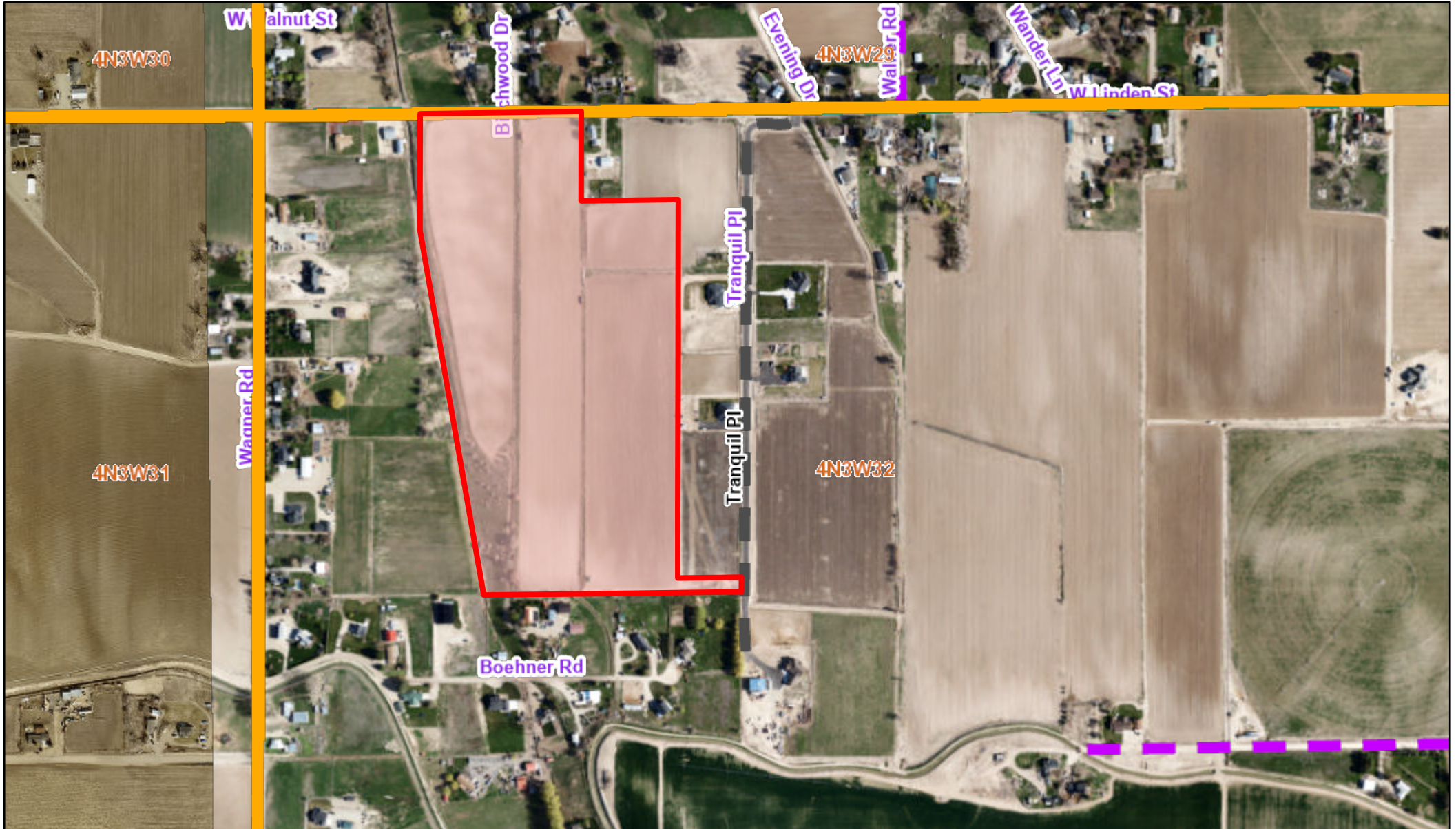
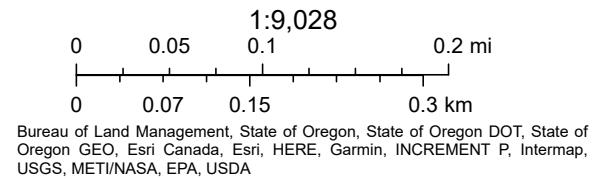


Canyon County, ID Web Map



2/13/2025, 9:50:57 AM

- Multiple Parcel Search_Query result
- Sections
- County Boundary
- Current Impact Area
- City Limits
- Minor Arterial
- CC_PrivateRoads
- Major Collector
- Urban_2023
- Red: Red
- Green: Green
- Blue: Blue
- Red: Band_1
- Green: Band_2





DEVELOPMENT AGREEMENT MODIFICATION PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: CS2. LLC, Cory Swain	
	MAILING ADDRESS: 3363 E Presidential Drive, Suite 201, Meridian, ID 83642	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>[Signature]</u> Date: <u>2/4/2025</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Elwin T. Butler	
	COMPANY NAME: Matrix Engineering, Inc.	
	MAILING ADDRESS: PO Box, 683, Middleton, ID 83644	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 0 Linden Road, Caldwell	
	PARCEL NUMBER: R35590	
	PARCEL SIZE: 40.84 Acres	
	DEVELOPMENT AGREEMENT NO.: 23-136	
	FLOOD ZONE (YES/NO): No	ZONING DISTRICT: CR-RR

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>RZ2021-0047-MOD</u>	DATE RECEIVED:	<u>2-12-25</u>
RECEIVED BY:	<u>M. Beaton</u>	APPLICATION FEE:	<u>750.00</u> CK MO <input checked="" type="radio"/> CASH



DEVELOPMENT AGREEMENT MODIFICATION

PUBLIC HEARING - CHECKLIST

DEVELOPMENT AGREEMENT MODIFICATION CCZO Section 07-06-07(7)F

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	X	X
Letter of Intent (see standards on next page)	X	X
Site Plan (if necessary; see standards on next page)	X	X
Draft Updated Development Agreement Changes	X	X
Neighborhood Meeting form completed/signed	X	X
Deed or evidence of property interest to the subject property	X	X
Proof of application/communication with (varies per application):		
Southwest District Health	X	X
Irrigation District	X	X
Fire District	X	X
Highway District/ Idaho Transportation Dept.	X	X
Area of City Impact	X	X
Fee: \$750.00		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

Alyson Meadows Subdivision Development Agreement Modification Application

Canyon County, Idaho

Project Site: 0 Linden Road
Parcel Number R35590



Prepared for:
CS2, LLC, Cory Swain.
3363 E. Presidential Drive, Suite 210
Meridian, ID 83642

Prepared by:
Matix Engineering, Inc.

MATRIX ENGINEERING, INC.
*(mā'triks') the point from which
something originates or develops*

1020 W. Main Street ■ Suite 100J ■ Boise, ID 83702 ■ 208.860.3127
Doug Unger, P.E., Elwin T. Butler, P.E.

Date: February 4, 2025

DOCUMENT LIST

MASTER APPLICATION (1 PAGE)

LETTER OF INTENT (2 PAGES)

PLAN OF ACTION (2 PAGES)

SITE PLAN(1 PAGE)

NEIGHBORHOOD MEETING INCLUDING;

SUMMARY (1 PAGE)

NEIGHBOR NOTIFICATION (1 PAGE)

SIGN UP SHEET (1 PAGE)

NEIGHBORHOOD MEETING CERTIFICATION (1 PAGE)

LIST OF NAMES NOTIFIED (3 PAGES)

AFFIDAVIT OF LEGAL INTEREST (1 PAGE)

AGENCY PROOF OF APPLICATION/COMMUNICATION (19 PAGES)



1020 W. Main Street ■ Suite 100J ■ Boise, ID 83702 ■ 208.860.3127
Doug Unger, P.E. Elwin T. Butler, PE

Date: January 30, 2025

TO: Development Services, Canyon County
111 North 11th Ave. Suite 140
Caldwell, ID 83605
C/O Michelle Barron
michelle.barron@canyoncounty.id.gov

From: Matrix Engineering Inc.
Elwin T Butler, PE
208 739-8668
ebutler@mat-eng.com

Re: Case# SD2021-0039, Alyson Meadows, Development Agreement Modification
Letter of Intent

To Whom It May Concern,

This letter is to request an amendment to the Alyson Meadows Development Agreement, 23-136.

Canyon County Planning and Zoning Commission recommends approval of the Preliminary Plat, SD2021-0039, Alyson Meadows. One of the Conditions of Approval is that "City of Caldwell requirements for this plat will be waived." See FCOS, Item 6, Conditions of Approval.

During the Board of Canyon County Commission Hearing, November 19, 2024, the Board of County Commission determined that the Development Agreement would have to be modified to follow the recommendation of the County Planning and Zoning Commission. This Application is to modify Item 3, Conditions of Approval, Exhibit B, Development Agreement, 23-136.

Item 3 currently reads, "The Applicant will comply with the proposed conditions of the City of Caldwell Engineering and the Director of the City of Caldwell Planning and Zoning Department letters as seen in Exhibit D. Attachment 7f and 7g with the exception of the requirement connecting to the Public Water System, which is waived."

The amended condition, as stated in the Item 6, Conditions of Approval, Exhibit VI, Board of County Commissioners, Alyson Meadows Subdivision Preliminary Plat, SD2021-0039, would read, "**The City of Caldwell requirements for this plat will be waived.**"

The Applicant has followed the Development Agreement Modification process as understood with the following steps:

1. Neighborhood Meeting: A list from the County of all neighbors within 600 feet of the property was obtained, notification was sent out to the neighbors about the Neighborhood Meeting, and a Neighborhood Meeting in a public place on December 16th, 2024 was held. The notification, sign in sheet, Signed Certification are included.

2. Agency Notification: Agencies have been notified of this Development Agreement Modification identified on the Agency Acknowledgment and three of five signatures were received back from the five agencies. Proof of Notification, Notification Letters and Acknowledgement Signatures are included.

A draft of the modification is stated above in paragraphs 4 and 5 meeting the requirement of CCZO Section 07-06-07(7)F).

This modification does not significantly alter the original decision of Development Agreement 23-136. The DA specified 18 buildable, 2-acre lots served by individual wells and septic systems. In that Caldwell City Water was not available, fire protection for each lot remains unchanged from the original Development Agreement. The modification to the Development Agreement will not change the number of lots or services available, Alyson Meadows will consist of 18 buildable, 2-acre lots served by individual wells and septic systems. A full discussion has been presented to the Board of the County Commissioners, see Exhibit VIIa, Staff Report, November 19, 2024, Hearing. This demonstrates that the number of residential lots, size of residential lots, and services to each lot will not change, demonstrating CCZO Section 07-06-07(7)A).

Development Agreement 23-136 is currently active and will remain active per CCZO Section 07-06-07(4). This modification will not change the activity of this document. The owner intends to comply with this agreement. To allow the Owner to comply with both the recommended conditions of approval, as referred to above and Development Agreement 23-136, this modification is required. This Development Agreement Modification also allows this development to comply with surrounding land uses.

Sincerely,
Elwin Butler, PE
Matrix Engineering, Inc.

MATRIX ENGINEERING, INC.
(mā'triks') the point from which something originates or develops

1020 W. Main Street ■ Suite 100J ■ Boise, ID 83702 ■ 208.860.3127
Doug Unger, P.E. Elwin T. Butler, PE

Date: February 4, 2025

TO: Development Services, Canyon County
111 North 11th Ave. Suite 140
Caldwell, ID 83605
C/O Michelle Barron
michelle.barron@canyoncounty.id.gov

From: Matrix Engineering Inc.
Elwin T Butler, PE
208 739-8668
ebutler@mat-eng.com

Re: Case# SD2021-0039, Alyson Meadows Subdivision, Owner: CS2, LLC
Development Agreement Amendment

Plan of Action

In adherence to Canyon County Development Services – Development Agreement Modification Public Hearing Checklist this Plan of Action provides the outline related to the construction and marketing of the Alyson Meadows Subdivision, a residential subdivision consisting of eighteen 2 acre lots. The property owner is CS2, LLC. While development and construction objectives have not changed from the original plat submittal, the project timeline has been amended. It is the intent of the Alyson Meadows Subdivision owner to complete construction as soon as the Preliminary Plat and Construction Plans are approved. Construction plans have been prepared and are awaiting submitting to Canyon County Development Services upon approval of the preliminary plat by the Board of County Commissioners.

Begin of Operations:

The project owner, CS2, LLC, anticipates starting construction in June, 2025.

Hours of Operation:

It is anticipated that the hours of operation will be between 7:00 AM to 5:00 PM, Monday - Friday.

Noise Levels:

Noise levels will be within the County requirements. Construction activity will employ traditional earthwork construction equipment associated with a buried irrigation pipe utility, roadway construction, and residential home construction. These operations will be completed by contractors with public works and residential construction licenses. All equipment shall meet OSHA noise requirements. Blasting or other high noise level operations will not be employed on this project.

Dust Levels:

Owner will require Contractors to use an approved dust control plan. Water trucks or other sprinkling means will be required on site during construction.

Water Quality:

Owner will require Contractors to work within the storm water pollution prevention plan (SWPPP), which will identify and eliminate sources of stormwater and erosion during construction of the Alyson Meadows Subdivision. The SWPPP will outline means to protect existing drains and irrigation ditches from contamination of sediment. Dewatering on the construction site is not anticipated to be required (no high groundwater exist).

Raw Material Delivery:

Materials associated with the construction of the Alyson Meadows Subdivision will consist of pipe for the buried irrigation utility, pump/mechanical equipment for the pressure irrigation pump station, aggregate, gravel and asphalt for roadway construction, and the buried lines related to Idaho Power joint trench construction. These materials will be delivered to the project site via truck from local suppliers. Asphalt, aggregate, and gravel for roadway paving will be provided by local plant mix sources in the Valley. The travel path for these materials is on public paved roads, without any load limit concerns for delivery of the required construction materials.

Finished Product and Marketing:

- An internal private roadway, named Birchwood Lane, will be constructed per Canyon County Highway District standards to provide access to each residential lot in the Alyson Meadows Subdivision. The location of residential driveways from Birchwood Lane to provide access to each lot will be determined at the time of building permit is submitted. Each driveway will be required to install a culvert along the private roadside swale in order to maintain stormwater drainage function.
- Permits for on-site domestic water wells and septic systems will be applied for and obtained from Southwest District Health Department at the time each building permits is administered. The location of the domestic wells and septic system will be determined at the time the home is sited on each residential lot. Earthwork grading of the residential properties is not anticipated due to topographic layout of the property. The roadway design and vertical alignment general match the grade of the residential parcels.
- A pressure irrigation system will be constructed to provide irrigation water supply to each of the 18 residential lots.

Site Improvements, Public and Privat Facilities, Public Amenities, and Infrastructure:

Improvements will include:

1. Development of 18 residential two acre lots.
2. Paved private roadway, Birchwood Lane, will be access to each lot from Linden Road.
3. Storm drainage improvements for Birchwood Lane involve roadway swales which will infiltrate storm water into site soils
4. On-site domestic water well and septic system will be required for each of the 18 residential lots.
5. Pressurized irrigation system to each Alyson Meadows lot. This includes a pumping station, buried pipelines, service connections, and irrigation control headgates.
6. Joint trench, administered by Idaho Power, will provide buried power, broadband, and associated utilities to each lot in the Alyson Meadows Subdivision.
7. Linden Road will be widened along the frontage of the Alyson Meadows Subdivision. Improvements will include roadway widening, a 20-foot buffer, landscape improvements, and storm drainage modifications associated with the roadway widening.
8. Tiled gravity irrigation pipe providing irrigation water to Pleasant Ridge Subdivision, north of Linden Road, maintain function of existing systems.

PRELIMINARY PLAT

ALYSON MEADOWS SUBDIVISION

NW 1/4 SECTION 32, T4N, R3W, BM

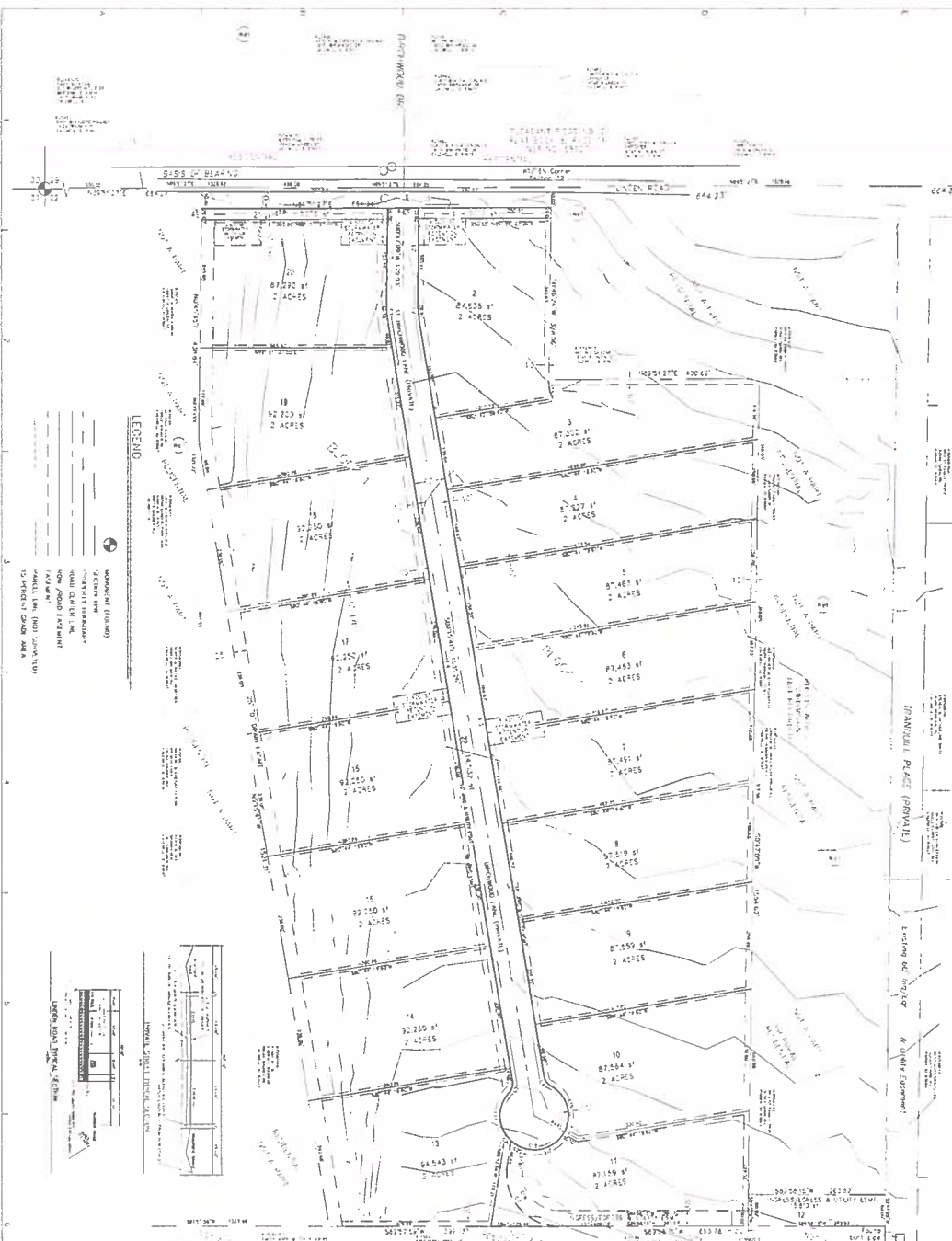
CANYON COUNTY, IDAHO 2024

OWNER: CS2, LLC
 3363 E. PRESIDENTIAL DRIVE
 MERIDIAN, IDAHO 83642
 (208) 278-2553
 (208) 681-5028

PREPARED BY: MATRIX ENGINEERING, INC.
 1100 S. 12TH ST., SUITE 100
 BOISE, IDAHO 83725
 (208) 455-9023
 www.matrixeng.com

DATE: 01/10/24

TRACT #	ACRES	FRONT FEET	DEPTH FEET	AREA ACRES
1	1.0000	165.00	150.00	1.0000
2	1.0000	165.00	150.00	1.0000
3	1.0000	165.00	150.00	1.0000
4	1.0000	165.00	150.00	1.0000
5	1.0000	165.00	150.00	1.0000
6	1.0000	165.00	150.00	1.0000
7	1.0000	165.00	150.00	1.0000
8	1.0000	165.00	150.00	1.0000
9	1.0000	165.00	150.00	1.0000
10	1.0000	165.00	150.00	1.0000
11	1.0000	165.00	150.00	1.0000
12	1.0000	165.00	150.00	1.0000
13	1.0000	165.00	150.00	1.0000
14	1.0000	165.00	150.00	1.0000
15	1.0000	165.00	150.00	1.0000
16	1.0000	165.00	150.00	1.0000
17	1.0000	165.00	150.00	1.0000
18	1.0000	165.00	150.00	1.0000
19	1.0000	165.00	150.00	1.0000
20	1.0000	165.00	150.00	1.0000



CURVE LABEL

STATION	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH	PI	CHORD BEARING
1+00.00	S 89° 59' 54" E	165.00	N 00° 00' 00" W	165.00	3.14159	N 89° 59' 54" E
1+165.00	N 00° 00' 00" W	150.00	S 00° 00' 00" E	150.00	3.14159	S 00° 00' 00" E
1+315.00	S 00° 00' 00" E	165.00	N 00° 00' 00" W	165.00	3.14159	N 00° 00' 00" W
1+480.00	N 00° 00' 00" W	150.00	S 00° 00' 00" E	150.00	3.14159	S 00° 00' 00" E



PLAT LIMITATIONS: 11, 13, 14, 15, 16, 17, 18, 19, 20

11. THE FOLLOWING POLLS, THE NAME, TYPE, SIZE, LOCATION, NUMBER OF, OR OTHER INFORMATION WITH THE RECORDS OF THE COUNTY, SHALL BE PROVIDED TO THE DIVISION WITH DATA SUFFICIENT TO LOCATE THE POLLS AND THE LOCATION OF THE POLLS.

12. THE FOLLOWING POLLS, THE NAME, TYPE, SIZE, LOCATION, NUMBER OF, OR OTHER INFORMATION WITH THE RECORDS OF THE COUNTY, SHALL BE PROVIDED TO THE DIVISION WITH DATA SUFFICIENT TO LOCATE THE POLLS AND THE LOCATION OF THE POLLS.

13. THE FOLLOWING POLLS, THE NAME, TYPE, SIZE, LOCATION, NUMBER OF, OR OTHER INFORMATION WITH THE RECORDS OF THE COUNTY, SHALL BE PROVIDED TO THE DIVISION WITH DATA SUFFICIENT TO LOCATE THE POLLS AND THE LOCATION OF THE POLLS.

14. THE FOLLOWING POLLS, THE NAME, TYPE, SIZE, LOCATION, NUMBER OF, OR OTHER INFORMATION WITH THE RECORDS OF THE COUNTY, SHALL BE PROVIDED TO THE DIVISION WITH DATA SUFFICIENT TO LOCATE THE POLLS AND THE LOCATION OF THE POLLS.

15. THE FOLLOWING POLLS, THE NAME, TYPE, SIZE, LOCATION, NUMBER OF, OR OTHER INFORMATION WITH THE RECORDS OF THE COUNTY, SHALL BE PROVIDED TO THE DIVISION WITH DATA SUFFICIENT TO LOCATE THE POLLS AND THE LOCATION OF THE POLLS.

16. THE FOLLOWING POLLS, THE NAME, TYPE, SIZE, LOCATION, NUMBER OF, OR OTHER INFORMATION WITH THE RECORDS OF THE COUNTY, SHALL BE PROVIDED TO THE DIVISION WITH DATA SUFFICIENT TO LOCATE THE POLLS AND THE LOCATION OF THE POLLS.

17. THE FOLLOWING POLLS, THE NAME, TYPE, SIZE, LOCATION, NUMBER OF, OR OTHER INFORMATION WITH THE RECORDS OF THE COUNTY, SHALL BE PROVIDED TO THE DIVISION WITH DATA SUFFICIENT TO LOCATE THE POLLS AND THE LOCATION OF THE POLLS.

18. THE FOLLOWING POLLS, THE NAME, TYPE, SIZE, LOCATION, NUMBER OF, OR OTHER INFORMATION WITH THE RECORDS OF THE COUNTY, SHALL BE PROVIDED TO THE DIVISION WITH DATA SUFFICIENT TO LOCATE THE POLLS AND THE LOCATION OF THE POLLS.

19. THE FOLLOWING POLLS, THE NAME, TYPE, SIZE, LOCATION, NUMBER OF, OR OTHER INFORMATION WITH THE RECORDS OF THE COUNTY, SHALL BE PROVIDED TO THE DIVISION WITH DATA SUFFICIENT TO LOCATE THE POLLS AND THE LOCATION OF THE POLLS.

20. THE FOLLOWING POLLS, THE NAME, TYPE, SIZE, LOCATION, NUMBER OF, OR OTHER INFORMATION WITH THE RECORDS OF THE COUNTY, SHALL BE PROVIDED TO THE DIVISION WITH DATA SUFFICIENT TO LOCATE THE POLLS AND THE LOCATION OF THE POLLS.

ALYSON MEADOWS SUBDIVISION

PARCEL R35590

CANYON COUNTY, ID

CS2, LLC

3363 E. PRESIDENTIAL DRIVE
MERIDIAN, ID 83642
PARCEL R35590

DATE: 01/10/24

BY: [Signature]

SCALE: HORIZONTAL IN = 100 FT
VERTICAL IN = 100 FT

UNITS: SQ-FT

PP100

2/16/2024

MATRIX ENGINEERING, INC.

1100 S. 12TH ST., SUITE 100
BOISE, IDAHO 83725
(208) 455-9023



1020 W. Main Street ■ Suite 100J ■ Boise, ID 83702 ■ 208.860.3127
Doug Unger, P.E. Elwin T. Butler, PE

Date: December 20, 2024

TO: Development Services, Canyon County
111 North 11th Ave. Suite 140
Caldwell, ID 83605
C/O Michelle Barron
michelle.barron@canyoncounty.id.gov

From: Matrix Engineering Inc.
Elwin T Butler, PE
208 739-8668
ebutler@mat-eng.com

Re: Case# SD2021-0039, Alyson Meadows, Development Agreement Amendment,
Neighborhood Meeting Summary

To Whom It May Concern,

One of the necessary requirements to modify Development Agreement 23-136, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; Canyon County Zoning Ordinance § 07-01-15. This meeting for our surrounding neighbors was only for informational purposes. We requested feedback from our neighbors.

This meeting was held December 16, 2024, from 6:00 to 7:30 PM at the Caldwell Public Library, Dean E Miller Community Room, 1010 Dearborn Street, Caldwell, ID 83605. This allowed a warm public meeting area. The Preliminary Plat, and the Engineering Concept maps were displayed at the meeting.

Canyon County Planning and Zoning Commission recommends approval of the Preliminary Plat, SD2021-0039, Alyson Meadows. One of the Conditions of Approval is that "City of Caldwell requirements for this plat will be waived." See FCOS, Item 6, Conditions of Approval.

During the neighborhood meeting, the neighbors are united in making the change to Development Agreement 23-136, waiving all City of Caldwell development requirements.

Meeting discussions centered around irrigation distribution and eliminating the cross connection between the two private roads, Tranquill Place serving Retts Acres and Birchwood Lane serving Alyson Meadows.

To the best of my knowledge all public meeting rules for this neighborhood meeting were followed.

Sincerely,
Elwin Butler, PE
Matrix Engineering, Inc.

Notice of Neighborhood Meeting
Pre-application requirement for a Public Hearing

12/03/2024

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Development Agreement modification for Alyson Meadows Subdivision.

The current Development Agreement waived City of Caldwell water requirements only. The Planning and Zoning Board conditions of approval of the preliminary plat recommended to waive all the City of Caldwell impact area requirements. Alyson Meadows supports this condition of approval and is therefore proceeding with this application to make this change to the Development Agreement.

One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance § 07-01-15*. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: December 16, 2024

Time: 6:00 PM to 7:30 PM

**Location: Caldwell Public Library, Dean E Miller Community Room,
1010 Dearborn Street, Caldwell, ID 83605**

Property description: Parcel R35590

Site Location: south of Birchwood Drive and Linden Road intersection

Proposed access: will be at Linden Road

Total acreage: 40.84 acres

Proposed lots: 18 single family residential lots and 4 common lots

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

Feel free to contact me at 208 739-8668, ebutler@mat-eng.com or at PO Box 683, Middleton, Idaho, 83644.

Sincerely,
Elwin T. Butler, PE
Matrix Engineering, Inc.

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 §07-01-15

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

SITE INFORMATION

Site Address: 0 Linden Road	Parcel Number: R035590	
City: Caldwell	State: Idaho	ZIP Code: 83605
Notices Mailed Date: December 5, 2024	Number of Acres: 40.84	Current Zoning: CR-RR
Description of the Request: Request is to modify the Development Agreement to waive all of City of Caldwell impact area requirements.		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Elwin T. Butler, PE, (Applicant, CS2, LLC - Cory Swain)

Company Name: Matrix Engineering, Inc.

Current address: 1020 W. Main Street, Suite 100J (mail any comments to PO Box 683, Middleton, ID 83644)

City: Boise	State: Idaho	ZIP Code: 83702
Phone: 208 739-8668	Cell:	Fax:

Email: ebutler@mat-eng.com

MEETING INFORMATION

DATE OF MEETING: Dec. 16, 2024	MEETING LOCATION: Caldwell Public Library, Dean E Miller Community Room
MEETING START TIME: 6:00 PM	MEETING END TIME: 7:30 PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Sarah Laurenson	<i>Sarah Laurenson</i>	18532 Tranquil Pl.
2. MORBOS	<i>[Signature]</i>	18634 Tranquil Pl
3. Linda Miller	<i>Linda Miller</i>	19072 Birchwood Dr
4. Liya Kulgavaya	<i>Liya Kulgavaya</i>	18951 Tranquil Pl.
5. Anastasiya Prozapas	<i>Anastasiya Prozapas</i>	18701 Tranquil PL.
6. Kristina Beers	<i>Kristina Beers</i>	16840 W. Linden St.
7. Gary Beers	<i>Gary Beers</i>	16840 W. Linden St.
8.		
9.		

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
10.		
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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):

Elwin T. Butler, PE

APPLICANT/REPRESENTATIVE (Signature): Elwin T. Butler

DATE: 12 / 16 / 24

PARCEL_NO	OwnerName	Address	City	State
R25451	BAXTER NANCY D	19105 EVENING DR	CALDWELL	ID
R25454	HANEY LARRY G	16618 W LINDEN ST	CALDWELL	ID
R25460	SCHLEICHER JOHN	19096 BIRCHWOOD DR	CALDWELL	ID
R25460011	STRONG MITCHELL R	19130 BIRCHWOOD DR	CALDWELL	ID
R25461	WHITSITT WILLIAM J	19052 BIRCHWOOD DR	CALDWELL	ID
R25481010	SHERIDAN GARY	16963 W WALNUT ST	CALDWELL	ID
R25452	HANEY LARRY G	16618 W LINDEN ST	CALDWELL	ID
R25453	HANEY LARRY G	16618 W LINDEN ST	CALDWELL	ID
R25456	GONZALES ARTHUR	19051 BIRCHWOOD DR	CALDWELL	ID
R25456010	BEERS FAMILY TRUST	16840 W LINDEN ST	CALDWELL	ID
R25461010	MILLER LINDA J	19072 BIRCHWOOD DR	CALDWELL	ID
R25464	CARPENTER CHRISTOPHER WILLIAM	21134 UPPER PLEASANT RIDGE RD	CALDWELL	ID
R25477	OLDENKAMP JOSH D	16958 W WALNUT ST	CALDWELL	ID
R25477010	THOMAS DAVID E	19128 WAGNER RD	CALDWELL	ID
R25481	NOE FAMILY TRUST 2005	16985 W WALNUT ST	CALDWELL	ID
R25466	MELENDEZ JOSE DE JESUS	2804 N BIRCH ST	LA GRANDE	OR
R25466010	MELENDEZ JOSE DE JESUS	2804 N BIRCH ST	LA GRANDE	OR
R25467010	MC INTYRE KENNETH G	19113 BIRCHWOOD DR	CALDWELL	ID
R25482	POULSEN VALERIE	19024 WAGNER RD	CALDWELL	ID
R25460012	HUNSPERGER FAMILY LIVING TRUST	19118 BIRCHWOOD DR	CALDWELL	ID
R25462	GONZALES LOUIS	19030 BIRCHWOOD DR	CALDWELL	ID
R25463	GONZALES LOUIS	19030 BIRCHWOOD DR	CALDWELL	ID
R25465	CURTISS COLBY RICHARD	16736 W LINDEN ST	CALDWELL	ID
R35580	CASTLETON TATE BERNARD	16871 BOEHNER RD	CALDWELL	ID
R35581010	TRACY HEIDI	16922 BOEHNER RD	CALDWELL	ID
R35582	CHRISTENSEN JEREMY	16685 BOEHNER RD	CALDWELL	ID
R35583	DOUGAL DANN R	16737 BOEHNER RD	CALDWELL	ID
R35584	STRIKWERDA GREG AND TAMARA FAMILY TRUST	16770 BOEHNER RD	CALDWELL	ID
R35588	BOWRON RANDY L	16910 BOEHNER RD	CALDWELL	ID
R35590	SWAIN CORY	1584 S LAKECREST WAY	EAGLE	ID
R35590010	KULGAVYY ALEKSANDR	18951 TRANQUIL PL	CALDWELL	ID
R35591	RANDALL WAYNE W AND ALBERTA JEAN FAMILY TRUST	18708 WAGNER RD	CALDWELL	ID
R35593010	DUTRA JASON MICHAEL	18842 WAGNER RD	CALDWELL	ID

R35597012A	NORTHWEST NAZARENE UNIVERSITY INC	623 S UNIVERSITY BLVD	NAMPA	ID
R35598011	GREENWAY SURINE A LIFE ESTATE	18724 TRANQUIL PL	CALDWELL	ID
R35598013	LAUREN SON BRYAN T	18532 TRANQUIL PL	CALDWELL	ID
R35598103	GREENWAY TIM	18724 TRANQUIL PLACE	CALDWELL	ID
R35577	STRIKWERDA SERENA D	16793 BOEHNER RD	CALDWELL	ID
R35582010	HEINER DARREN W	16670 BOEHNER RD	CALDWELL	ID
R35592	BERGER 1996 REVOCABLE TRUST	1815 RAY AVE	CALDWELL	ID
R35594	WILSON MICHAEL S	18922 WAGNER RD	CALDWELL	ID
R35596	OLTEAN NICOLAE V	PO BOX 1583	CALDWELL	ID
R35596010	SPAINHOWER KEVIN J	18772 WAGNER RD	CALDWELL	ID
R35597	NORTHWEST NAZARENE UNIVERSITY INC	623 S UNIVERSITY BLVD	NAMPA	ID
R35597010	SALAZAR ANTONIO JR	16741 W LINDEN ST	CALDWELL	ID
R35597011A	NORTHWEST NAZARENE UNIVERSITY INC	623 S UNIVERSITY BLVD	NAMPA	ID
R35598	DE LA CONCEPCION VICKI	16266 MINK RD	CALDWELL	ID
R35598104	JD CUSTOM HOMES LLC	3695 WILD WOOD LN	NEW PLYMOUTH	ID
R35598108	VILLARRUEL MIGUEL A ESPINOZA	4204 S MONTANA AVE	CALDWELL	ID
R35574	PECHT TROY V	19511 MALT RD	CALDWELL	ID
R35584010	JOHNS AMBER MARIE	16846 BOEHNER RD	CALDWELL	ID
R35593011	RODRIGUEZ JAKE J	18870 WAGNER RD	CALDWELL	ID
R35595	GARCIA JAIME M	16947 W LINDEN ST	CALDWELL	ID
R35597012	FAIN JORDAN	2543 FITZGERALD RD	SIMI VALLEY	CA
R35598010	SMITH STEVEN A	18986 TRANQUIL PL	CALDWELL	ID
R35598100	DUCKETT DEAN	2596 S COBBLE WAY	MERIDIAN	ID
R35598102	TROOST FAMILY LIVING TRUST	30540 SABIN RD	PARMA	ID
R35598105	JD CUSTOM HOMES LLC	3695 WILD WOOD LN	NEW PLYMOUTH	ID
R35598106	ROONEY COLIN	4303 E RHINERIVER DR	NAMPA	ID
R35598107	MORGOS DOROTHY M REVOCABLE LIVING TRUST	6242 W DAYTONA CIR	BOISE	ID
R35598109	RIVERA MIGUEL LOZANO	19909 AMHERST AVE	CALDWELL	ID
R35598110	BOVARD HEATHER	18105 PLUM RD	CALDWELL	ID
R35580010	BASTIAN NATHAN	16799 BOEHNER RD	CALDWELL	ID
R35583010	D AND E SHERMAN TRUST	16755 BOEHNER RD	CALDWELL	ID
R35585	GOMEZ RAMON JR	PO BOX 795	CALDWELL	ID
R35589	RICHARDS ROBERT G	16710 BOEHNER RD	CALDWELL	ID
R35590011	PROZAPAS VADYM	18701 TRANQUIL PL	CALDWELL	ID

R35591010 RAMBOW KENNETH
R35597011 BOVARD DANIEL
R35598101 KAMP KYLE DENNIS

18694 WAGNER RD
18105 PLUM RD
815 N RIVERIA DR

CALDWELL
CALDWELL
BOISE

ID
ID
ID



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

AFFIDAVIT OF LEGAL INTEREST

I, Cory Swain / CSZ LLC, 3363 E. The N. Central Dr Ste 210
 (name) (address) Murdan, ID 83602
Murdan, Idaho 83602
 (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

Matrix Engineering, ELwin Butler
 (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.

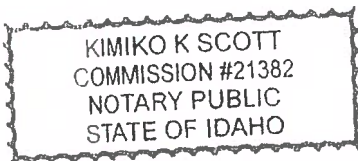
Dated this 3rd day of December, 2024
 X [Signature]
 (signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 3 day of December, in the year 2024, before me Kimiko Scott,
 a notary public, personally appeared Cory Swain, 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: [Signature]

My Commission Expires: 05/14/2030



Elwin Butler <ebutler@mat-eng.com>

Re: Alyson Meadows, Case# SD2021-0039

1 message

Elwin Butler <ebutler@mat-eng.com>
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Cc: Doug Unger <dunger@mat-eng.com>

Mon, Jan 6, 2025 at 12:17 PM

Anthony,
Attached is the Acknowledgment Form for you to sign and return.

Thank you,
Elwin

On Sat, Jan 4, 2025 at 9:26 AM Elwin Butler <ebutler@mat-eng.com> wrote:

Mr. Lee,

Please see the attached letter regarding Alyson Meadows Development Agreement. Should you have any questions please contact me.

Thank you,
Elwin Butler, PE
Matrix Engineering, Inc.

 **Agency Acknowledgment.pdf**
497K

Agency Notification
Pre-application requirement for a Public Hearing

12/16/2024

Southwest District Health
Anthony Lee, RS/BS, Land Development Senior
13307 Miami Lane
Caldwell, ID 83607
Anthony.Lee@swdh.id.gov

We are in the process of presenting an application to Canyon County Development Services for a Development Agreement modification for Alyson Meadows Subdivision. As part of the application requirements, communication with affected agencies is required. This letter is evidence of the required communication.

Alyson Meadows Subdivision preliminary plat is located at 0 Linden Road, Caldwell, Idaho, parcel number R35590. The proposed plat includes 18 county residential lot on 40.84 acres. Minimum lot size is 2.0-acres.

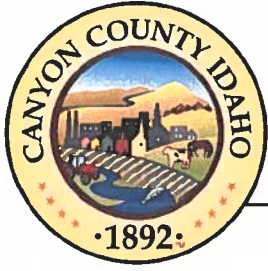
The current Development Agreement waived City of Caldwell water requirements. The Planning and Zoning Board conditions of approval of the preliminary plat recommended to waive all the City of Caldwell impact area requirements. Alyson Meadows supports this condition of approval and is therefore proceeding with this application to make this change to the Development Agreement.

Will this change our current application with Southwest District Health? No.

Discussion: Each lot on Alyson Meadows will be served with individual wells and septic systems.

Feel free to contact me at 208 739-8668, ebutler@mat-eng.com or at PO Box 683, Middleton, Idaho, 83644.

Sincerely,
Elwin T. Butler, PE
Matrix Engineering, Inc.



AGENCY ACKNOWLEDGMENT

Date: 01/06/2024

Applicant: Alyson Meadows Subdivision, Owner, CS2, LLC, Cory Swain

Parcel Number: R35590

Site Address: 0 Linden Road, Caldwell, Idaho

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: 01/07/2024 Signed: _____

Anthony Lee

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

2/3/25, 8:30 AM

Matrix Engineering Inc. Mail - Re: Alyson Meadows, Case# SD2021-0039



Elwin Butler <ebutler@mat-eng.com>

Re: Alyson Meadows, Case# SD2021-0039

1 message

Elwin Butler <ebutler@mat-eng.com>

Mon, Jan 6, 2025 at 12:16 PM

To: Alan Perry <aperry@cityofcaldwell.org>

Cc: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>

Alan,

Attached is the Acknowledgment Form for you to sign and return.

Thank you,

Elwin

On Mon, Jan 6, 2025 at 8:00 AM Alan Perry <aperry@cityofcaldwell.org> wrote:

Mr. Butler

Thank you for your letter and update. I believe this will cover requirements for water supply concerning the Alyson Meadows Development. Please make sure that owners are aware of this requirement.

Note: Each individual lot will be required to submit the attached application (also found at [NDFMFDCFDWFD_ACCESS WATER SUPPLY FORM2023.pdf](#)) with fees to the City of Caldwell Fire Department for construction conditions and approval.

From: Elwin Butler <ebutler@mat-eng.com>

Sent: Saturday, January 4, 2025 9:18 AM

To: Alan Perry <aperry@cityofcaldwell.org>

Cc: Doug Unger <dunger@mat-eng.com>

Subject: Alyson Meadows, Case# SD2021-0039

Mr. Perry,

Please see the attached letter regarding the current Development Agreement for Alyson Meadows. Feel free to contact me if you have any questions.

Thank you,

Elwin Butler, PE

Matrix Engineering, Inc

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

 **Agency Acknowledgment.pdf**
497K

Agency Notification
Pre-application requirement for a Public Hearing

12/16/2024

Caldwell Rural Fire Protection District
C/O Alan Perry
403 Blaine Street
Caldwell, ID 83605
Aperry@cityofcaldwell.org

We are in the process of presenting an application to Canyon County Development Services for a Development Agreement modification for Alyson Meadows Subdivision. As part of the application requirements, communication with affected agencies is required. This letter is evidence of the required communication.

Alyson Meadows Subdivision preliminary plat is located at 0 Linden Road, Caldwell, Idaho, parcel number R35590. The proposed plat includes 18 county residential lot on 40.84 acres. Minimum lot size is 2.0-acres.

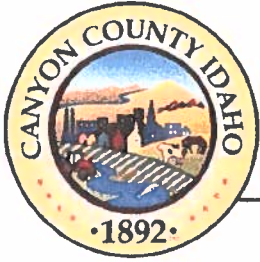
The current Development Agreement waived City of Caldwell water requirements. The Planning and Zoning Board conditions of approval of the preliminary plat recommended to waive all the City of Caldwell impact area requirements. Alyson Meadows supports this condition of approval and is therefore proceeding with this application to make this change to the Development Agreement.

Will this change our current application with Caldwell Rural Fire Department? No.

Discussion: This parcel is surrounded by small rural residential county lots. Lots on Alyson Meadows will be served with individual wells and septic systems. Nepa 13 D (fire sprinklers) systems and fire flow rates for each single-family dwelling shall be determined by the Caldwell Fire District based on the current fire code at the time of building permit application. A paved road, 26-feet wide, will provide access to each lot. A cul-de-sac will be provided at the end of the access road with a minimum of 48 feet outside turning radius. "No Parking" signs will be installed in accordance with the requirements of IFC 503.8.

Feel free to contact me at 208 739-8668, ebutler@mat-eng.com or at PO Box 683, Middleton, Idaho, 83644.

Sincerely,
Elwin T. Butler, PE
Matrix Engineering, Inc.



AGENCY ACKNOWLEDGMENT

Date: 01/06/2024

Applicant: Alyson Meadows Subdivision, Owner, CS2, LLC, Cory Swain

Parcel Number: R35590

Site Address: 0 Linden Road, Caldwell, Idaho

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: _____ Signed: _____
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for informal review.

Date: 1/6/2025 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Caldwell

Applicant submitted/met for informal review.

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

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

2/3/25, 8:32 AM

Matrix Engineering Inc. Mail - Re: Alyson Meadows, Case# SD2021-0039



Elwin Butler <ebutler@mat-eng.com>

Re: Alyson Meadows, Case# SD2021-0039

1 message

Elwin Butler <ebutler@mat-eng.com>

Mon, Jan 6, 2025 at 12:14 PM

To: Kraig Wartman <kwartman@hwydistrict4.org>

Cc: Doug Unger <dunger@mat-eng.com>

Kraig,

Thank you for getting back to me so quickly. Attached is the Acknowledgment Form for you to sign and return.

Elwin

On Sat, Jan 4, 2025 at 9:19 AM Elwin Butler <ebutler@mat-eng.com> wrote:

Mr. Wartman,

Please see the attached letter regarding Alyson Meadows Development Agreement.

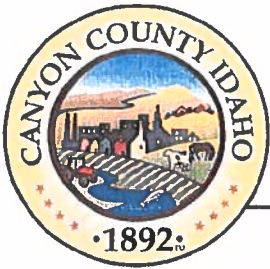
Please contact me if you have any questions.

Thank you,

Elwin Butler, PE

Matrix Engineering, Inc.

 **Agency Acknowledgment.pdf**
497K



AGENCY ACKNOWLEDGMENT

Date: 01/06/2024

Applicant: Alyson Meadows Subdivision, Owner, CS2, LLC, Cory Swain

Parcel Number: R35590

Site Address: 0 Linden Road, Caldwell, Idaho

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: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: JANUARY 8 '25 Signed: [Signature] ^{AS ATTACHED} _{SR ENG TAD}

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

Agency Notification
Pre-application requirement for a Public Hearing

12/16/2024

Canyon Highway District No. 4
C/O Kraig Wartman
15435 Highway 44
Caldwell, ID 83607
kwartman@hwydistrict4.org

We are in the process of presenting an application to Canyon County Development Services for a Development Agreement modification for Alyson Meadows Subdivision. As part of the application requirements, communication with affected agencies is required. This letter is evidence of the required communication.

Alyson Meadows Subdivision preliminary plat is located at 0 Linden Road, Caldwell, Idaho, parcel number R35590. The proposed plat includes 18 county residential lot on 40.84 acres. Minimum lot size is 2.0-acres.

The current Development Agreement waived City of Caldwell water requirements. The Planning and Zoning Board conditions of approval of the preliminary plat recommended to waive all the City of Caldwell impact area requirements. Alyson Meadows supports this condition of approval and is therefore proceeding with this application to make this change to the Development Agreement.

Alyson Meadows anticipates complying with the requirements of the letter dated November 10, 2021.

Feel free to contact me at 208 739-8668, ebutler@mat-eng.com or at PO Box 683, Middleton, Idaho, 83644.

Sincerely,
Elwin T. Butler, PE
Matrix Engineering, Inc.

2/3/25, 8:30 AM

Matrix Engineering Inc. Mail - Re: Alyson Meadows, Case# SD2021-0039



Elwin Butler <ebutler@mat-eng.com>

Re: Alyson Meadows, Case# SD2021-0039

1 message

Elwin Butler <ebutler@mat-eng.com>

Mon, Jan 6, 2025 at 12:16 PM

To: Dave Watkins <davew@pioneerirrigation.com>, Kirk Meyers <kirk@pioneerirrigation.com>

Cc: Doug Unger <dunger@mat-eng.com>

Dave,

Attached is the Acknowledgment Form for you to sign and return.

Thank you,

Elwin

On Sat, Jan 4, 2025 at 9:23 AM Elwin Butler <ebutler@mat-eng.com> wrote:


Mr. Watkins, Mr. Meyers,

Please see the attached letter regarding Alyson Meadows Development Agreement. Please contact me if you have any questions.

Thank you,

Elwin Butler, PE

Matrix Engineering, Inc.

 **Agency Acknowledgment.pdf**
497K

Agency Notification
Pre-application requirement for a Public Hearing

12/16/2024

Pioneer Irrigation
C/O Kirk Myers, Dave Watkins,
davew@pioneerirrigation.com
kirk@pioneerirrigation.com

We are in the process of presenting an application to Canyon County Development Services for a Development Agreement modification for Alyson Meadows Subdivision. As part of the application requirements, communication with affected agencies is required. This letter is evidence of the required communication.

Alyson Meadows Subdivision preliminary plat is located at 0 Linden Road, Caldwell, Idaho, parcel number R35590. The proposed plat includes 18 county residential lot on 40.84 acres. Minimum lot size is 2.0-acres.

The current Development Agreement waived City of Caldwell water requirements. The Planning and Zoning Board conditions of approval of the preliminary plat recommended to waive all the City of Caldwell impact area requirements. Alyson Meadows supports this condition of approval and is therefore proceeding with this application to make this change to the Development Agreement.

Will this change our current application with Pioneer Irrigation? No.

Discussion: Each lot will be provided with pressurized irrigation. A control box will be constructed at the distribution point located at the south boundary of Alyson Meadows. This will allow for the distribution of water rights. The open distribution ditch providing water to Pleasant Ridge Subdivision will be piped and will be located in a separate irrigation easement.

Feel free to contact me at 208 739-8668, ebutler@mat-eng.com or at PO Box 683, Middleton, Idaho, 83644.

Sincerely,
Elwin T. Butler, PE
Matrix Engineering, Inc.



Elwin Butler <ebutler@mat-eng.com>

Re: Alyson Meadows Preliminary Plat

1 message

Elwin Butler <ebutler@mat-eng.com>

Mon, Jan 6, 2025 at 12:18 PM

To: Robin Collins <rcollins@cityofcaldwell.org>

Cc: Michelle Barron <michelle.barron@canyoncounty.id.gov>, Doug Unger <dunger@mat-eng.com>, Cory Swain <Cory.Swain@pmrloans.com>, Joe Dodson <jdodson@cityofcaldwell.org>

Robin,
Attached is the Acknowledgment Form for you to sign and return.

Thank you,
Elwin

On Sat, Jan 4, 2025 at 9:04 AM Elwin Butler <ebutler@mat-eng.com> wrote:

Ms Robin Collins,
Please see the attached letter concerning the upcoming application related to Alyson Meadows, Case# SD2021-0039.

Thank you,
Elwin Butler, PE
Matrix Engineering, Inc

On Fri, Nov 1, 2024 at 10:09 AM Robin Collins <rcollins@cityofcaldwell.org> wrote:

Elwin,

Thank you for the email. This property is located within the City's Impact area and within our Comprehensive Plan boundary. It is also in an area that has been master planned for city services. Therefore, this parcel could potentially become eligible for annexation. In addition, if the subdivision will be hooking up to city services, we will require them to annex into the city once they are eligible. Because of this, the city will not waive the condition for requiring the subdivision to be developed under city standards.

Kindest Regards,

Robin



Robin Collins, PCED, CBO
Director

205 S 6th Ave • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208) 455-1664

2/3/25, 8:29 AM

Matrix Engineering Inc. Mail - Re: Alyson Meadows Preliminary Plat

From: Elwin Butler <ebutler@mat-eng.com>

Sent: Friday, November 1, 2024 9:13 AM

To: Robin Collins <rcollins@cityofcaldwell.org>

Cc: Michelle Barron <michelle.barron@canyoncounty.id.gov>; Doug Unger <dunger@mat-eng.com>; Cory Swain <Cory.Swain@pmrloans.com>

Subject: Alyson Meadows Preliminary Plat

To Robin Collins, Director

Attached is a letter that will also be mailed to you concerning Alyson Meadows Subdivision approval recommendation by the County Planning and Zoning Commission. Please share this with any departments required. I appreciate the City's assistance concerning this preliminary plat.

Thank you,


Elwin

Elwin T. Butler, PE

Matrix Engineering, Inc.

208 739-8668

ebutler@mat-eng.com

 **Agency Acknowledgment.pdf**
497K

Agency Notification
Pre-application requirement for a Public Hearing

12/16/2024

City of Caldwell Planning and Zoning Department
Robin Collins, PCED, CBO Director
205 S 6th Ave. 2nd Floor
Caldwell, ID 83605
rcollins@cityofcaldwell.org

We are in the process of presenting an application to Canyon County Development Services for a Development Agreement modification for Alyson Meadows Subdivision. As part of the application requirements, communication with affected agencies is required. This letter is evidence of the required communication.

Alyson Meadows Subdivision preliminary plat is located at 0 Linden Road, Caldwell, Idaho, parcel number R35590. The proposed plat includes 18 county residential lot on 40.84 acres. Minimum lot size is 2.0-acres.

The current Development Agreement waived City of Caldwell water requirements. The Planning and Zoning Board conditions of approval of the preliminary plat recommended to waive all the City of Caldwell impact area requirements. Alyson Meadows supports this condition of approval and is therefore proceeding with this application to make this change to the Development Agreement.

Discussion: Lots in Alyson Meadows will be served with individual wells, septic systems, and private road. This item has previously been brought to your attention and received the City's response. The previous letter has been included with this email.

Feel free to contact me at 208 739-8668, ebutler@mat-eng.com or at PO Box 683, Middleton, Idaho, 83644.

Sincerely,
Elwin T. Butler, PE
Matrix Engineering, Inc.

MATRIX ENGINEERING, INC.
*(mā'triks') the point from which
something originates or develops*

1020 W. Main Street ■ Suite 100J ■ Boise, ID 83702 ■ 208.860.3127
Doug Unger, P.E. Elwin T. Butler, PE

Date: October 30, 2024

TO: City of Caldwell Planning and Zoning Department
Robin Collins, PCED, CBO Director
205 S 6yh Ave. 2nd Floor
Caldwell, ID 83605
rcollins@cityofcaldwell.org

From: Matrix Engineering
Elwin T Butler, PE
208 739-8668

Re: Case# SD2021-0039, Alyson Meadows, Preliminary Plat

To Whom It May Concern,

Canyon County requested that I draft a letter to the City of Caldwell. Canyon County Planning and Zoning Commission recommends approval of the Preliminary Plat, SD2021-0039, Alyson Meadows. One of the Conditions of Approval is that "City of Caldwell requirements for this plat will be waived." See enclosed FCOS, Item 6, Conditions of Approval.

Based on the location of this property, it is highly unlikely that this property will become contiguous to City limits and be eligible for annexation per Idaho Statutes, Title 50, Municipal Corporations, Chapter 2, 50-222, Annexation by Cities. This code states that "subject land is contiguous to or surrounded by the city..." Based on current rural development, the subject land is surrounded by rural 5-acre residential county lots. See the Site Map Located on Page 2.

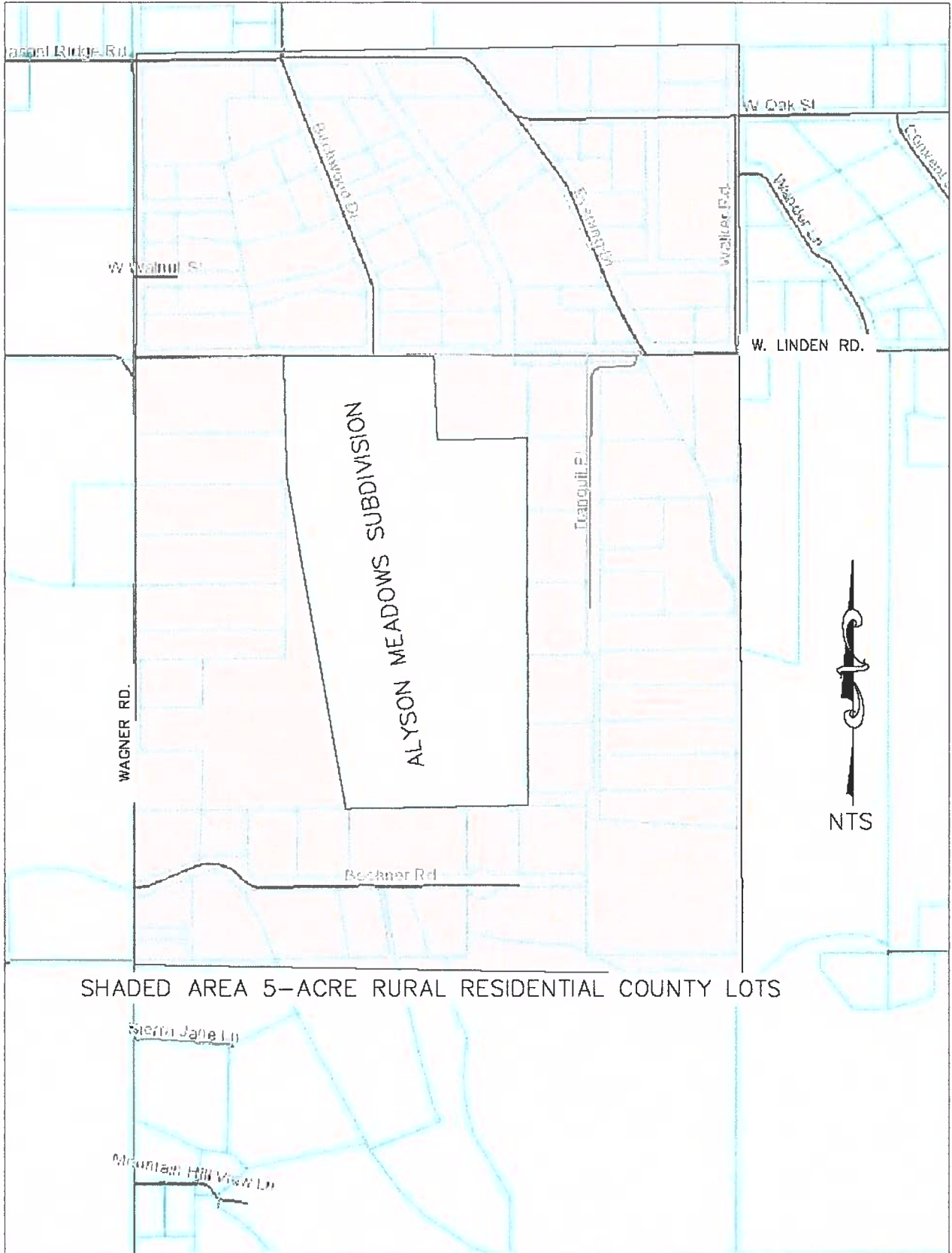
Alyson Meadows supports Canyon County Planning and Zoning Conditions of Approval of September 5, 2024.

Thank you,
Elwin

Elwin T. Butler, PE
208 739-8668
Matix Engineering, Inc.

cc. Michelle Barron, michelle.barron@canyoncounty.id.gov

SITE MAP



SHADED AREA 5-ACRE RURAL RESIDENTIAL COUNTY LOTS



Development Services Department



Canyon County, 111 North 11th Ave. Suite 140, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyonco.org ▪ www.canyonco.org/dsd

October 3, 2024

Dear Applicant/ Representative,

This letter is your notice of the final order of decision of the Canyon County Planning & Zoning Commission on Case# **SD2021-0039 Alyson Meadows** heard on September 5, 2024.

- *Based upon the Findings of Fact, Conclusions of Law contained herein the Planning and Zoning Commission recommends **approval** to the Board of County Commissioners of your case no. SD2021-0039.*

This recommendation was forwarded to the Board of County Commissioners for their final decision which is scheduled for **November 19, 2024 at 1:30 p.m.**

Enclosed you will find a copy of the legal portion of your case signed by the Planning & Zoning Commission; Findings of Fact Conclusion of Law and Order. Should you have any questions, please feel free to contact your case planner, **Michelle Barron** at michelle.barron@canyoncounty.id.gov.

Sincerely,

Amber Lewter

Amber Lewter
Hearing Specialist
Canyon County DSD

cc: Case File, representative

Planning • Zoning • Building • Code Enforcement • Engineering • GIS

While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.



Planning and Zoning Commission
Alyson Meadows Subdivision Preliminary Plat SD2021-0039

FINDINGS, CONCLUSIONS LAW, AND ORDER

Findings of Fact

1. The applicant, Cory Swain, CS2, LLC and representative Elwin Butler, PE, are requesting approval of a preliminary plat and irrigation plan for the Alyson Meadows Subdivision. This proposed subdivision will consist eighteen (18) residential lots and one (4) common lots.
2. The subject property was rezoned from "AG" agricultural to "CR-RR" rural residential in case RZ2021-0047 approved on October 3, 2023.
3. The subject property is also known as parcel R35590 and is located at 0 Linden Street, Caldwell and located in the NW ¼ of section 32 Township 4N 3W Canyon County, Idaho.
4. The property is located within the Caldwell Area of City Impact. The City of Caldwell Director of Planning and Zoning and the City of Caldwell Engineering department provided comment and recommended conditions for the development. (Exhibits 6f, 6g, 6h and 6i)
5. The subject property is located within Pioneer Irrigation District jurisdiction. The district provided comment on the Cooper drain located on the West border of the development. (Exhibits 6d and 6e)
6. The development will be served by individual wells and septic systems.
7. Access to the public road system will be via Linden Road from a private road named Wolverine Lane. A private road application has been submitted with this preliminary plat application.
8. The subject property is located within Highway District Number 4 jurisdiction. Comments and requirements were provided by the highway district. (Exhibits 6a, 6b and 6c)
9. Stormwater runoff shall be conveyed to the roadside ditches along the private road and contained within the stormwater retention easements. All stormwater facilities are the responsibility of the Homeowner's Association. If no homeowner's association exists maintenance both routine and non-routine maintenance will be the responsibility of the property owner.
10. The development is not located in a floodplain (Flood Zone X).
11. Notice of the public hearing was provided in accordance with CCZO §07-05-01. The impact agencies and City of Caldwell were notified on September 10, 2021. Agencies were noticed again on July 16, 2024. A newspaper notice was published on July 16, 2024. Property owners within 600' were notified by mail on July 12, 2024. The property was posted on July 16, 2024.
12. The record includes all testimony, the staff report, exhibits, and documents in Case File No. SD2021-0039.
13. Due to the character of the area and the indefinite annexation timeline, the additional infrastructure required by the City of Caldwell may not be in compliance with City standards at the time of annexation.

Conclusions of Law

Pursuant to CCZO §07-17-09(4): Commission Action:

"The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the Commission's minutes. The reasons for action taken shall specify:

- 1. The ordinance and standards used in evaluating the application;*
- 2. Recommendations for conditions of approval that would minimize adverse conditions, if any;*
- 3. The reasons for recommending the approval, conditional approval, modification, or denial; and*
- 4. If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision."*



Planning and Zoning Commission
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Standard of Review for Subdivision Plat:

- A. Idaho Code, Sections 67- 6513 (Subdivisions);
- B. Idaho Code, Section 31-3805 & 67-6537 (Water Rights/Irrigation Water Delivery);
- C. Idaho Code, Section 22-4503 (Right-to-Farm Act);
- D. Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- E. Canyon County Code of Ordinances (CCCO), Article 17 (Subdivision Regulations).
 - a. The preliminary plat was found to be complete by Centurion Engineering (Exhibit 6p) subject to conditions of approval.
- F. Canyon County Code Section 09-01-01, Caldwell – Area of City Impact Agreement.
 - a. The property is located within the Caldwell Area of City Impact. Pursuant to CCZO Section 09-01-01, Caldwell – Area of City Impact Agreement, the city had the opportunity to review the plat application and render an opinion and recommendation to the County. On April 17, 2023, the City of Caldwell was noticed regarding the plat application which included a copy of the plat. The City of Caldwell responded with recommended conditions for the proposed preliminary plat. (Exhibits 6f, 6g, 6h and 6i).

Conditions of Approval

- 1. Plat shall comply with Canyon County Code of Ordinances Article 17 (Subdivision Regulations). Conditions shall be complied with per County Engineer letter, Exhibit 6p.
- 2. Update the revision block.
- 3. All subdivision improvements and amenities shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat.
- 4. Historic irrigation lateral, drain, ditch flow patterns, and easements shall be maintained unless approved in writing by the local irrigation entity.
- 5. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved (Exhibit 6p).
- 6. The City of Caldwell requirements for this plat will be waived.
- 7. Plat shall comply with the requirements of Highway District No. 4. Evidence of compliance shall be Highway District No. 4 signature on the final plat.
- 8. The development shall comply with Southwest District Health requirements. Evidence of compliance shall be Southwest District Health's signature on the final plat.
- 9. An Irrigation Water User's Maintenance Agreement for all lots within the development shall be recorded with the Canyon County Recorder's Office prior to the Board signing the final plat.
- 10. Prior to the Board signing the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
- 11. The Final Plat shall comply with the International Fire Code as administered through Caldwell Rural Fire District. Evidence of compliance shall be written approval from the Caldwell Rural Fire District to be submitted to DSD prior to signing of the final plat.
- 12. A Road User's Maintenance Agreement (RUMA) shall be recorded in accordance with CCZO Section 0-10-03(1)B3 prior to the signing of the final plat. All parties using Birchwood Lane shall be



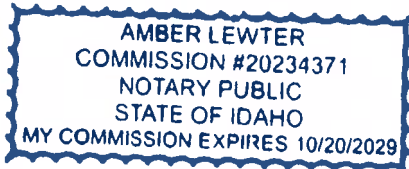
Planning and Zoning Commission
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subject to a RUMA or a new RUMA that includes all users for the construction and maintenance of the shared access/private road, including repairs, and necessary improvements to accommodate additional accesses in the future.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2021-0039, the Planning and Zoning Commission **recommends approval** of the preliminary plat for Alyson Meadows Subdivision subject to conditions of approval as enumerated herein.

APPROVED this 5 day of Sept, 2024.



PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

) SS

County of Canyon County)

On this 5th Day of September in the year of 2024, before me Amber Lewter a notary public, personally appeared Robert Sturgill personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary: Amber Lewter

My Commission Expires: 10/20/2029

Recording Requested By and
When Recorded Return to:

CORY SWAIN
1584 S Lakecrest Way
Eagle, ID 83616
16681-ID

2021-022480	
RECORDED	
03/29/2021 01:39 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 LBERG	\$15.00
TYPE: DEED	
FIDELITY NATIONAL TITLE - BOISE	
ELECTRONICALLY RECORDED	

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of March 16, 2021, is between #589 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC, an Idaho limited liability company ("Grantor"), and CORY SWAIN ("Grantee"), whose legal address is: 1584 S. Lakecrest Way Eagle, ID 83616

WITNESSETH, That Grantor, for and in consideration of One Dollar and No/100 (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, located in the County of Canyon, State of Idaho, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments, easements, rights of way and appurtenances, and with all of Grantor's interest, if any, in and to any and all minerals, water, ditches, wells, reservoirs and drains, and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "Property").

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, as of 4th day of February, 2021.

EXHIBIT A

Order No.: 34602022040

Land Situated in the State of Idaho, County of Canyon, City of Caldwell.

As surveyed description for new Parcel 1
Troost Family Living Trust
Job No. NV1020

Parcel 1

This parcel is a portion of the Northwest 1/4 of Section 32 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northwest corner of said Northwest 1/4, (Northwest Section Corner, Section 32), a found brass cap monument; thence

North 89°51'27" East, along the North boundary of the Northwest 1/4 Northwest 1/4, a distance of 664.27 feet to the TRUE POINT OF BEGINNING, said point being the Northwest corner of the East 1/2 Northwest 1/4 Northwest 1/4, witnessed by a found 5/8 inch diameter rebar bearing South 00°45'45" West, a distance of 25.00 feet; thence

North 89°51'27" East, along the North boundary of the East 1/2 Northwest 1/4 Northwest 1/4, a distance of 664.35 feet to the Northeast corner of the East 1/2 Northwest 1/4 Northwest 1/4, a found 5/8 inch diameter rebar; thence

South 00°46'24" West, along the East boundary of the East 1/2 Northwest 1/4 Northwest 1/4, a distance of 368.06 feet to a found 1/2 inch diameter rebar; thence

North 89°51'27" East, parallel with the North boundary of the Northeast 1/4 Northwest 1/4, a distance of 400.62 feet to a found 1/2 inch diameter rebar; thence

South 00°47'09" West, a distance of 1554.62 feet to a point on a line that is sixty feet North of and parallel with the South boundary of the Northwest 1/4 Southeast 1/4 Northwest 1/4, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

North 89°58'15" East, along said parallel line a distance of 263.52 feet to a point on the East boundary of the Northwest 1/4 Southeast 1/4 Northwest 1/4, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 00°47'09" West, along said East boundary, a distance of 60.00 feet to the Southeast corner of the Northwest 1/4 Southeast 1/4 Northwest 1/4, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 89°58'15" West, along the South boundary of the Northwest 1/4 Southeast 1/4 Northwest 1/4, a distance of 663.78 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 89°57'59" West, along the South boundary of the North 1/2 Southwest 1/4 Northwest 1/4, a distance of 399.13 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

North 9°15'41" West, a distance of 1521.31 feet to a point on the West boundary of the East 1/2 Northwest 1/4 Northwest 1/4, a found 5/8 inch diameter rebar; thence

North 00°45'45" East, along said West boundary, a distance of 478.84 feet to the TRUE POINT OF BEGINNING.

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 84640

Date: 2/12/2025

Date Created: 2/12/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Kim Scott for CS2 LLC

Comments: RZ2021-0047-MOD

Site Address: 0 W LINDEN ST, Caldwell ID 83607 / Parcel Number: 35590000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Development Agreement Modification	RZ2021-0047-MOD	\$750.00	\$0.00	\$0.00

Sub Total: \$750.00

Sales Tax: \$0.00

Total Charges: \$750.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	170903182	\$750.00

Total Payments: \$750.00

ADJUSTMENTS

Receipt Balance: \$0.00