Husted@canyoncounty.id.gov)>; Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>; Sage Huggins <[Sage.Huggins@canyoncounty.id.gov](mailto:Sage.Huggins@canyoncounty.id.gov)>; 'Richard Sims' <[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)>; 'BRO.Admin@deq.idaho.gov' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; 'westerninfo@idwr.idaho.gov' <[westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov)>  
**Subject:** Initial Agency CR2023-0003 Pruett

**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 **December 8, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. 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 **Emily Bunn** at [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov).

Thank you,



**Amber Lewter**

Hearing Specialist

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://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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## Emily Bunn

---

**From:** Richard Sims <middletown.rich@gmail.com>  
**Sent:** Tuesday, November 12, 2024 8:50 PM  
**To:** Emily Bunn  
**Subject:** [External] P and Z request for CR2023-0003  
**Attachments:** CR2023-0003 Michelle Pruett.pdf; p and z response November 12 ,2024.doc

Attached is a short narrative with recommendation and a detailed soil map identifying the irrigated capability Class of the soils within the proposed zoning change.

Thank You for requesting assistance from the Canyon County Soil Conservation District.  
Richard Sims  
Associate Supervisor

Canyon County Soil Conservation District  
2208 E. Chicago Ste A, Caldwell Idaho 83605

To: Canyon County Development Service Department  
111 North 11<sup>th</sup> Ave., Ste 310, Caldwell Idaho

Attention: Emily Bunn

Case No. CR2023-0003

Thanks you for sending Canyon County Soil Conservation District (SCD) a zoning request. The acreage amounts on the maps are an estimate. Percentages of soils are rounded to a whole number.

It is: CR2023-0003

Comments from Canyon County SCD:

CR2023-0003 is 100% Class III and has moderate limitations and appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.

A handwritten signature in cursive script that reads "Richard Sims".

Signing for Mike Swartz  
Chairman Soil Conservation District

Richard Sims Associate Supervisor





United States  
Department of  
Agriculture

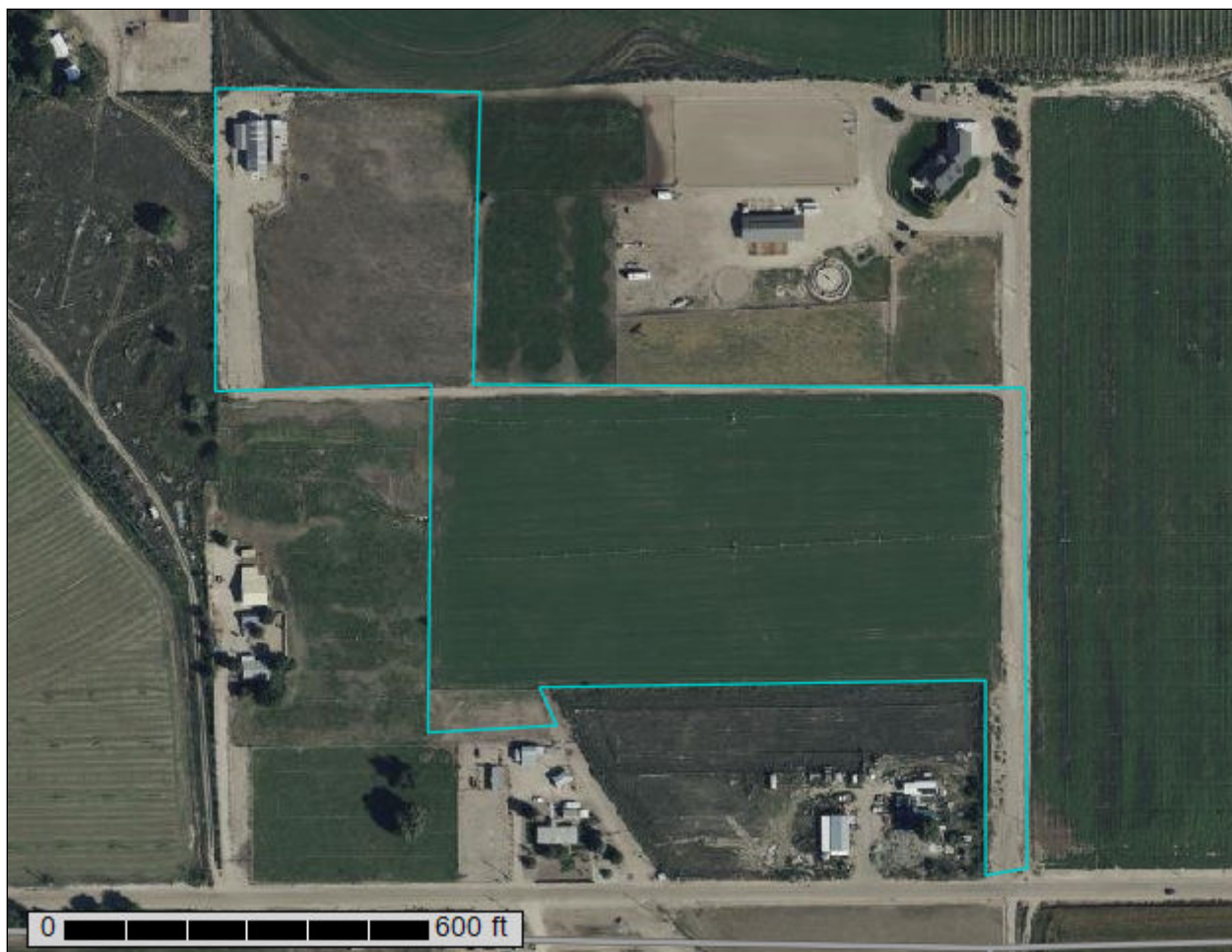
**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Canyon Area, Idaho**

**CR2023-0003 Michelle Pruett**



November 12, 2024

# Preface

---

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

# Contents

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# **Soil Information for All Uses**

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## **Suitabilities and Limitations for Use**

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

## **Land Classifications**

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

### **Irrigated Capability Class (CR2023-0003 Michelle Pruett)**

Land capability classification shows, in a general way, the suitability of soils 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. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:



## Custom Soil Resource Report

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

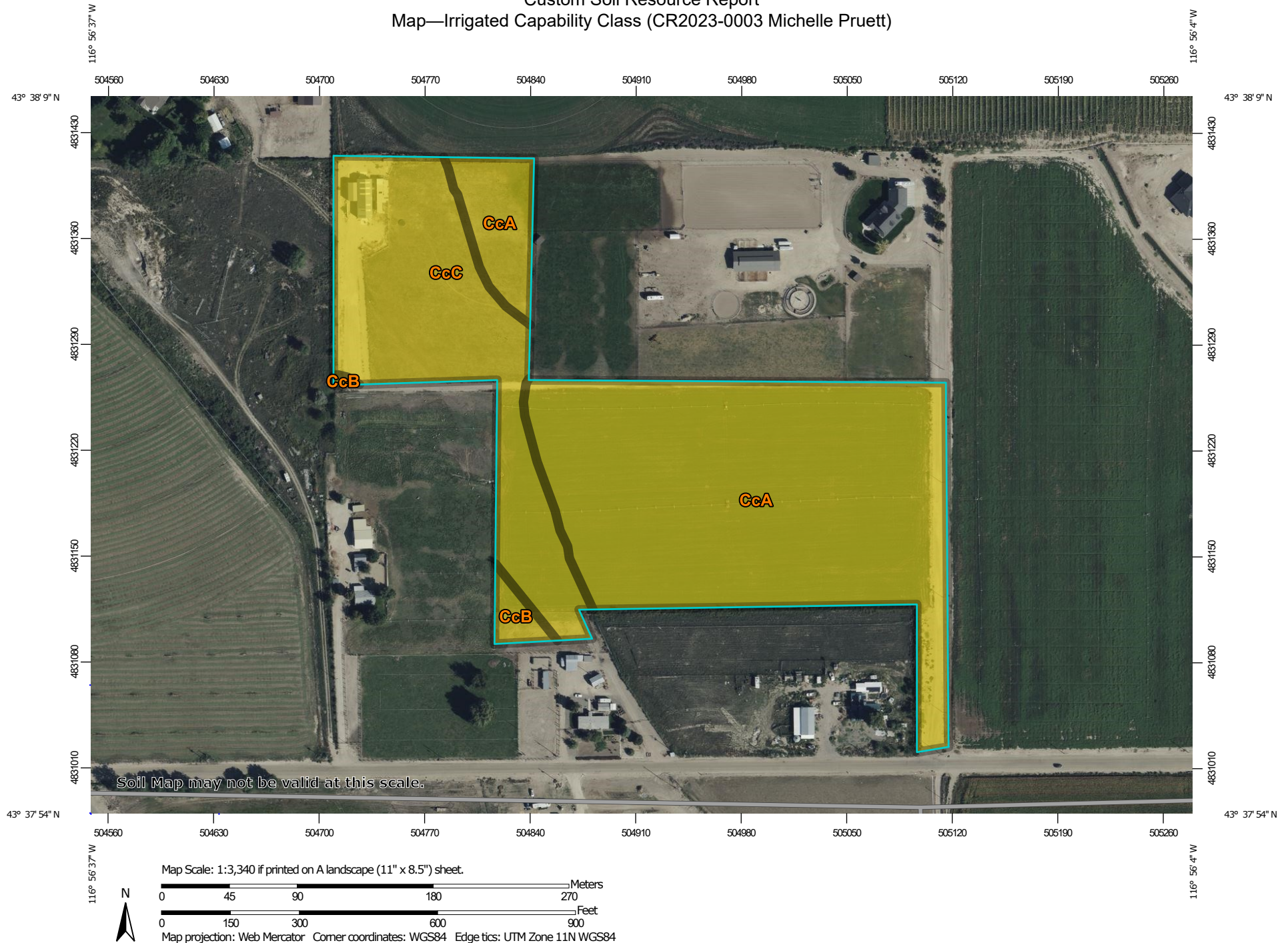
Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

# Custom Soil Resource Report

## Map—Irrigated Capability Class (CR2023-0003 Michelle Pruett)



# Custom Soil Resource Report










## MAP LEGEND

### Area of Interest (AOI)










 Area of Interest (AOI)

### Soils



#### Soil Rating Polygons








 Capability Class - I  
 Capability Class - II  
 Capability Class - III  
 Capability Class - IV  
 Capability Class - V  
 Capability Class - VI  
 Capability Class - VII  
 Capability Class - VIII  
 Not rated or not available

#### Soil Rating Lines


 Capability Class - I  
 Capability Class - II  
 Capability Class - III  
 Capability Class - IV  
 Capability Class - V  
 Capability Class - VI  
 Capability Class - VII  
 Capability Class - VIII  
 Not rated or not available

#### Soil Rating Points






 Capability Class - I  
 Capability Class - II

 Capability Class - III  
 Capability Class - IV  
 Capability Class - V  
 Capability Class - VI  
 Capability Class - VII  
 Capability Class - VIII  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho  
Survey Area Data: Version 21, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Irrigated Capability Class (CR2023-0003 Michelle Pruett)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcA	Cencove fine sandy loam, 0 to 1 percent slopes	3	11.2	67.1%
CcB	Cencove fine sandy loam, 1 to 3 percent slopes	3	0.3	1.8%
CcC	Cencove fine sandy loam, 3 to 7 percent slopes	3	5.2	31.1%
<b>Totals for Area of Interest</b>			<b>16.7</b>	<b>100.0%</b>

**Rating Options—Irrigated Capability Class (CR2023-0003 Michelle Pruett)**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

**FRED BUTLER**  
CHAIRMAN OF THE BOARD

**RICHARD MURGOITIO**  
VICE CHAIRMAN OF THE BOARD

**ROBERT D. CARTER**  
PROJECT MANAGER

**THOMAS RITTHALER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**MARY SUE CHASE**  
ASSISTANT SECRETARY-  
TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

TEL: (208) 344-1141  
FAX: (208) 344-1437

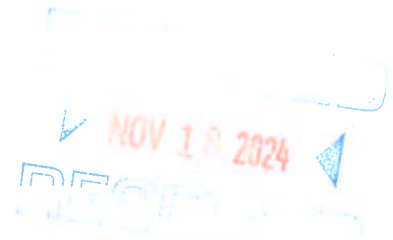
13 Nov 2024

Canyon County Development Services  
111 North 11<sup>th</sup> Ave., Ste. 140  
Caldwell, Idaho 83605

RE: Michelle Pruett  
North of 27294 Ustick Rd, Wilder  
Wilder Irrigation District  
Hammond Lateral 83+10  
Sec.33, T4N, R5W, BM.

**CR2023-0003**

W-1148



Jenna Petroll:

The United States' Hammond Lateral lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this wasteway. We assert the federal easement 25 feet southeast and 25 feet northwest of the Lateral centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping other than gravel within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

Fencing, gates and pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated

outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1<sup>st</sup> of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15<sup>th</sup> of each year. However, on a case-by-case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15<sup>th</sup> if reviewed and approved by the Boise Project.

The piping and relocation of any lateral, canal and/or drain/wasteway must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

**Storm Drainage and/or Street Runoff must be retained on site.**

**~~NO DISCHARGE~~ into any live irrigation system is permitted.**

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a full-size copy of all plans, including the irrigation and drainage plans.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

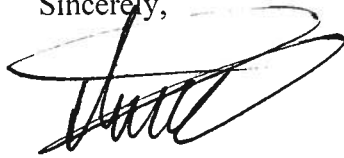


Future preliminary and final plats must call out the Project easements and the plats must also note which lots have surface irrigation water rights and which lots do not.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors, even during the construction phase.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Ritthaler', with a large, sweeping flourish at the end.

Thomas Ritthaler  
Assistant Project Manager, BPBC

tbr/tr

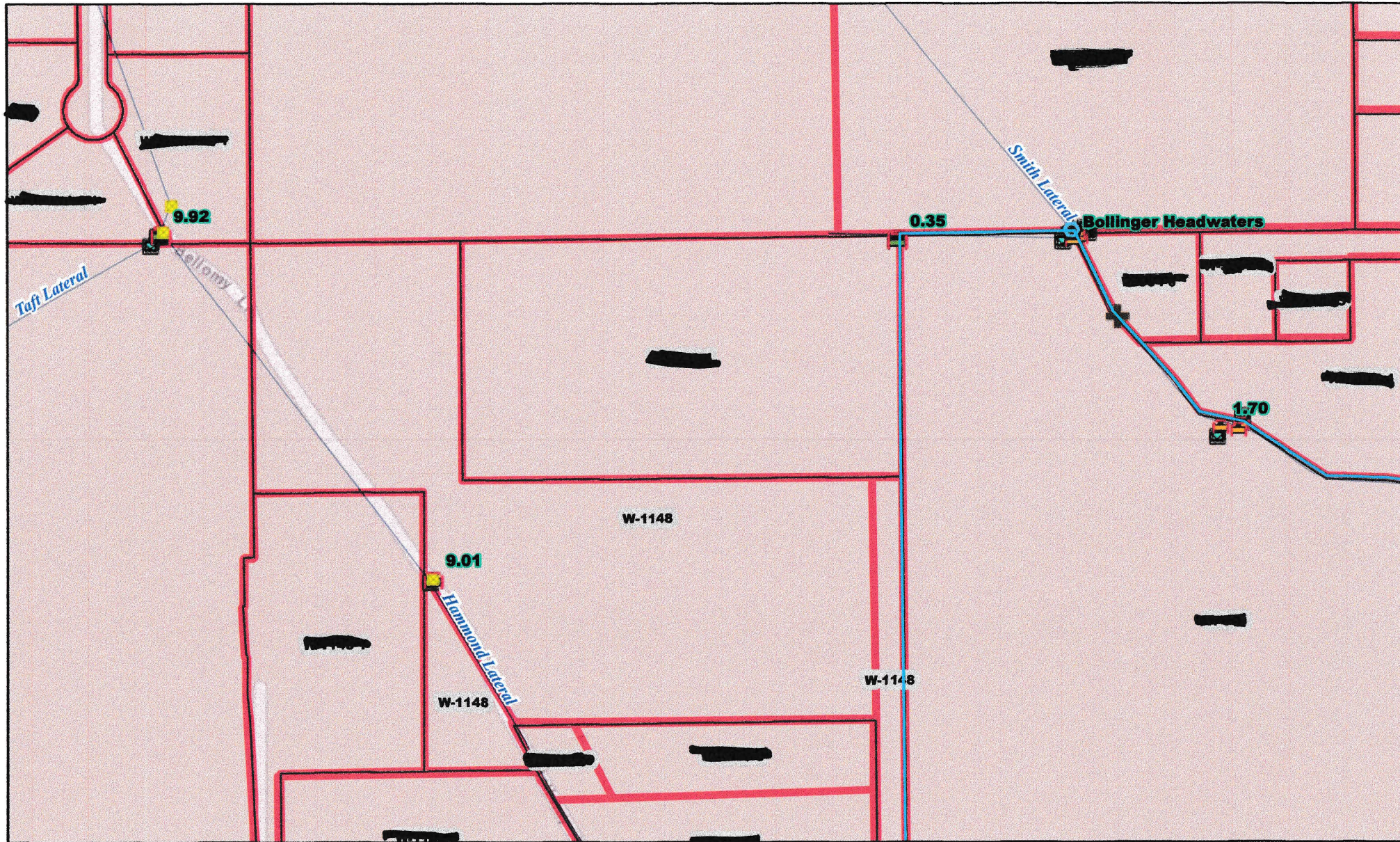
cc: Matt Freelove  
Lise Sweet

Watermaster, Div; 5 BPBC  
Secretary – Treasurer, WID

File



# Boise Project Board of Control



12/12/2024, 2:15:11 PM

Hydro - Canals, Laterals

Facility Point Features



3-Sided Structure



Cleanout Box



Crossing



Delivery Box



Headgate



Weir

County Parcel Data

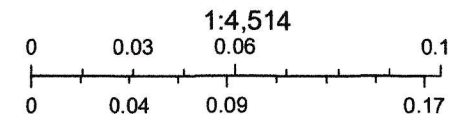
Boise Project Accounts

Boise Project Accounts

Boise Project Accounts

Irrigation Districts

WILDER IRRIGATION DISTRICT



Bureau of Land Management, State of Oregon GEO, State of Oregon, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, U.S. Forest Service

ArcGIS W

Bureau of Land Management, State of Oregon GEO, State of Oregon, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, U.S. F



## Emily Bunn

---

**From:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Sent:** Friday, November 15, 2024 12:30 PM  
**To:** Emily Bunn  
**Subject:** RE: FW: [External] RE: Initial Agency CR2023-0003 Pruett  
**Attachments:** Pre.Development.Notes.Signed.11.15.2024.pdf

Hi Emily,

See attached meeting notes for Agency number CR2023-0003.

This project can move forward with the following requirements outlined in the notes.

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

**Anthony Lee, RS/BS | Land Development Senior**  
o 208.455.5384 | c 208.899.1285 | f 208.455.5300  
[anthony.lee@swdh.id.gov](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)  
13307 Miami Ln., Caldwell, ID 83607

---

**From:** Michelle Pruett <mppruett2464@gmail.com>  
**Sent:** Tuesday, November 12, 2024 4:22 PM  
**To:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Subject:** Fwd: FW: [External] RE: Initial Agency CR2023-0003 Pruett

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----- Forwarded message -----

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Date:** Fri, Nov 8, 2024, 9:37 AM  
**Subject:** FW: [External] RE: Initial Agency CR2023-0003 Pruett  
**To:** Katie Crandlemire <[katie@ktpropertiesllc.com](mailto:katie@ktpropertiesllc.com)>, Michelle Pruett <[mppruett2464@gmail.com](mailto:mppruett2464@gmail.com)>

Hello,

Southwest District Health requests that you reach out to them to discuss the details of the project per the below email so they can inform you of any requirements, information they may have.

Please reach out to them when you get a chance.

Sincerely,



Emily Bunn,

Associate Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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Wednesday

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**From:** Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto:Anthony.Lee@swdh.id.gov)>  
**Sent:** Friday, November 8, 2024 7:39 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** [External] RE: Initial Agency CR2023-0003 Pruett

Hi Emily,

Request for comments:

1. **Will a Nutrient Pathogen Study be required?** No, the property is not in a designated Nitrate Priority Area and does not meet the criteria for an NP study.
2. **Will adequate sanitary systems be provided to accommodate the use?** A site evaluation has not been conducted on site to determine site suitability.

Applicant will need to reach out to SWDH to discuss the details of this project.

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

**Anthony Lee, RS/BS | Land Development Senior**

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

[anthony.lee@swdh.id.gov](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)

[13307 Miami Ln., Caldwell, ID 83607](#)

---

**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>

**Sent:** Thursday, November 7, 2024 10:12 AM

**To:** 'alicep@cityofhomedale.org' <[alicep@cityofhomedale.org](mailto:alicep@cityofhomedale.org)>; 'ddenney@homedaleschools.org' <[ddenney@homedaleschools.org](mailto:ddenney@homedaleschools.org)>; 'jmaloney@wilderfire.org' <[jmaloney@wilderfire.org](mailto:jmaloney@wilderfire.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'bobw@gghd3.org' <[bobw@gghd3.org](mailto:bobw@gghd3.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'eingham@idahopower.com' <[eingham@idahopower.com](mailto:eingham@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'contract.administration.bid.box@ziply.com' <[contract.administration.bid.box@ziply.com](mailto:contract.administration.bid.box@ziply.com)>; 'tritthaler@boiseproject.org' <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; 'gashley@boiseproject.org' <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>; Mitch Kiester <[Mitch.Kiester@swdh.id.gov](mailto:Mitch.Kiester@swdh.id.gov)>; Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto:Anthony.Lee@swdh.id.gov)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; 'D3Development.services@itd.idaho.gov' <[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; 'Niki Benyakhlef' <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>; Brian Crawforth <[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; 'tryska7307@gmail.com' <[tryska7307@gmail.com](mailto:tryska7307@gmail.com)>; Assessor Website <[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Cassie Lamb <[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[Kathleen.Husted@canyoncounty.id.gov](mailto:Kathleen.Husted@canyoncounty.id.gov)>; Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>; Sage Huggins <[Sage.Huggins@canyoncounty.id.gov](mailto:Sage.Huggins@canyoncounty.id.gov)>; 'Richard Sims' <[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)>; 'BRO.Admin@deg.idaho.gov' <[BRO.Admin@deg.idaho.gov](mailto:BRO.Admin@deg.idaho.gov)>; 'westerninfo@idwr.idaho.gov' <[westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov)>

**Subject:** Initial Agency CR2023-0003 Pruett

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Please see the attached agency notice. You are invited to provide written testimony or comments by **December 8, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. 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 **Emily Bunn** at [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov).

Thank you,



**Amber Lewter**

Hearing Specialist

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://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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November 18, 2024

Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, Ste 310  
Caldwell, Idaho 83605  
[Emily.bunn@canyoncounty.id.gov](mailto:Emily.bunn@canyoncounty.id.gov)

Subject: Initial Agency CR2023-0003 Pruett

Dear Canyon County Development:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

## 1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities, per IDAPA 58.01.01.651.

DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### **4. SURFACE WATER**

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

## 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.



We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, reading "Valerie A. Greear". The signature is fluid and cursive, with the first name "Valerie" being more prominent than the last name "Greear".

Valerie A. Greear, PE  
Acting Regional Administrator

## Emily Bunn

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**From:** Amber Lewter  
**Sent:** Tuesday, November 19, 2024 11:47 AM  
**To:** Emily Bunn  
**Subject:** FW: [External] RE: Initial Agency CR2023-0003 Pruett

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**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Tuesday, November 19, 2024 11:39 AM  
**To:** Amber Lewter <Amber.Lewter@canyoncounty.id.gov>  
**Subject:** [External] RE: Initial Agency CR2023-0003 Pruett

Hello,

After careful review of the transmittal submitted to ITD on November 7, 2024 regarding CR2023-0003 Pruett, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ [Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov).

Thank you

*Mila Kinakh*

D3 Planning and Development  
Administrative Assistant



**YOUR Safety ••• YOUR Mobility ••• YOUR Economic Opportunity**

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**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Thursday, November 7, 2024 10:12 AM  
**To:** 'alicep@cityofhomedale.org' <[alicep@cityofhomedale.org](mailto:alicep@cityofhomedale.org)>; 'ddenney@homedaleschools.org' <[ddenney@homedaleschools.org](mailto:ddenney@homedaleschools.org)>; 'jmaloney@wilderfire.org' <[jmaloney@wilderfire.org](mailto:jmaloney@wilderfire.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'bobw@gghd3.org' <[bobw@gghd3.org](mailto:bobw@gghd3.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'e Ingram@idahopower.com' <[e Ingram@idahopower.com](mailto:e Ingram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'contract.administration.bid.box@ziply.com' <[contract.administration.bid.box@ziply.com](mailto:contract.administration.bid.box@ziply.com)>; 'tritthaler@boiseproject.org' <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; 'gashley@boiseproject.org' <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; 'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; D3 Development Services <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; Niki Benyakhlef <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>; Brian Cawforth <[Brian.Cawforth@canyoncounty.id.gov](mailto:Brian.Cawforth@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; 'tryska7307@gmail.com' <[tryska7307@gmail.com](mailto:tryska7307@gmail.com)>; Assessor Website

<[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Cassie Lamb <[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[Kathleen.Husted@canyoncounty.id.gov](mailto:Kathleen.Husted@canyoncounty.id.gov)>; Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>; Sage Huggins <[Sage.Huggins@canyoncounty.id.gov](mailto:Sage.Huggins@canyoncounty.id.gov)>; 'Richard Sims' <[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)>; 'BRO.Admin@deq.idaho.gov' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; 'westerninfo@idwr.idaho.gov' <[westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov)>

**Subject:** Initial Agency CR2023-0003 Pruett

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Please direct your comments or questions to Planner **Emily Bunn** at [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov).

Thank you,



**Amber Lewter**

Hearing Specialist

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

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Development Services Department (DSD)

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## Emily Bunn

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**From:** alicep@cityofhomedale.org  
**Sent:** Tuesday, December 10, 2024 1:05 PM  
**To:** Emily Bunn  
**Subject:** RE: [External] RE: Homedale Comprehensive Plan

Currently the City has no plans for that area. I would however be concerned about dividing the parcel with such a small entry way into the larger area.

Thank you, be safe and

***Merry Christmas and Happy New Year.***

***Alice E Pegram***

City of Homedale  
City Clerk/Treasurer  
208 337 4641

---

**From:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Sent:** Tuesday, December 10, 2024 12:56 PM  
**To:** 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>  
**Subject:** RE: [External] RE: Homedale Comprehensive Plan

Hello,

Thank you for the info on the Comprehensive Plan.

Mainly what I am wanting to include in my staff report is what future zone the city has planned for Parcel R37229010A. There is no address for the parcel, but I have attached a site map and the property directly to the south of the property's address is 27294 Ustick Rd Wilder, ID 83676.

They are requesting a conditional rezone to residential so they can divide the property into two (2) lots and have residential building permits available.





Canyon County, 111 North 11<sup>th</sup> Ave Suite 310 Caldwell, ID 83605

(208) 454 7458

**Case No** CR2023-0003

**Location:** TBD Ustick Rd Wilder, Idaho

**Acres:** 16.91 acres

**Zoned:** A

Dear Mrs. Bunn,

Canyon County Building Division has reviewed the subject conditional rezone application for Michelle Pruett and would recommend the following comments as conditions of approval, if the conditional rezone is approved.

1. Prior to any new building permit being issued, property owner shall apply for a change of occupancy permit. Active code enforcement case, CDEF2024-0246, calls out the structure shown below being permitted as an AG-Exempt Building (storage for agricultural purposes only) but we have recently learned that it has been used for residential. Property compliance shall be gained by Change of Occupancy permit being applied for and Certificate of Occupancy issued for structure. At that time, the code enforcement case will be closed out and new structures to be built on the property can be consider for permitting.

- Applicable agency approvals will be required at time of permit: Wilder Fire Department, Southwest District Health, and Golden Gate Hwy #3.

Any structure that has had work completed without a permit that need a building permit will be charged double fees as per current county codes and ordinances state.

Upon site improvements taking place or use of any structures, review for if a building permit is required or not shall be coordinated with the building division prior to commencement of work and/or use.

If you have any questions, please let us know,

Canyon County Building Official, Tom Crosby  
Canyon County Permit Tech Supervisor, Cassie Lamb

**Planning • Zoning • Building • Code Enforcement**

*Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.*