

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: David K Hess
	MAILING ADDRESS: 116 Arabian Way Nampa ID 83687
	PHONE: 208 250-5619 EMAIL: Capstone208@hotmail.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>David K Hess</u> Date: <u>10/21/24</u>	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: David Hess
	COMPANY NAME:
	MAILING ADDRESS: 116 Arabian Way Nampa ID 83687
	PHONE: 208-250-5619 EMAIL: Capstone208@hotmail.com

SITE INFO	STREET ADDRESS: 0 Sunny Slope Rd Caldwell, ID 83607		
	PARCEL #: 334590100	LOT SIZE/AREA: 6.07 Acres	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: NE	SECTION: 22	TOWNSHIP: 3N RANGE: 4W
	ZONING DISTRICT:		FLOODZONE (YES/NO): No

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" type="checkbox"/> <u>CONDITIONAL REZONE</u>
	<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

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

CASE NUMBER: CR2022-0027	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

Revision submitted 11/14

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

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Phone: 208-454-7458

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PROPERTY OWNER	OWNER NAME: Carl Glaethli
	MAILING ADDRESS: 183 N Stinson St Nampa ID 83651
	PHONE: 208-800-0456 EMAIL: CGlaethli@gmail.com

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

Signature:

Carl Glaethli

Date:

28 October 2024

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: David Hess
	COMPANY NAME:
	MAILING ADDRESS: 116 Arabian Way, Nampa ID 83687
	PHONE: 208-750-5619 EMAIL: Capstone208@hotmail.com

SITE INFO	STREET ADDRESS: 0 Sunny Slope Rd Caldwell, ID 83607
	PARCEL #: 33459010 B LOT SIZE/AREA: 5 Acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: NE SECTION: 22 TOWNSHIP: 3N RANGE: 4W
	ZONING DISTRICT: FLOODZONE (YES/NO): NO

HEARING LEVEL APPS	<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

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

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



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Carl Glaetli, 183 Stinson St
(name) (address)
Nampa, ID 83651
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

David Hess, 116 Arabian Way, Nampa ID 83687
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

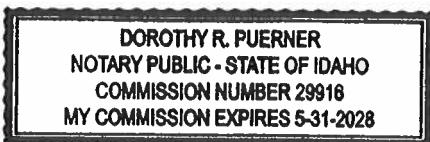
Dated this 28 day of October, 2024.
Carl Glaetli
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 28th day of OCTOBER, in the year 2024, before me DOROTHY R. PUERNER
a notary public, personally appeared CARL GLAETTLI, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: Dorothy R. Puerner

My Commission Expires: 5/31/28

To: Canyon County Development Services Department,

Date: 11/7/2024

Regarding: A Request for a Conditional Use Permit to Rezone (#334590100 and #33459010B) [Paradise Valley Subdivision]

Description of existing use and proposed use:

My wife and I purchased a beautiful 6.02 acre parcel (#33459010) in 2021 and are looking forward to becoming part of the Sunny Slope Community. The property is currently zoned agricultural but has just been an occasional grazing lot with a fenced in area of miscellaneous debris. Our proposed use is Rural Residential through a conditional rezone. The home/buildings on the property would be placed in a way to allow the majority of the area to be used for agricultural purposes.

Per the recommendation of Canyon County, we are including the 5 acre parcel R33459010B to the east of us in this rezone process. The owner of parcel R33459010, Dr. Carl Glaettli has willingly agreed to join this conditional rezone application. The home/buildings on this property would also be placed in a way to allow the majority of the area to be used for agricultural purposes.

Proposed Request and why it is being requested:

In 2001 a conditional use permit by Dallas Kraft was approved allowing parcel #33459010 to be considered a rural residential lot. My wife and I went through the county process in 2021 year hoping for a conditional use modification to the old 2001 permit that would allow us to build on our property. It went to the director for a director's decision and it was turned down due to fact that not all of the conditions were met within 5 years as well as the platting not being completed.

We are now applying to request a conditional rezone to rural residential. Dr Carl Glaettli is also requesting a conditional rezone to rural residential for his 5 acres.

Our goal is that the property would continue to have a spacious and rural feeling with agricultural potential. We also hope this would be the case with any future development in the surrounding properties. We appreciate your consideration.

Description of how proposed use is consistent with comprehensive plan:

We kindly request that our proposal be evaluated under the 2030 Comprehensive Plan where five-acre lot sizes in the agriculture designation may be supported and demonstrated through recommended restrictions/conditions. The result will protect and maintain agricultural uses by being five acres or greater and placing development in areas that would be least impactful for future agricultural purposes, nor impact surrounding agricultural uses.

Our proposed rezones support the following 2030 Comprehensive Plan goals:

G1.01.00 Policy Action Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.

G1.02.00 Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.

G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.

G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

G4.01.00 Action Support livability and high quality of life as the community changes over time.

G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.

G4.06.00 Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment.

G4.07.00 Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.

G4.08.00 Maintain and enhance the aesthetic beauty of the County.

G8.02.00 Provide safe transportation improvements for all users and connections to adjacent areas.

G11.01.00 Encourage opportunities for a diversity of housing choices in the County.

G11.02.00 Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.

G12.01.00 Policy Action Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses

Commercial Agriculture (AC-5) The AC-5 district provides a variety of rural and farming lifestyles, including hobby farms, while protecting the commercial agricultural activities in the vicinity. One unit per five acres

How the proposed use could affect neighboring uses:

We can see no way in which the proposed use would interfere with any neighboring uses nor be injurious in any way. I do understand that change in a neighborhood can be challenging for some people and we have taken this into consideration. The proposed use of a rural residence on acreage is consistent with that of neighboring properties and we feel they would blend in nicely. Ben Newby lives on 3 acres to the east with 7 acres of pasture, Roger and Sue Williamson to the northeast, Jeff Forsberg to the southeast, and Jacob Lee to the west. Dr Carl Glaettli owns 5 acres adjacent to us (to the east) and is happy to be included in this application. We have had a couple of neighborhood meetings and have learned a lot about the property's history and details.. We believe the neighbors will also appreciate that the existing junk on the property will be cleaned up and hauled away.

Water, Sewer, Irrigation, Drainage, Utilities

There is an existing well on the property that can be cleaned and put into service. A septic design would be permitted through Southwest District Health. Neighboring properties are on septic. I have been in contact with Idaho Power to see about getting electricity back to the property. According to neighbors there is some, but limited, irrigation that makes it back to our back 5.62 acre lot and Dr. Carl Glaettli's 5 acre lot. We will either move the concrete ditch on the north side or replace it with above ground pipe. There are two existing irrigation drains on the west and southwest sides of the property adjacent to Lizar Lateral. Storm water will be contained on site.

Legal Access To Property:

A 30' easement along the north sides of the adjacent properties provides access to Hwy 55 (Sunny Slope Rd.) including a 60' wide easement on the north side of Newby's 7 acres of pasture. Per our deed, our legal access is through our 30' easement that runs across the north side of Ben Newby's, Carl Glaettli's and our property. I have been in communication with Department of Idaho Transportation and was informed that they see no issue with us building a private road along the ingress/egress easement to access our property. I talked with Bob Watkins from Golden Gate Highway District and he informed us that GGHD3 would like us to access our property off of Hwy55 (via our easement)by either a private road or completing Nancy Lane. In order to meet the private road width requirement, Dr. Carl Glaettli will give an additional 30' of easement to meet the 60' road width needed in front of his 5 acres. . In talking with Dan Lister at Canyon County, we were informed that the DSD Supervisor would allow the 30' section of road width (as shown on drawings) without impacting the Newby Subdivision. Per the DSD Supervisor's decision, the 30' wide easement(and 10' utility easement) in front of Ben Newby's 3 acre residential lot would be an allowed exception to the 60' width. If future development was desired by Ben Newby (or a future owner) then the county would require the additional 30' of easement to meet the full 60' width. In order to complete Nancy Lane, each property owner (Hess, Glaettli, and Newby) would need to deed over 25'-30' of private easement to GGHD3 to meet the public road width requirement. Not all owners are wanting to deed over the easement needed to make Nancy Lane a public road. From our neighborhood meetings, it also appears that no one is wanting to see Nancy Lane completed and that all parties would like to see a separate private road over Nancy Lane.

I also spoke with Fire Chief Alan Perry to get information on their road requirements and turn-a-rounds.

Impact on Traffic Patterns

The proposed use of two new residences will have minimal impact on current and future traffic patterns. The total ADT for the two homes plus Ben Newby's home would be 28.56.

Essential Services

Essential services should not be negatively impacted or require additional funding as a result of this change of use.

Phasing of development:

- 1) Haul off debris from property to the landfill.
- 2) Construct private road and driveway to properties
- 3) Work with Idaho Power to get power to properties.
- 4) Get septic designs approved by Southwest District Health
- 5) Construct a home and shop

Description of site:

The property is mostly flat with the western side slightly sloping downward in the middle edge (towards the irrigation drain) There is one small tree in the middle of the property and a few trees on the South west and Northwest corners. There is a beautiful view of the Owyhee Mountains and Lizard Butte to the south. Dr Glaettli's property is mostly flat with a slight slope to the west.

The proposed private road would be built in the existing easement(and increased easement) to get access to Dr. Carl Glaettli's 5 acres and our 5.62 acres and then turn left (heading south) down a driveway along the east side of the property. There is currently a domestic well on the north half of the property that was installed in 2000. There is an existing barbed wire fence around the property.

**See site plan attached:*

Description of business operations:

I own and operate Capstone Carpentry, a small remodeling construction company consisting of myself and my two sons Kyle (24), and Ryan (22). I plan on having a home office, but it is not a place I meet with clients. The majority of my work is completed at jobsites. I am excited to have a shop to be able to store tools and materials out of the weather and in an orderly way.

Please feel free to contact us with any questions you may have or further information needed. We appreciate your consideration of this request.

Sincerely,

David and Carol Hess

Dr. Carl Glaettli

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE 507-01-15

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: TBD Sunny Slope Rd

Parcel Number: 334590100 & 33459010B

City: Caldwell

State: ID

ZIP Code: 83607

Notices Mailed Date: 10/26/24

Number of Acres: 5.62+5

Current Zoning: Ag/Ag

Description of the Request: Rezone to rural residential each parcel.

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: David Hess

Company Name: —

Current address: 116 Arabian Way

City: Nampa

State: ID

ZIP Code: 83687

Phone: →

Cell: 208 250-5619

Fax: —

Email: Capstone 208 @ hotmail.com

MEETING INFORMATION

DATE OF MEETING: 11/6/24

MEETING LOCATION: AT PROPERTY

MEETING START TIME: 6:00 pm

MEETING END TIME: 6:45 pm

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

- | | | |
|---------------------------|--|---------------------------------|
| 1. David Hess | | 116 Arabian Way, Nampa ID 83687 |
| 2. Ben Newby | | 14737 Sunny Slope |
| 3. Ben Newby (with trust) | | 2041 N. Polaris Ln. Nampa, ID |
| 4. Shawn Crawford | | 20208 Nancy Ln |
| 5. Ben Newby Mib | | 14737 Sunny Slope |
| 6. Patrick Williamson | | 14807 Sunny Slope Rd |
| 7. CARL GLASTL | | 1831 Stinson St Nampa ID |
| 8. Sue Laird | | 20086 Nancy Ln Caldwell |
| 9. Penny O Burton | | 14737 Sunny Slope |
| Rick Burton | | 11 |
| Kristi Crawford | | 14781 1st St Caldwell ID 83607 |
| Larry Crawford | | |

10.
11.

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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):

DAVID K HESS

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 11 / 6 / 24

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

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? 2 / each property

- 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 60' Inst. # _____

6. INTERNAL ROADS:

- ☐ Public ☒ Private Road User's Maintenance Agreement Inst # (780)

7. FENCING

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

Type: Barb wire Height: 3'-4'

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)

Ditch on north side

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☒ Residential 1 each lot ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☒ Water supply source: well

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: N/A

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? N/A ☐ No

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

N/A Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

N/A How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0 *N/A*

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

☐ Building ☐ Kennel ☐ Individual Housing ☒ Other 0

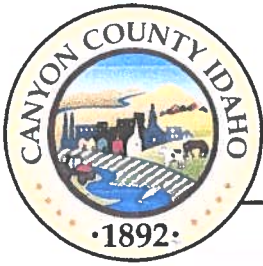
3. HOW DO YOU PROPOSE TO MITIGATE NOISE? *N/A*

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL *N/A*

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____



AGENCY ACKNOWLEDGMENT

Date: 10/21/24
Applicant: David Hess + Carl Gaehtli
Parcel Number: 334590100 AND 334590108
Site Address: 780 Sunny slope Rd Caldwell ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 11/01/2024 Signed: Anthony See
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: SEE NEXT PAGE

District: Marsing Rural

☒ Applicant submitted/met for informal review.

Date: _____ Signed: SEE ATTACHED
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Golden Gate HD

☒ Applicant submitted/met for informal review.

Date: _____ Signed: SEE ATTACHED EMAIL
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 10/28/24 Signed: Lee D. Secretary Treasurer
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: Caldwell

☒ Applicant submitted/met for informal review.

Date: 10/28 Signed: Margaret
Authorized AOI Representative
(This signature does not guarantee project or permit approval)

AGENCY LOCATION AND CONTACT		
Southwest District Health		
	Address	Phone Number
	13307 Miami Lane, Caldwell	(208) 455-5400
Highway Districts		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 th Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 th Str., Parma	(208) 722-5343
Idaho Transportation Department		
	Address	Phone Number
	11331 W. Chinden Blvd., Boise	(208) 334-8300
Fire Districts		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 402-1041
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
Irrigation Districts		
Agency	Address	Phone Number
Famer Cooperative Ditch Co/Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 st Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./Flake Ditch	PO Box 11/PO Box 6, Star	(208) 455-1735
City Impact Area		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 th Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 rd St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 th St., Wilder	(208) 482-6204

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 10/21/24
Applicant: Dan & Hess + Carl Oertli
Parcel Number: 334590100 and 334590200
Site Address: _____

The purpose of this form is to provide communication between applicants and agencies so that relevant requirements, up-to-date processes, and other feedback can be provided to applicants early in the planning process. Feedback in coordination with an agency is preferred so a project can be submitted instead of a regulatory. After the application is submitted, the affected agencies will be sent a hearing notification by FDC staff and will have the opportunity to submit comments.

Southwest District Health

Applicant submitted map for informational review.

Date: 11/2/2024 Signed: [Signature]
Authorized Southwest District Health Representative
(This signature does not constitute a permit approval.)

Fire District

Applicant submitted map for informational review.

Date: 11-4-24 Signed: [Signature]
Authorized Fire District Representative
(This signature does not constitute a permit approval.)

Highway District

Applicant submitted map for informational review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not constitute a permit approval.)

Irrigation District

Applicant submitted map for informational review.

Date: 8/2/24 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not constitute a permit approval.)

Area of City Impact

Applicant submitted map for informational review.

Date: 10/23 Signed: [Signature]
Authorized AOCI Representative
(This signature does not constitute a permit approval.)

NOTATION: This Agency Acknowledgment is valid for 60 MONTHS FROM THE DATE ISSUED.

APPLICATION-Acknowledgement Notice



Receipt No: _____	Date: _____
\$100 Fee: _____	Document No: _____

(Official Use Only)

Parcel #: 334590100 & 334590103

Acres: 5.62 & 5.0

Property Address: 0 Sunny Slope Rd City Caldwell Zip Code 83607

Legal Description: Township 3N Range 4W Section 22 County CANYON

Subdivision: _____ Lot _____ Block _____

Applicants Name: David Hess Email: Capstone208@hotmail.com

Mailing Address: 116 Arabian Way Phone # 208 250-5619

City: Nampa State: ID Zip Code: 83687

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: 11/1/24

Owners Name: David Hess

Mailing Address: 116 Arabian Way Phone #: 208 250-5619

City: Nampa State: ID Zip Code: 83687

The proposed use will be: ☒ Residential ☐ Commercial ☐ Agricultural

Is there an existing structure(s) on this parcel? ☐ Yes ☒ No

Is a Letter of Intended Use provided? ☒ Yes ☐ No

The proposed change will be: ☐ Land Split ☒ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☐ Other (See below description of proposal)

Number of lots on the parcel (if applicable): 1 lot on each parcel

Property is located in: ☐ City ☐ Impact Zone ☒ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal:

Ag to Rural Residential for parcel 334590100 and 334590103 to allow for building permit
(5.62 Acres)
(5 Acres)

SIGNATURE: David Hess

DATE: 11/1/24

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.



Outlook

RE: Proposed pian

From Bob Watkins <bobw@gghd3.org>

Date Wed 10/2/2024 8:23 AM

To DAVID HESS <capstone208@hotmail.com>

David, I spoke with our district engineer and discussed the matter at hand. We came to the conclusion that it would best suite your properties if you access from US Hwy 55 since this is your current legal access. Another thought Nancy Ln is a deeded 25-ft right of way if possible the land owners south of Nancy Ln. would be willing to dedicate an additional 25 ft of right of way that would make Nancy Lane a 50 ft deeded row for the enjoyment of all land owners, we feel this would be the cleanest way to approach the matter ensuring access no matter the development ahead. Let me know if you have additional questions.

Best,

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

From: DAVID HESS <capstone208@hotmail.com>

Sent: Tuesday, October 1, 2024 11:44 AM

To: Bob Watkins <bobw@gghd3.org>

Subject: Proposed pian

Hello again!

This is the plan I sent to Dan Lister after meeting with him a couple of weeks ago. It is the plan that he is referencing in his response.

Thought that might be helpful!

Thanks again!

David Hess
208-250-5619
Capstone208@hotmail.com

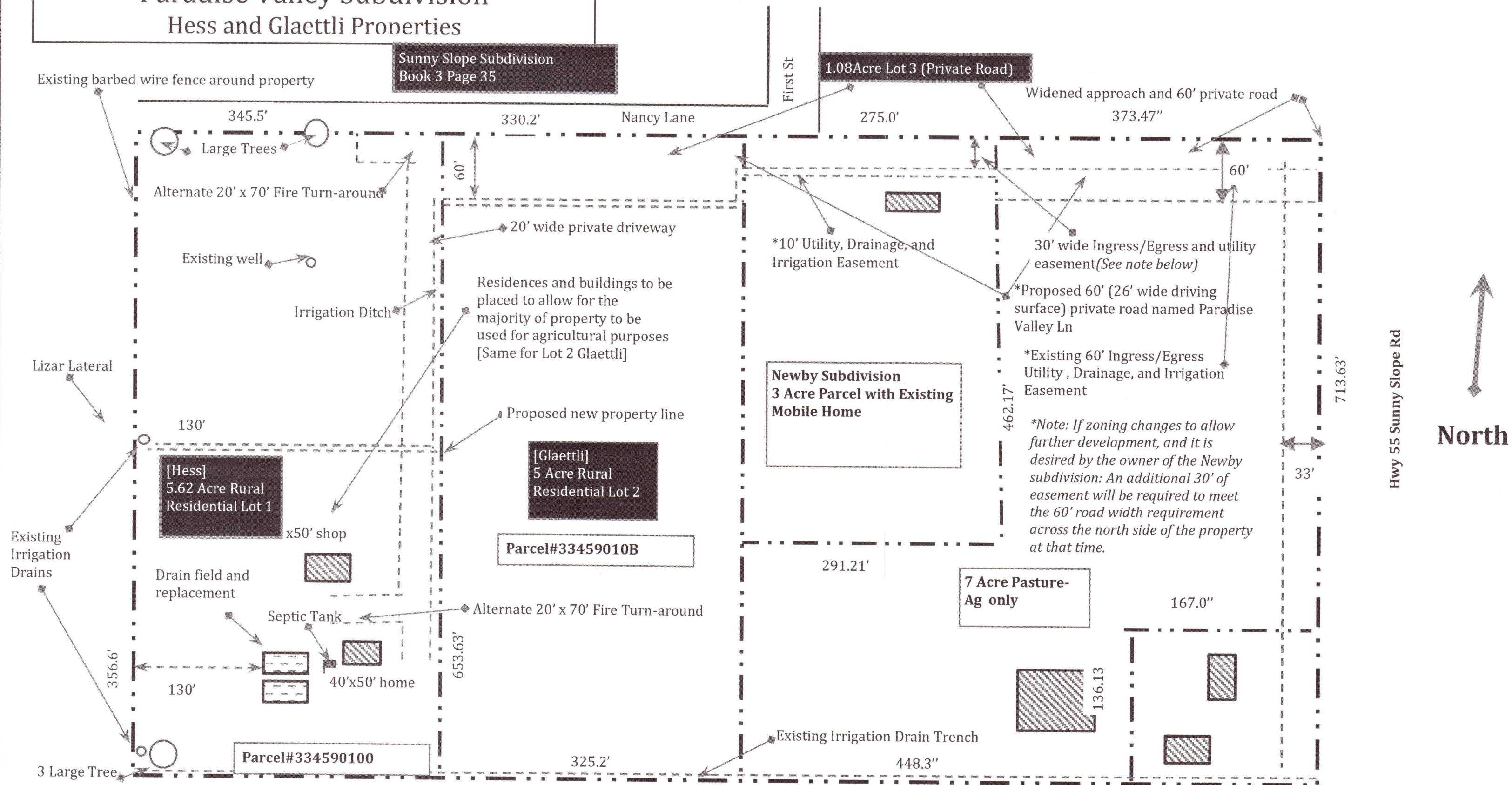
[Sent from Yahoo Mail for iPhone](#)

PRELIMINARY PLOT PLAN

Paradise Valley Subdivision

Hess and Glaettli Properties

Sunny Slope Subdivision
Book 3 Page 35



Identification and Descriptive Data
Proposed Subdivision: Paradise Valley Subdivision
Proposed Rural Residential Lots (5.62 Acre and 5 Acre)
Quarter: NE, Section: 22, Township: 3N, Range: 4W
Developer and Preparer of Plat: David and Carol Hess
Address: 116 Arabian Way, Nampa, ID 83687
Phone: 208-250-5619
Additional Applicant: Carl Glaettli
Address: 183 N Stinson St, Nampa, ID 83651
Phone: 208-800-0456
Date of Preparation: Oct 21, 2024

Scale: 1"= 100'

Parcel#334590100

PRELIMINARY PLOT PLAN

Existing Conditions

Sunny Slope Subdivision
Book 3 Page 35

Existing barbed wire fence around property

Nancy Lane

First St

Existing approach and 12' wide driveway

373.47'

370.5'

30'

305.2'

275.0'

Large Trees

Existing Well

Existing 10' Utility and Irrigation
Easement

5 Acre Parcel(Glaettli)

Parcel#33459010B

Newby Subdivision :3 Acre
Parcel with Mobile Home

Existing 30' wide Ingress/Egress
Easement

Existing 60' wide Ingress/Egress,
Utility, Drainage, and Irrigation
Easement

Parcel#33459100

462.17'

33'

713.63'

7.16 in

Sunny Slope Rd (Hwy 55)

NORTH

6.07 Acre Parcel (Hess)

Parcel#334590100

Existing
Irrigation
Drains

Large Tree

370.5'

305.2'

Barn

208.71'

175.71'

Parcel#33459101

7 Acre Pasture

291.21'

Identification and Descriptive Data

Proposed Subdivision Name: Paradise Valley Subdivision
Quarter: NE, **Section:** 22, **Township:** 3N, **Range:** 4W
Developer: David and Carol Hess
Address: 116 Arabian Way, Nampa, ID 83687
Phone: 208-314-1588
Additional Applicant: Carl Glaettli
Address: 183 N Stinson St, Nampa, ID 83651
Phone: 208-800-0456
Date of Preparation: Oct 21, 2024

Scale: 1"= 100'

Dan Lister

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, November 27, 2024 3:23 PM
To: Dan Lister
Subject: [External] RE: Agency Notification / CR2022-0027 / Hess (amended application)

Hi Dan,

- 1.) Will a Nutrient Pathogen Study be required? **No, in a designated Nitrate Priority Area but does not meet the criteria for a Nutrient Pathogen Study.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been conducted on site.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **No concerns for the rezoning to residential at this time.**

Applicant will need to go through the subdivision approval process if proposed as a subdivision and a final plat is required to satisfy sanitary restrictions.

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 | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>
Sent: Friday, November 22, 2024 10:56 AM
To: 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Tom Crosby

<Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>
Subject: Agency Notification / CR2022-0027 / Hess (amended application)

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 27, 2024** although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case.

The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner Dan Lister at Daniel.lister@canyoncounty.id.gov

Thank you,



Jennifer Almeida

Office Manager

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

Direct Line: 208-455-5957

Email: Jennifer.Almeida@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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.

Dan Lister

From: Jennifer Almeida
Sent: Wednesday, November 27, 2024 11:43 AM
To: Dan Lister
Subject: FW: [External] RE: Agency Notification / CR2022-0027 / Hess (amended application)



Jennifer Almeida

Office Manager
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5957
Email: Jennifer.Almeida@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, November 27, 2024 8:36 AM
To: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>
Subject: [External] RE: Agency Notification / CR2022-0027 / Hess (amended application)

Hello,

After careful review of the transmittal submitted to ITD on November 22, 2024 regarding CR2022-0027/Hess, 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.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



From: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>

Sent: Friday, November 22, 2024 10:56 AM

To: 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>

Subject: Agency Notification / CR2022-0027 / Hess (amended application)

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Please direct your comments or questions to Planner Dan Lister at Daniel.lister@canyoncounty.id.gov

Thank you,



Jennifer Almeida

Office Manager

Canyon County Development Services Department

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

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

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

Attention: Dan Lister

Case No. CR2022-0027 (amendment)

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: CR2022-0027 (amendment)

Comments from Canyon County SCD:

CR2022-0027 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. The Board would also like to bring to your attention these two parcels, R33459010 and R33459010B are identified as Agriculture in the 2030 Comprehensive Plan.

A handwritten signature in cursive script, appearing to read "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**

**CR2022-0027 David Hess
amendment**



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).

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

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Suitabilities and Limitations for Use.....	5
Land Classifications.....	5
Irrigated Capability Class (CR2022-0027 David Hess).....	5

Soil Information for All Uses

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 (CR2022-0027 David Hess)

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 (CR2022-0027 David Hess)



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 (CR2022-0027 David Hess)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcB	Cencove fine sandy loam, 1 to 3 percent slopes	3	5.4	48.5%
TsC	Truesdale fine sandy loam, 3 to 7 percent slopes	3	4.2	37.5%
TuC	Turbyfill fine sandy loam, 3 to 7 percent slopes	3	1.5	14.0%
Totals for Area of Interest			11.1	100.0%

Rating Options—Irrigated Capability Class (CR2022-0027 David Hess)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Dan Lister

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, July 23, 2024 10:18 AM
To: Dan Lister
Subject: [External] RE: Initial Agency Notice CR2022-0027 Hess

Hi Dan,

Per request for comments:

Will a Nutrient Pathogen Study be required? The project is in a designated N-P area and may require an N-P study.

Will adequate sanitary systems be provided to accommodate the use? According to our records, test holes have not been conducted on site to determine if septic systems are suitable on the development.

Any concerns about the use? If so, are there any conditions or mitigation measures recommended to ensure the use minimizes potential impacts to the surrounding area and/or nearby city? The applicant will need to go through the subdivision approval process and schedule a pre-development with SWDH to discuss the details of the 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 | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Sent: Monday, July 22, 2024 11:30 AM

To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'marsingruralfire@gmail.com' <marsingruralfire@gmail.com>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <e Ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziplay.com' <contract.administration.bid.box@ziplay.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'knute.sandahl@doi.idaho.gov'

<knute.sandahl@doi.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; 'Richard Sims' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'brock.cornell@isda.idaho.gov' <brock.cornell@isda.idaho.gov>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>

Subject: Initial Agency Notice CR2022-0027 Hess

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 **August 20, 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 **Dan Lister** at daniel.lister@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

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

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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

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

Attention: Daniel Lister

Case No. CR 2022-0027
David Hess

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: CU2022-0027

Comments from Canyon County SCD:

CR2022-0027, David Hess- is 99% Class III and has moderate limitations and appropriate management practices can make any irrigated soil productive and 1% Class IV. We do NOT recommend a land use change.

A handwritten signature in cursive script, appearing to read "Richard Sims".

Signing for Mike Swartz
Chairman Soil Conservation District

Richard Sims Associate Supervisor

Dan Lister

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Tuesday, March 7, 2023 2:04 PM
To: Madelyn Vander Veen
Cc: Bonnie Puleo
Subject: [External] RE: Agency Notice Hess CR2022-0027 & SD2022-0043

Good Afternoon,

After careful review of the transmittal submitted to ITD on March 3, 2023 regarding Hess CR2022-0027 & SD2022-0043, the Department has no comments or concerns to make at this time. The result of this application will not affect the state highway system.

Thank you,



Niki Benyakhlef
Development Services Coordinator

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

From: Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>
Sent: Friday, March 3, 2023 10:46 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; Lisa Boyd <lisa.boyd@vallivue.org>; Joseph Palmer <joseph.palmer@vallivue.org>; Marsing Fire District <marsingfiredistrict@yahoo.com>; Marsing Rural Fire <marsingruralfire@gmail.com>; 'Bob Watkins' <bobw@gghd3.org>; Idaho Power <easements@idahopower.com>; Megan Kelly <mkelly@idahopower.com>; 'JESSICA.MANSELL@INTGAS.COM' <JESSICA.MANSELL@INTGAS.COM>; 'MONICA.TAYLOR@INTGAS.COM' <MONICA.TAYLOR@INTGAS.COM>; Boise Project Board of Control <tritthaler@boiseproject.org>; Gashley <gashley@boiseproject.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; 'mstowell@ccparamedics.com' <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'roger@amgidaho.com' <roger@amgidaho.com>; 'Kent, Lori - NRCS-CD, Caldwell, ID' <Lori.Kent@id.nacdnet.net>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'tobin.dixon@id.usda.gov' <tobin.dixon@id.usda.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>; ID Agricultural Aviation Assn <idahoaaa@gmail.com>
Subject: Agency Notice Hess CR2022-0027 & SD2022-0043

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.

Good morning:

Please see the attached agency notice. The hearing date is "To be Determined", however the due date for comments is **4/5/2023**.

Please direct your comments or questions to Planner Madelyn Vander Veen at madelyn.vanderveen@canyoncounty.id.gov

Thank you,



Bonnie Puleo

Hearing Specialist

Canyon County Development Services

111 No 11th Ave. Suite 310

Caldwell, ID 83605

bonnie.puleo@canyoncounty.id.gov

(208) 454-6631 *direct*

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

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

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

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J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

July 23, 2024

Canyon County Development Services Department
Attn: Dan Lister, Planner
111 North 11th Ave., Ste. 310
Caldwell, ID 83605
Phone: (208)455-5959
Email: daniel.lister@canyoncounty.id.gov

RE: Case Name: Hess, Case Number: CR2022-0027, Parcel #: R33459010

Dear Dan:

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 July 22, 2024. The subject parcel is located directly south of 20208 Nancy Ln, Caldwell and in a portion of the NE1/4 of Section 22, T3N, R4W, BM, Canyon County, ID.

The application requests a rezone of Parcel #R33459010 from "A" (Agricultural) to "CR-R-R" (Conditional Rezone-Rural Residential) for the entire property, 6.02 acres, with the purpose of creating two rural residential parcels approximately 3 acres in size each. Proposed conditions for a development agreement include limiting the number of divisions to 2 lots and prohibiting secondary residences. Access for the two parcels would be from Sunny Slope Rd (SH-55) through existing 30' easements on adjacent properties. Access to the south parcel would require a 30' easement on the east side of the north parcel. ADT for the two homes plus one adjacent home is 29 according to the application. The Idaho Transportation Department (ITD) will review new or modified accesses on Sunny Slope Rd (SH-55). Sunny Slope Rd is a Major Arterial according to the GGHD's 2024 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. Provide recorded easements prepared by an Idaho registered licensed land surveyor in accordance with Association of Canyon County Highway District Highway Standards and Development Procedures (ACCHD Standards) for both accesses.
2. Proposed access on Sunny Slope Rd (SH-55) to meet the requirements of ITD.
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



United States
Department of
Agriculture

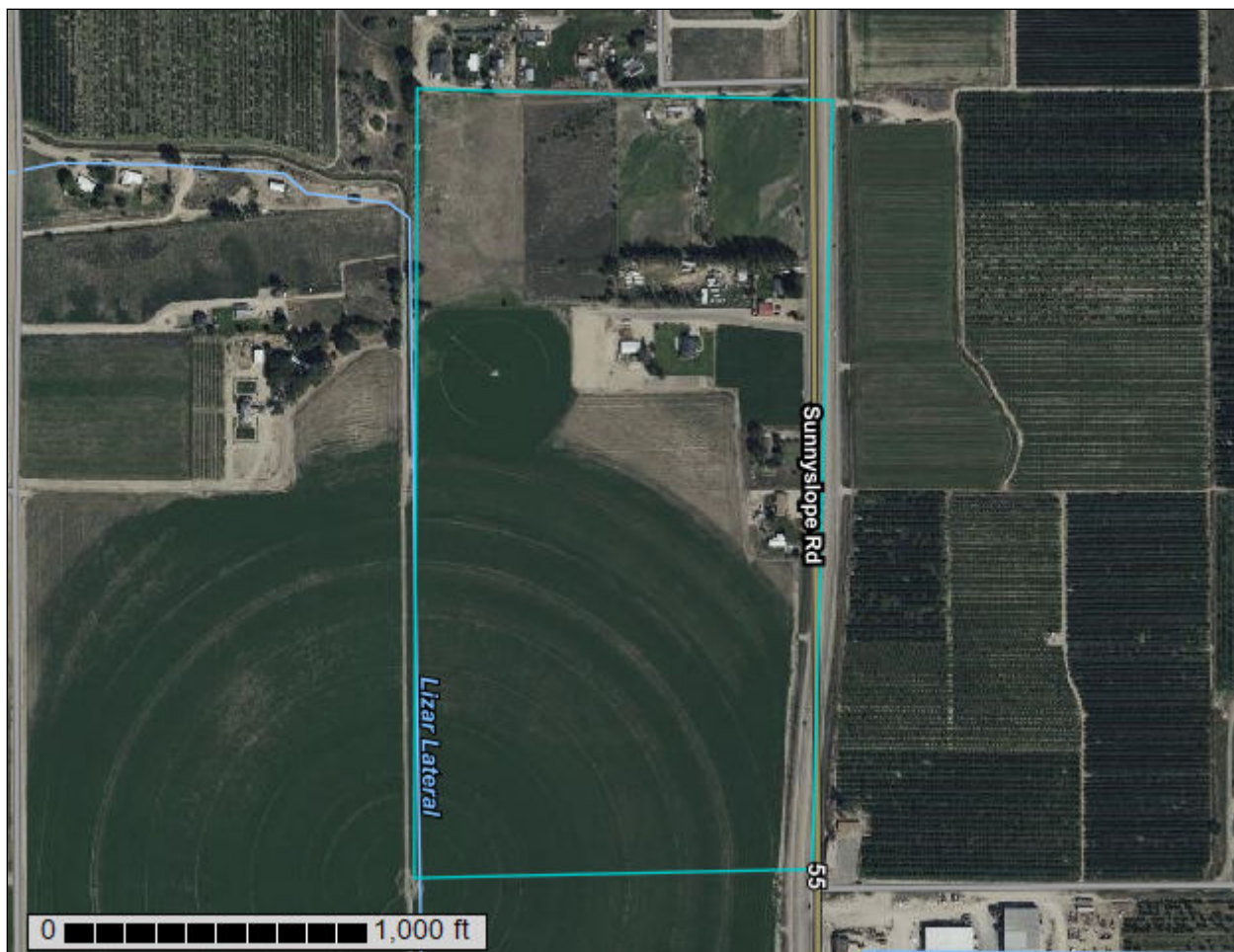
NRCS

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

CR2022-0027 David Hess



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).

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.

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Soil Information for All Uses

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 (CR2022-0027 David Hess)

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.

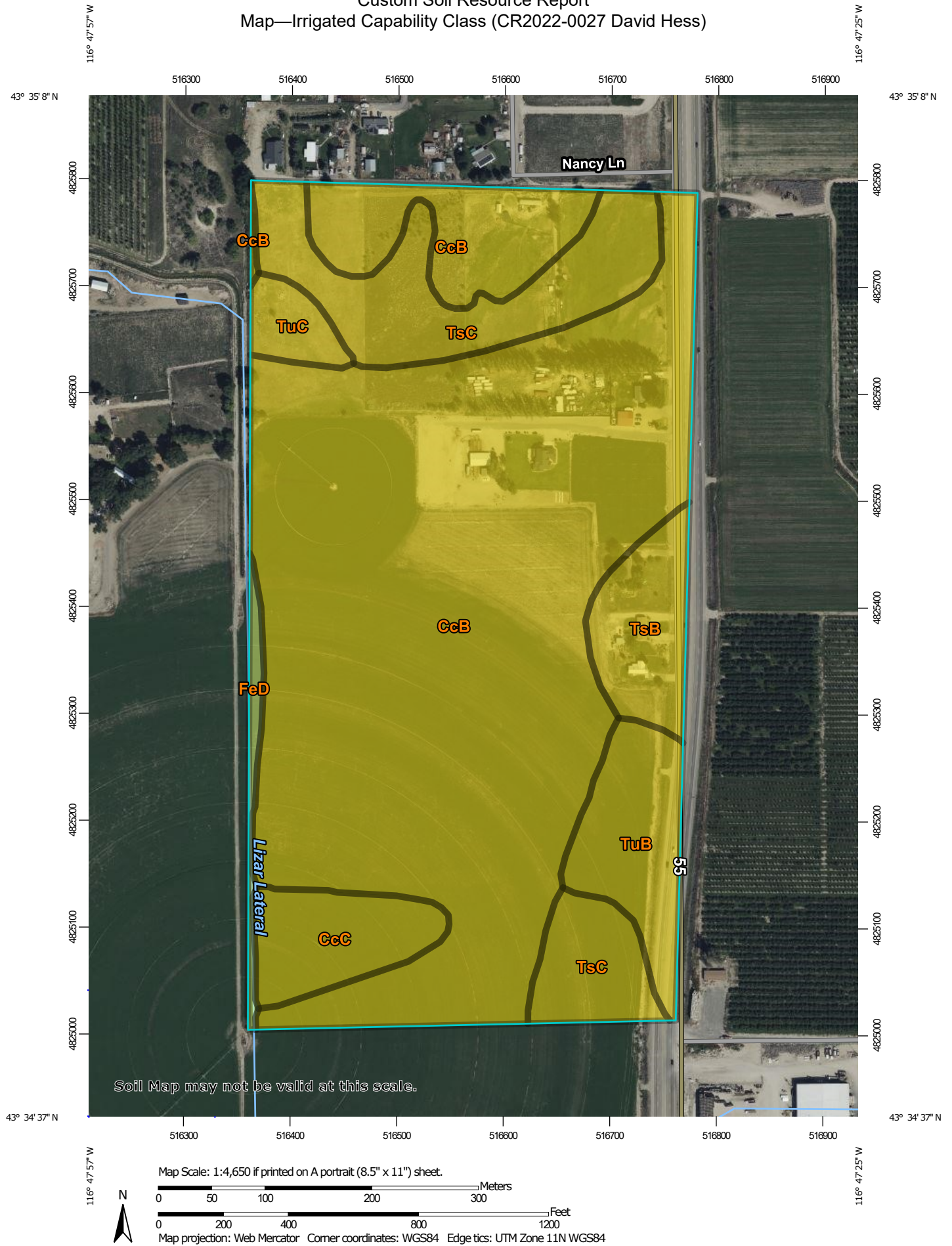
Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

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 (CR2022-0027 David Hess)



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 20, Aug 31, 2023

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 (CR2022-0027 David Hess)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcB	Cencove fine sandy loam, 1 to 3 percent slopes	3	55.4	69.4%
CcC	Cencove fine sandy loam, 3 to 7 percent slopes	3	3.6	4.5%
FeD	Feltham loamy fine sand, 7 to 12 percent slopes	4	0.9	1.1%
TsB	Truesdale fine sandy loam, 1 to 3 percent slopes	3	3.6	4.5%
TsC	Truesdale fine sandy loam, 3 to 7 percent slopes	3	10.4	13.0%
TuB	Turbyfill fine sandy loam, 1 to 3 percent slopes	3	4.5	5.6%
TuC	Turbyfill fine sandy loam, 3 to 7 percent slopes	3	1.4	1.8%
Totals for Area of Interest			79.8	100.0%

Rating Options—Irrigated Capability Class (CR2022-0027 David Hess)*Aggregation Method: Dominant Condition**Component Percent Cutoff: None Specified**Tie-break Rule: Higher*



August 6, 2024

Daniel Lister, Assistant Planning Manager
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
Daniel.Lister@canyoncounty.id.gov

Subject: Case No. CR2022-0027

Dear Mr. Lister:

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), and trade waste burning (58.01.01.600-617).
- 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.

- 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

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 Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- 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 Rebecca Blankenau, 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,



Aaron Scheff
Regional Administrator

c:

2021AEK

DONALD BARKSDALE
CHAIRMAN OF THE BOARD

FRED BUTLER
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

08 March 2023

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

RE: David Hess
0 Sunnyslope Rd. Caldwell, ID
Wilder Irrigation District
Evers Lateral 23+50
Sec. 22, T3N, R4W, BM.

CR2022-0027 & SD2022-0043

W-439

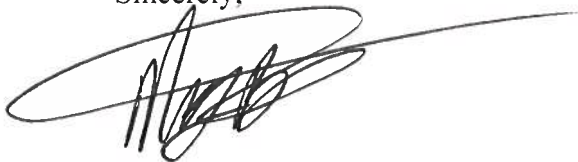
Maddy Vander Veen:

There are no Boise Project or Wilder Irrigation District facilities located on the above-mentioned properties, however they do in fact possess a valid water right.

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.

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Tony Averman
Lisa Sweet

File

Watermaster, Div. 4, BPBC
Secretary – Treasurer, WID

RECEIVED

▶ MAR 10 2023 ◀

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CANYON SOIL CONSERVATION DISTRICT



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

SUPERVISORS: Mike Swartz, Chairman; Robert McKellip Vice Chairman;
Dave Dixon, Secretary/Treasurer; Mike Somerville, Supervisor; & Rex Runkle, Supervisor

ASSOCIATE SUPERVISORS: Tom Johnston, Rich Sims & Matt Livengood

SOIL CONSERVATION DISTRICT STAFF: Lori Kent; Administrative Assistant & Stan Haye, Soil Conservation Technician

March 13, 2023

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

From: Canyon Soil Conservation District (Canyon SCD)

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

Thank you for sending Canyon Soil Conservation District (SCD) several zoning requests. They are: CR2023-0003/Pruett, CR2022-0027 & SD2022-0043/Dave Hess, CR2022-0029/Gross Trust, RZ2021-0056 & SD2021-0059/Ardurra, CR2022-0025/ Molenaar-Schram, CR2022-0003/LWD Development Inc. , CR2021-0006 & SD2021-0032/Dembi Estates Subdivision, CR2022-0032/Virgil Iovu, OR2022-0010 & CR2022-0031/Werhane.

They are: CR2023-0003/Pruett, CR2022-0027 & SD2022-0043/Dave Hess, CR2022-0029/Gross Trust, RZ2021-0056 & SD2021-0059/Ardurra, CR2022-0025/ Molenaar-Schram, CR2022-0003/LWD Development Inc. , CR2021-0006 & SD2021-0032/Dembi Estates Subdivision, CR2022-0032/Virgil Iovu, OR2022-0010 & CR2022-0031/Werhane

Continued Partnership and Conservation.

Sincerely,

Rich Sims acting for
Mike Swartz, Canyon SCD Chairman

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



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Stations, and local
participants

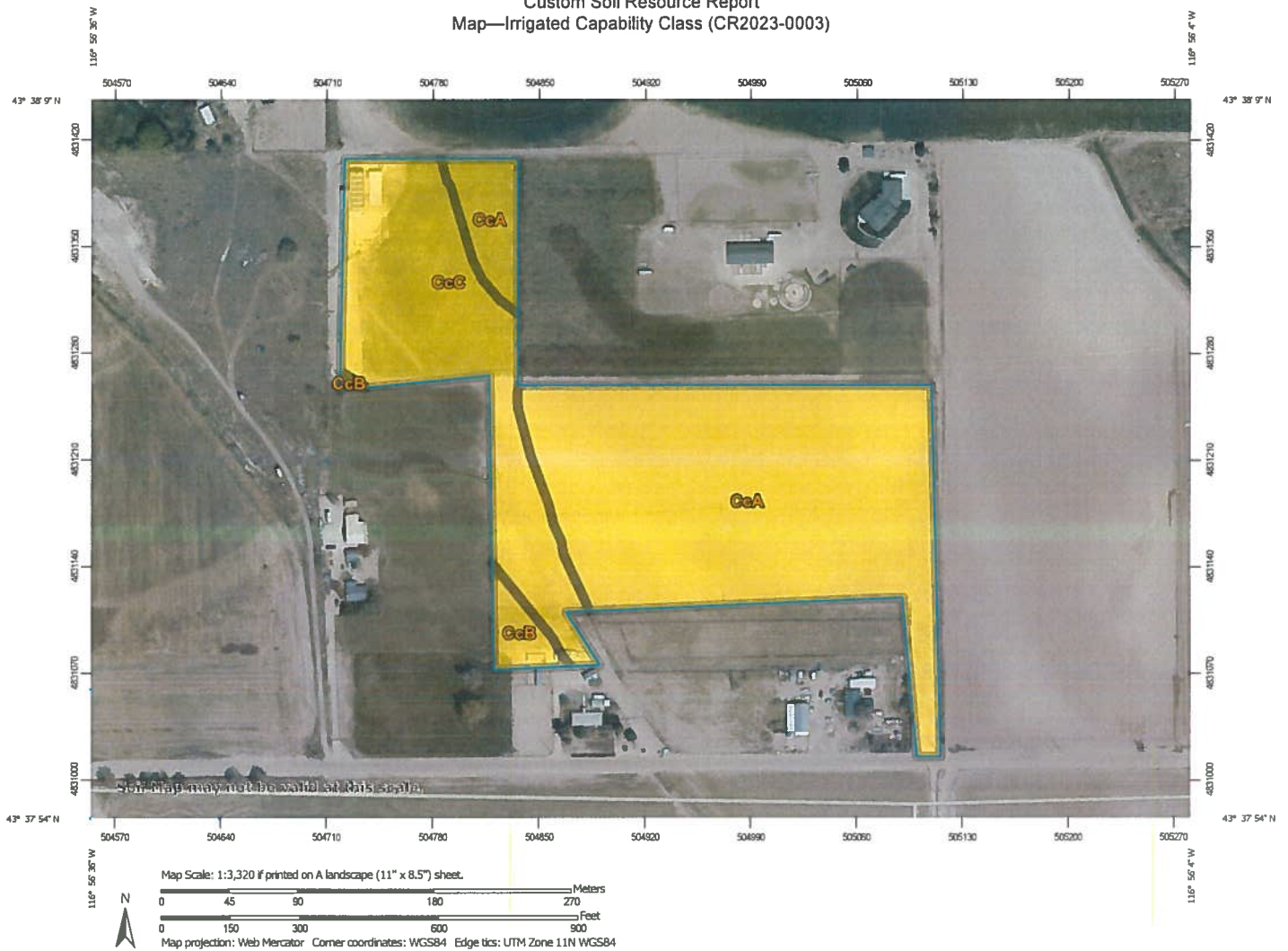
Custom Soil Resource Report for **Canyon Area, Idaho**

CR2023-0003 Michelle Pruett






































March 8, 2023

Custom Soil Resource Report
Map—Irrigated Capability Class (CR2023-0003)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)		 Capability Class - III
 Area of Interest (AOI)		 Capability Class - IV
Soils		 Capability Class - V
Soil Rating Polygons		 Capability Class - VI
 Capability Class - I		 Capability Class - VII
 Capability Class - II		 Capability Class - VIII
 Capability Class - III		 Not rated or not available
 Capability Class - IV		
 Capability Class - V		Water Features
 Capability Class - VI		 Streams and Canals
 Capability Class - VII		Transportation
 Capability Class - VIII		 Rails
 Not rated or not available		 Interstate Highways
		 US Routes
Soil Rating Lines		 Major Roads
 Capability Class - I		 Local Roads
 Capability Class - II		Background
 Capability Class - III		 Aerial Photography
 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		

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 19, Sep 2, 2022

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

Date(s) aerial images were photographed: Apr 19, 2021—Apr 21, 2021

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)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcA	Cencove fine sandy loam, 0 to 1 percent slopes	3	10.4	66.3%
CcB	Cencove fine sandy loam, 1 to 3 percent slopes	3	0.5	3.1%
CcC	Cencove fine sandy loam, 3 to 7 percent slopes	3	4.8	30.7%
Totals for Area of Interest			15.8	100.0%

Rating Options—Irrigated Capability Class (CR2023-0003)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Irrigated Capability Class (CR2023-0003 Micheal 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:

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.



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Custom Soil Resource Report for Canyon Area, Idaho

CR2022-0029 Gross






































March 8, 2023

Custom Soil Resource Report
Map—Irrigated Capability Class (CR2022-0029 Gross)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)			Capability Class - III
 Area of Interest (AOI)			Capability Class - IV
Soils			Capability Class - V
Soil Rating Polygons			Capability Class - VI
	Capability Class - I		Capability Class - VII
	Capability Class - II		Capability Class - VIII
	Capability Class - III		Not rated or not available
	Capability Class - IV	Water Features	
	Capability Class - V		Streams and Canals
	Capability Class - VI	Transportation	
	Capability Class - VII		Rails
	Capability Class - VIII		Interstate Highways
	Not rated or not available		US Routes
Soil Rating Lines			Major Roads
	Capability Class - I		Local Roads
	Capability Class - II	Background	
	Capability Class - III		Aerial Photography
	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		

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 19, Sep 2, 2022

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

Date(s) aerial images were photographed: Apr 19, 2021—Apr 21, 2021

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.

Custom Soil Resource Report

Table—Irrigated Capability Class (CR2022-0029 Gross)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
GwA	Greenleaf-Owyhee silt loams, 0 to 1 percent slopes	2	59.7	81.3%
MnC	Minidoka-Scism silt loams, 3 to 7 percent slopes	4	5.3	7.2%
NsB	Nyssaton silt loam, 1 to 3 percent slopes	3	8.4	11.5%
Totals for Area of Interest			73.4	100.0%

Rating Options—Irrigated Capability Class (CR2022-0029 Gross)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



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Custom Soil Resource Report for Canyon Area, Idaho

RZ2021-0056 &SD2021-0059
Ardurra



March 8, 2023

Table—Irrigated Capability Class (RZ2021-0056 &SD2021-0059)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EsA	Elijah-Chilcott silt loams, 0 to 1 percent slopes	3	8.7	4.0%
EsB	Elijah-Chilcott silt loams, 1 to 3 percent slopes	3	108.6	49.8%
EvC	Elijah-Vickery silt loams, 3 to 7 percent slopes	4	5.3	2.4%
LaE	Lankbush sandy loam, 12 to 30 percent slopes		20.4	9.3%
LkC	Lankbush-Elijah-Vickery silt loams, 3 to 7 percent slopes	4	60.4	27.7%
LkD	Lankbush-Elijah-Vickery silt loams, 7 to 12 percent slopes	6	12.8	5.9%
W	Water		1.8	0.8%
Totals for Area of Interest			217.9	100.0%

**Rating Options—Irrigated Capability Class (RZ2021-0056
&SD2021-0059)**

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



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

CR2022-0025 Molenarr-Schram






































March 8, 2023

Custom Soil Resource Report
Map—Irrigated Capability Class (CR2022-0025Molenaar-Schram)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)			Capability Class - III
	Area of Interest (AOI)		Capability Class - IV
Soils			Capability Class - V
Soil Rating Polygons			Capability Class - VI
	Capability Class - I		Capability Class - VII
	Capability Class - II		Capability Class - VIII
	Capability Class - III		Not rated or not available
	Capability Class - IV	Water Features	
	Capability Class - V		Streams and Canals
	Capability Class - VI	Transportation	
	Capability Class - VII		Rails
	Capability Class - VIII		Interstate Highways
	Not rated or not available		US Routes
Soil Rating Lines			Major Roads
	Capability Class - I		Local Roads
	Capability Class - II	Background	
	Capability Class - III		Aerial Photography
	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		

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.

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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 19, Sep 2, 2022

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

Date(s) aerial images were photographed: Apr 19, 2021—Apr 21, 2021

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 (CR2022-0025Molenaar-Schram)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EsA	Elijah-Chilcott silt loams, 0 to 1 percent slopes	3	22.1	45.5%
EsB	Elijah-Chilcott silt loams, 1 to 3 percent slopes	3	16.7	34.4%
LaE	Lankbush sandy loam, 12 to 30 percent slopes		3.8	7.9%
LkC	Lankbush-Elijah-Vickery silt loams, 3 to 7 percent slopes	4	4.9	10.1%
LkD	Lankbush-Elijah-Vickery silt loams, 7 to 12 percent slopes	6	1.0	2.1%
Totals for Area of Interest			48.5	100.0%

**Rating Options—Irrigated Capability Class
(CR2022-0025Molenaar-Schram)***Aggregation Method: Dominant Condition**Component Percent Cutoff: None Specified**Tie-break Rule: Higher***Irrigated Capability Class (CR2022-0025Molenaar-Schram)**

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:



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

**CR2021-0006 & SD2021-0032
Dembi Estates**



March 12, 2023

Custom Soil Resource Report
 Map—Irrigated Capability Class (CR2021-0006 &SD2021-0032 Dembi Estates)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)		Capability Class - III
Area of Interest (AOI)		Capability Class - IV
Soils		Capability Class - V
Soil Rating Polygons		Capability Class - VI
Capability Class - I		Capability Class - VII
Capability Class - II		Capability Class - VIII
Capability Class - III		Not rated or not available
Capability Class - IV		
Capability Class - V		Water Features
Capability Class - VI		Streams and Canals
Capability Class - VII		Transportation
Capability Class - VIII		Rails
Not rated or not available		Interstate Highways
		US Routes
Soil Rating Lines		Major Roads
Capability Class - I		Local Roads
Capability Class - II		Background
Capability Class - III		Aerial Photography
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		

MAP INFORMATION

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

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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)

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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 19, Sep 2, 2022

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

Date(s) aerial images were photographed: Apr 19, 2021—Apr 21, 2021

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 (CR2021-0006 &SD2021-0032 Dembi Estates)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PpA	Power-Purdam silt loams, 0 to 1 percent slopes	2	6.4	38.6%
ScA	Scism silt loam, 0 to 1 percent slopes	3	10.3	61.4%
Totals for Area of Interest			16.7	100.0%

Rating Options—Irrigated Capability Class (CR2021-0006 &SD2021-0032 Dembi Estates)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher