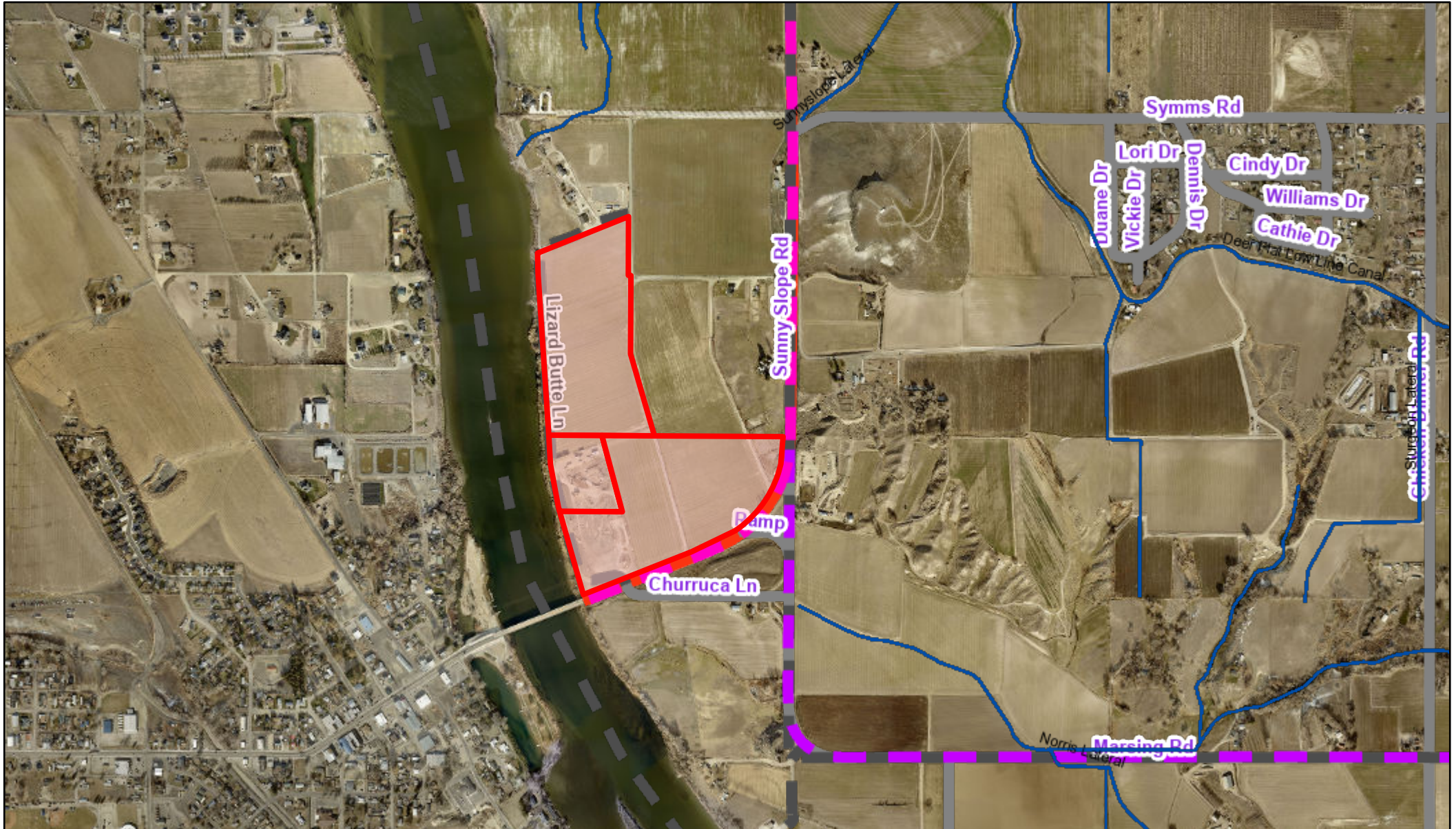


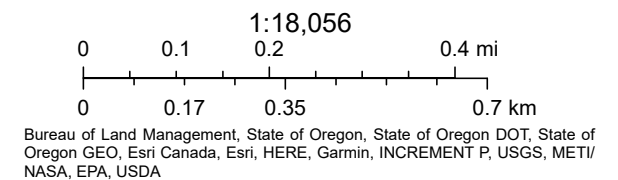
# Canyon County, ID Web Map



10/4/2023, 3:37:30 PM

- |  |   |   |
|--|---|---|
| <span style="border: 2px solid red; padding: 2px;"> </span> Multiple Parcel Search _Query result           | <span style="border-bottom: 2px solid gray; width: 20px; display: inline-block;"></span> Roads              | <span style="border-bottom: 2px solid magenta; width: 20px; display: inline-block;"></span> Other Principal Arterials                   |
| <span style="border-bottom: 2px solid blue; width: 20px; display: inline-block;"></span> Hydro_NHDFlowline | <span style="border-bottom: 2px solid black; width: 20px; display: inline-block;"></span> CC_PrivateRoads   | <span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black;"></span> Red: Band_1     |
| CanyonCountyRoads  | ITDFunctionalClassification   | <span style="display: inline-block; width: 10px; height: 10px; background-color: green; border: 1px solid black;"></span> Green: Band_2 |
| <span style="border-bottom: 2px solid orange; width: 20px; display: inline-block;"></span> Hwy             | <span style="border-bottom: 2px solid magenta; width: 20px; display: inline-block;"></span> Major Collector |   |

Canyon County Imagery 2022





## **ZONING AMENDMENT** **PUBLIC HEARING - MASTER APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: Q2 LLC	
	MAILING ADDRESS: 3320 Marble Front Rd.	
	PHONE:	EMAIL:
<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>Attached</u> Date: <u>—</u></p>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: Becky Yzagurrie / Samantha Hammond	
	COMPANY NAME: Ardurra	
	MAILING ADDRESS: 2471 S. Titanium Pl. Meridian, ID. 83709	
	PHONE: 208-323-2288	EMAIL: BYzaguirre@ardurra.com SHammond@ardurra.com

<b>SITE INFO</b>	STREET ADDRESS: 0 HWY 55	
	PARCEL NUMBER: R33590012G, R33590012A, R33590012I	
	PARCEL SIZE: ~33.49, ~7.04, ~29.03. TOTAL: 69.58 acres	
	<b>CHECK THE APPLICABLE APPLICATION TYPE:</b>	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Ag	PROPOSED ZONING: RR
	FLOOD ZONE (YES/NO) Yes	ZONING DISTRICT: Ag

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER <u>CR 2023-0011</u>	DATE RECEIVED: <u>10/2/23</u>
RECEIVED BY: <u>Ivan K.</u>	APPLICATION FEE: <u>\$1400</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC CASH



**ZONING AMENDMENT**  
**PUBLIC HEARING - MASTER APPLICATION**

<b>PROPERTY OWNER</b>	<b>OWNER NAME</b> Q2 LLC
	<b>MAILING ADDRESS</b> 3320 Marble Front Rd
<b>PHONE</b>	<b>EMAIL</b>

I consent to this application and allow OSD 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.

Signature Mc Date 4/31/23

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	<b>APPLICANT NAME</b> Becky Yzaguirre / Samantha Hammond
	<b>COMPANY NAME</b> Ardura
	<b>MAILING ADDRESS</b> 2471 S. Titanium Pl Meridian, ID 83709
	<b>PHONE</b> 208-323-2298 <b>EMAIL</b> BYzaguirre@ardura.com SHammond@ardura.com

<b>SITE INFO</b>	<b>STREET ADDRESS</b> 0 HWY 55
	<b>PARCEL NUMBER</b> R33590012G, R33590012A, R33590012I
	<b>PARCEL SIZE</b> ~33.49, ~7.04, ~29.03 TOTAL: 69.56 acres
	<b>CHECK THE APPLICABLE APPLICATION TYPE:</b>
	<input type="checkbox"/> REZONE <input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
<b>CURRENT ZONING</b> Ag	<b>PROPOSED ZONING</b> RR
<b>FLOOD ZONE (YES/NO)</b> Yes	<b>ZONING DISTRICT</b> Ag

FOR DSD STAFF COMPLETION ONLY:

<b>CASE NUMBER</b>	<b>DATE RECEIVED</b>
<b>RECEIVED BY</b>	<b>APPLICATION FEE:</b> <b>CK MO CC CASH</b>



# ZONING AMENDMENT

## PUBLIC HEARING - CHECKLIST

### Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☐ Rezone

☒ Conditional Rezone with Development Agreement

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.	✓	
Letter of Intent (see standards on next page)	✓	
Land Use Worksheet	✓	
Neighborhood Meeting form was completed and signed	✓	
Completed Agency Acknowledgement form including:	✓	
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/Idaho Transportation Dept	✓	
Area of City Impact (If applicable)	N/A	
Conditional Rezone:	✓	
Proposed conditions of approval and/or <u>Concept Plan</u> (can be a draft survey/draft preliminary plat/drawing)	✓	
Deed or evidence of property interest to the subject property	✓	
Fee: \$ 950 <b>Rezone</b> \$1,400 <b>Conditional Rezone</b> \$2,800 <b>Text Amendment</b>	✓	
**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.

### REZONE OPTION: N/A

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: \_\_\_\_\_ Date \_\_\_\_\_

DSD Planner: \_\_\_\_\_ Date \_\_\_\_\_



Wednesday, August 30, 2023

Canyon County Development Services  
111 N 11<sup>th</sup> Ave.  
Caldwell, ID 83605

**SUBJECT: Comprehensive Plan Map Amendment | Conditional Rezone**

Dear Staff and Commissioners:

Ardurra and Q2 LLC respectfully submit the enclosed Comprehensive Plan Map Amendment and Conditional Rezone applications for River Butte Estates, located on parcels R335590012I0, R335590012A0, and R33590012G0. The subject parcel has frontage onto HWY 55.

The request includes a Comprehensive Plan Map amendment from Agri-Tourism Exclusive Farmland to Rural Residential and a Conditional Rezone from the zoning designation of Agricultural to Rural-Residential with the attached 25 buildable lot concept plan. The parcel's current state consists of bare land, a man-made boat track, and portions of unusable farmland that obtain a few older vehicles.

**Comprehensive Plan Map Amendment:**

We are requesting a Comprehensive Map Amendment of parcels R335590012I0, R335590012A0, and R33590012G0 from Agri-Tourism Exclusive Farmland to Rural Residential. This request is a necessity to proceed with the attached Conditional Rezone application. These properties fall on the western boundary of Canyon County directly across the river from the City of Marsing/Owyhee County. The proposal is consistent with the intent of the 2030 comprehensive plan as noted under zone designations, RR is supported within the Agricultural zone<sup>1</sup>. We support the County in the requirement to apply for the Comprehensive Plan Map Amendment to Rural Residential so the future land use can accurately depict the proposed land use.

**Conditional Rezone:**

Upon the requested approval of the Comprehensive Plan Map amendment, we are requesting a Conditional Rezone from Agricultural to Rural-Residential. The proposed zone is considered supported by the comprehensive plan but not consistent with for this reason we respectfully ask for the

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<sup>1</sup> Canyon County 2023 Comprehensive Plan, Page 25.



consideration of the approval of the Comprehensive Plan Amendment and Conditional Rezone. Included within the application is a concept plan to depict the 25 buildable lot plan.

### **Canyon County 2030 Comprehensive Plan Alignment:**

Within the 2023 Canyon County Comprehensive Plan the following Goals and Policies align with the enclosed proposed development:

#### Population<sup>2</sup>:

- G2.01.00 "Incorporate population growth trends & projections when making land-use decisions."

*The proposed development incorporates the growth of population seen within the City of Marsing as well as the necessity to have more available housing for families and farm workers who want to maintain the rural lifestyle.*

#### Land Use<sup>3</sup>:

- P4.01.01 "Maintain a balance between residential growth and agriculture that protects the rural character."

*Within the Canyon County 2030 Comprehensive plan under Zone Designations, the Agricultural zone is described to support the Rural-Residential zoning designation. With this proposed development we believe that this unfavorable location for farming and a short distance to the City of Marsing provides the perfect balance of residential growth within the bounds of protecting the rural character of the area.*

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

*Many individuals come to Canyon County in search of the rural lifestyle that is also within proximity to the essential services and businesses provided within City Limits. This development not only will support these smaller rural communities by bringing in more business and community members but also balancing/maintaining the unique characteristics of the County which attracts so many.*

- G4.03.00 "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning."

*This development allows an orderly flow of development while protecting and mitigating all incompatible uses, protecting public health and safety, and creating a vibrant economy.*

<sup>2</sup> Canyon County 2030 Comprehensive Plan: Population, Page 13.

<sup>3</sup> Canyon County 2030 Comprehensive Plan: Land Use, Page 16.



- P4.03.03 "Recognize that each land use application is unique and that agricultural and nonagricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility."

*The proposed development is a great example of how agricultural and non-agricultural uses can co-exist in the same area. With this development being rural-residential it allows for a compatible transition of residential housing that supports a rural lifestyle to agricultural farmland.*

#### Housing<sup>4</sup>:

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

*This development encourages a diversity of housing for the proposed area but also allows for a great location to transition from the City of Marsing, to rural residential to agricultural.*

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

*The proposed development is a great example of how agricultural and non-agricultural uses can co-exist in the same area. With this development being rural-residential it allows for a compatible transition of residential housing that supports a rural lifestyle to agricultural farmland.*

- G11.04.00 "Strive for an adequate supply of housing to meet the needs of farm workers and the agricultural industry."

*Currently, the available housing within and around this area is not readily available, this development would allow more supply for the demand that is needed. Not only will it provide more housing for the farm workers, but larger lot sizes will encourage the residents to obtain a hobby farm.*

#### Agricultural<sup>5</sup>:

- G12.04.00 "Minimize conflicts between agricultural uses and operations and adjacent nonagricultural uses."

*The proposed development incorporates the growth of population seen within the City of Marsing as well as the necessity to have more available housing for families and farm workers who want to maintain the rural lifestyle.*

- P12.04.01 "Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses."

*The new development that is adjacent to an agricultural area has been designed to not only minimize conflicts but also enhance the current use. The proposed development consists of additional frontage improvements, recreation improvements/additions, added vegetation through*

<sup>4</sup> Canyon County 2030 Comprehensive Plan: Housing, Page 80.  
<sup>5</sup> Canyon County 2030 Comprehensive Plan: Agriculture, Page 84.



*landscaping, and many other improvements that will not only minimize the impacts but greatly improve the area.*

- P12.04.02 "Protect agricultural operations from conflicts by providing buffers between proposed non-agricultural uses and adjacent farming operations."

*The proposed development incorporates the growth of population seen within the City of Marsing as well as the necessity to have more available housing for families and farm workers who want to maintain the rural lifestyle.*

### **Landscaping/Recreation:**

The proposed concept plan has considered the surrounding area in its design. Currently, the walking path across the bridge is heavily utilized for pedestrians, however it currently dead ends on the Eastern side leaving unsafe and visually unappealing terrain. This development will enhance that frontage off HWY 55 and throughout the development by the addition of landscaping, trail paths, and a recreation pond.

As seen in the proposed concept plan and landscaping plan as lot "1c" this 9.20-acre lot will be a recreational pond for the residents and members of the community to enjoy. This recreational pond is planned to include a parking lot for visitors, a fishing pier, day-use area, trails around the perimeter/existing trail along the river, and landscaping throughout the recreational area. Due to the unsafety that follows swimming within the Snake River, this pond would give residents another recreational activity to partake in within a short distance from the community.

### **Access/Traffic:**

The proposed development's planned access is off HWY 55, onto Lizard Butte Way. The development is proposed to have two public roads, Lizard Butte Way and Chaha Court. There is an existing 100' ITD ROW that will continue to be upheld. All roads within the development will be built according to the applicable Canyon County Zoning Ordinance/Standards. We are willing to comply/communicate with ITD regarding any concerns and conditions that may need to be applied.

Many individuals currently access the property on foot through the sidewalk across the bridge to access the walking path along the river. In its current state the sidewalk dead ends on the eastern side of the bridge and the overgrown, unmaintained land does not leave safe conditions for individuals to utilize. This development has proposed to enhance this on-foot access by increasing the visual appeal and safety of the frontage as well as by adding walking paths that will connect to the existing path located along the river.



### **Public Services and Facilities:**

Schools: Children that reside within the development will attend Marsing Public Schools; the current student-to-teacher ratio of the school district is 17:1. This development is not projected to have a negative impact on the school district's capacity.

Water: The proposed development will utilize individual wells as City services are not available.

Septic: The proposed development will utilize individual septic as City services are not available.

Emergency Services: There is no proposed impact on emergency services and the capabilities to receive services at this site.

### **Applications:**

As discussed with Canyon County Development Services staff, the required applications include a Comprehensive Plan Map Amendment and Conditional Rezone.

#### *Comprehensive Plan Map Amendment:*

The proposed plan requires a Comprehensive Plan Map Amendment per the Canyon County Code. Attached to this application are all required documents and information as requested by the application.

#### *Conditional Rezone:*

The proposed plan requires a Conditional Rezone per the Canyon County Code. Attached to this application are all required documents and information as requested by the application.

---

In conclusion, we believe that this location is an ideal location for rural residential housing that will not only offer more opportunity to live within city limits but also provide a place for the community to go and utilize the proposed/added improvements while balancing the surrounding agricultural land.

We appreciate the opportunity to present this application to Canyon County Development Services. If you have any questions, please do not hesitate to contact our office at (208) 323-2288 or email: [BYzaguirre@to-engineers.com](mailto:BYzaguirre@to-engineers.com)

Sincerely,

Land Use Planner

# LAND USE WORKSHEET

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? 25

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system  
☐ N/A – Explain why this is not applicable: \_\_\_\_\_

3. **IRRIGATION WATER PROVIDED VIA:**

- ☒ Surface ☐ Irrigation Well ☐ None

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

- ☒ Pressurized ☐ Gravity

5. **ACCESS:**

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

6. **INTERNAL ROADS:**

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

7. **FENCING**

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

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

8. **STORMWATER:**

- ☐ Retained on site ☐ Swales ☒ Ponds ☐ Borrow Ditches

☐ Other: \_\_\_\_\_

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

On-site Pond

<b>RESIDENTIAL USES</b>
-------------------------

1. NUMBER OF LOTS REQUESTED:

☒ Residential 25      ☐ Commercial \_\_\_\_\_      ☐ Industrial \_\_\_\_\_

☒ Common 4      ☒ Non-Buildable 4

☒ Residential 25      ☐ Commercial \_\_\_\_\_      ☐ Industrial \_\_\_\_\_

☒ Common 4 ☒ Non-Buildable 4

2. FIRE SUPPRESSION:

☒ Water supply source: Pond

☒ Water supply source: Pond

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks    ☐ Curbs    ☐ Gutters    ☐ Street Lights    ☒ None

☐ Sidewalks    ☐ Curbs    ☐ Gutters    ☐ Street Lights    ☒ None

NON-RESIDENTIAL USES		N/A
----------------------	--	-----

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

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

☐ Monday \_\_\_\_\_ to \_\_\_\_\_

☐ Tuesday \_\_\_\_\_ to \_\_\_\_\_

☐ Wednesday \_\_\_\_\_ to \_\_\_\_\_

☐ Thursday \_\_\_\_\_ to \_\_\_\_\_

☐ Friday \_\_\_\_\_ to \_\_\_\_\_

☐ Saturday \_\_\_\_\_ to \_\_\_\_\_

☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

☐ ~~Monday~~ \_\_\_\_\_ to \_\_\_\_\_

☐ Tuesday \_\_\_\_\_ to \_\_\_\_\_

☐ Wednesday to

☐ Thursday \_\_\_\_\_ to \_\_\_\_\_

☐ Friday \_\_\_\_\_ to \_\_\_\_\_

☐ Saturday \_\_\_\_\_ to \_\_\_\_\_

☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

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

☐ Yes If so, how many? ☐ No

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

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

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

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

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

What type of sign: Wall Freestanding Other

**5. PARKING AND LOADING:**  
How many parking spaces? \_\_\_\_\_  
Is there is a loading or unloading area? \_\_\_\_\_

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

Is there is a loading or unloading area?

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



## 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 HWY 55

Parcel Number: R33590012G0, R33590012A0,  
R33590012I0

City: MARSING Caldwell

State: ID

ZIP Code: 83607

Notices Mailed Date:

Number of Acres: 69.58

Current Zoning: AGRICULTURE

Description of the Request: RE-ZONE AND PRELIMINARY PLAT

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: ZANE CRADIC

Company Name: ARDURRA

Current address: 332 N. BROADMORE WAY

City: NAMPA

State: ID

ZIP Code: 83687

Phone: (208) 442-6300

Cell: (602) 456-9263

Fax: (208) 466-0944

Email: [zcradic@ardurra.com](mailto:zcradic@ardurra.com)

#### MEETING INFORMATION

DATE OF MEETING: 7/11/2023

ONSITE @ INTERSECTION LIZARD  
MEETING LOCATION: BUTTE LN & HWY 55

MEETING START TIME: 6:00 PM

MEETING END TIME:

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. ZANE CRADIC		332 N. Broadmore Nampa
2. NICK DERUYTER		13027 SUNNYSLOPE RD
3. SUZANNE DERUYTER		13027 SUNNYSLOPE RD.
4. MARC QUANZER		3320 Marble Front
5. JENIFER HILL		3320 Marble Front Rd.
6. Tera Layne		7705 Poison Creek Rd.
7. Alan Mowry		12671 Lizard Butte Ln
8. Tiffany Olsen		12661 Lizard Butte Ln.
9. Dixie Freedom		12741 Sunnyslope Rd.

10.	Jalyn Thompson	Jalyn Thompson	250 S 8th Ave. Marsden
11.	Ria Mack	Ria Kent	121039 Sunnyslope Rd
12.	Tony Hall	Tony Hall	12905 Sunnyslope Rd
13.	Madeleine Hall	Madeleine Hall	12905 Sunnyslope Rd
14.	Anne Delgado	Anne Delgado	13451 Spratt Caldwell
15.	Jamie Bradford	Jamie Bradford	11924 Jerky Lee Ln Wagon
16.	Jemiter Cunn	Jemiter Cunn	6170 Thompson Rd
17.	Maria McIntyre (71 Farms)	Maria McIntyre	10478 Riverside Rd
18.			
19.			
20.			

**NEIGHBORHOOD MEETING CERTIFICATION:**

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

**APPLICANT/REPRESENTATIVE (Please print):**

Becky Izaguirre

**APPLICANT/REPRESENTATIVE (Signature):**

Becky Izaguirre

**DATE:** 2 / 11 / 23

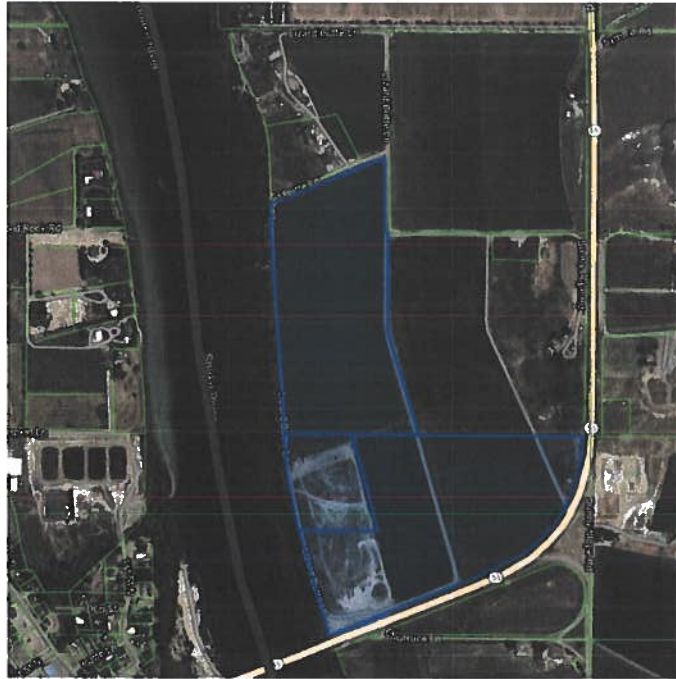


June 27, 2023

**Re: Notice of Neighborhood Meeting | River Butte Subdivision | July 11, 2023, at 6:00 PM**

Dear Neighbor:

You are invited to attend an informational neighborhood meeting regarding the property highlighted in blue below. We will submit applications to Canyon County Development Services for a Comprehensive Plan Map Amendment, Conditional Rezone, and Preliminary Plat for the River Butte Subdivision located north of Highway 55 and west of Sunny Slope Road. The above mentioned applications will allow for a 65.58-acre single-family residential development with a proposed zoning of R-1 Low-density residential to support the development of 25 buildable lots, three common lots with an average lot size of 2.15 acres.



This neighborhood meeting will be held on **July 11, 2023, Starting at 6:00 PM**, located on the project site. **Please see the attached the map for the exact meeting location.**

I look forward to your participation and support. If you have any questions, feel free to contact me at 208-323-2288 or [BYzaguirre@ardurra.com](mailto:BYzaguirre@ardurra.com).

Sincerely,

Becky Yzaguirre  
Ardurra, Inc.





## AGENCY ACKNOWLEDGMENT

Date: 7/27/2023

Applicant: Becky Yzaguirre

Parcel Number: R33590012G0, R33590012A0, R33590012I0

Site Address: 0 HWY 55, CALDWELL, ID

### **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: 08/29/2023 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

Date: 7/27/2023  
Applicant: Becky Yzaguirre  
Parcel Number: R33590012G0, R33590012A0, R33590012I0  
Site Address: 0 HWY 55, CALDWELL, ID

**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:**

☐ Applicant submitted/met for informal review.

Date: 7-31-23 Signed: Jerry Mayer  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

**Highway District:**

☐ Applicant submitted/met for informal review.

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

**Irrigation District:**

☐ Applicant submitted/met for informal review.

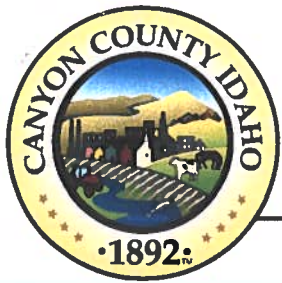
Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

**Area of City Impact**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized AOCl Representative  
(This signature does not guarantee project or permit approval)

City: \_\_\_\_\_



## AGENCY ACKNOWLEDGMENT

Date: 7/27/2023

Applicant: Becky Yzaguirre

Parcel Number: R33590012G0, R33590012A0, R33590012I0

Site Address: 0 HWY 55, CALDWELL, ID

### **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: 7/31/23 Signed: \_\_\_\_\_

*Bob Watkins*  
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)



## AGENCY ACKNOWLEDGMENT

Date: 7/27/2023

Applicant: Becky Yzaguirre

Parcel Number: R33590012G0, R33590012A0, R33590012I0

Site Address: 0 HWY 55, CALDWELL, ID

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: \_\_\_\_\_ Signed: \_\_\_\_\_

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

### Irrigation District:

☐ Applicant submitted/met for informal review.

Date: 7/27/23 Signed: \_\_\_\_\_

District: Wilden Irrigation District  
Uck Case  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

### Area of City Impact

City: \_\_\_\_\_

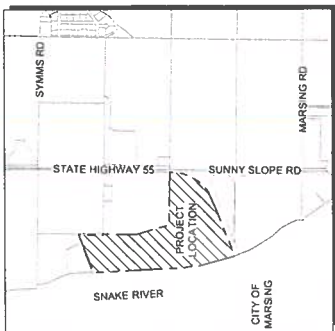
☐ Applicant submitted/met for informal review.

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

TOWNSHIP 3 NORTH, RANGE 4 WEST, BOISE MERIDIAN  
CANYON COUNTY, IDAHO



SHEET INDEX	
NO.	COVER
P0100	EXISTING CONDITIONS
P0101	EXISTING CONDITIONS
P0200	LOT DRAINAGE
P0201	LOT DRAINAGE
P0300	SITE PLAN
P0301	SITE PLAN

SURROUNDING PROPERTY OWNERS (300')		NAME	ADDRESS
1	1	CITY OF LOS ANGELES COMP	1001 - LLOYD BLDG. ST. CATHOLIC CH
2	2	UNITED ENGINEERING COSP	1005 - 11200 BENTLEY ST. CA 91101
3	3	SEABOARD MARINE LIFE ESTP	1007 - 11200 BENTLEY ST. CA 91101
4	4	SEABOARD MARINE LIFE ESTP	1009 - 11200 BENTLEY ST. CA 91101
5	5	SEABOARD MARINE LIFE ESTP	1011 - 11200 BENTLEY ST. CA 91101
6	6	SEABOARD MARINE LIFE ESTP	1013 - 11200 BENTLEY ST. CA 91101
7	7	SEABOARD MARINE LIFE ESTP	1015 - 11200 BENTLEY ST. CA 91101
8	8	SEABOARD MARINE LIFE ESTP	1017 - 11200 BENTLEY ST. CA 91101
9	9	SEABOARD MARINE LIFE ESTP	1019 - 11200 BENTLEY ST. CA 91101
10	10	SEABOARD MARINE LIFE ESTP	1021 - 11200 BENTLEY ST. CA 91101
11	11	SEABOARD MARINE LIFE ESTP	1023 - 11200 BENTLEY ST. CA 91101
12	12	SEABOARD MARINE LIFE ESTP	1025 - 11200 BENTLEY ST. CA 91101
13	13	SEABOARD MARINE LIFE ESTP	1027 - 11200 BENTLEY ST. CA 91101
14	14	SEABOARD MARINE LIFE ESTP	1029 - 11200 BENTLEY ST. CA 91101
15	15	SEABOARD MARINE LIFE ESTP	1031 - 11200 BENTLEY ST. CA 91101
16	16	SEABOARD MARINE LIFE ESTP	1033 - 11200 BENTLEY ST. CA 91101
17	17	SEABOARD MARINE LIFE ESTP	1035 - 11200 BENTLEY ST. CA 91101
18	18	SEABOARD MARINE LIFE ESTP	1037 - 11200 BENTLEY ST. CA 91101
19	19	SEABOARD MARINE LIFE ESTP	1039 - 11200 BENTLEY ST. CA 91101
20	20	SEABOARD MARINE LIFE ESTP	1041 - 11200 BENTLEY ST. CA 91101
21	21	SEABOARD MARINE LIFE ESTP	1043 - 11200 BENTLEY ST. CA 91101
22	22	SEABOARD MARINE LIFE ESTP	1045 - 11200 BENTLEY ST. CA 91101
23	23	SEABOARD MARINE LIFE ESTP	1047 - 11200 BENTLEY ST. CA 91101
24	24	SEABOARD MARINE LIFE ESTP	1049 - 11200 BENTLEY ST. CA 91101
25	25	SEABOARD MARINE LIFE ESTP	1051 - 11200 BENTLEY ST. CA 91101
26	26	SEABOARD MARINE LIFE ESTP	1053 - 11200 BENTLEY ST. CA 91101
27	27	SEABOARD MARINE LIFE ESTP	1055 - 11200 BENTLEY ST. CA 91101
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33	33	SEABOARD MARINE LIFE ESTP	1067 - 11200 BENTLEY ST. CA 91101
34	34	SEABOARD MARINE LIFE ESTP	1069 - 11200 BENTLEY ST. CA 91101
35	35	SEABOARD MARINE LIFE ESTP	1071 - 11200 BENTLEY ST. CA 91101
36	36	SEABOARD MARINE LIFE ESTP	1073 - 11200 BENTLEY ST. CA 91101
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49	49	SEABOARD MARINE LIFE ESTP	1099 - 11200 BENTLEY ST. CA 91101
50	50	SEABOARD MARINE LIFE ESTP	1101 - 11200 BENTLEY ST. CA 91101
51	51	SEABOARD MARINE LIFE ESTP	1103 - 11200 BENTLEY ST. CA 91101
52	52	SEABOARD MARINE LIFE ESTP	1105 - 11200 BENTLEY ST. CA 91101
53	53	SEABOARD MARINE LIFE ESTP	1107 - 11200 BENTLEY ST. CA 91101
54	54	SEABOARD MARINE LIFE ESTP	1109 - 11200 BENTLEY ST. CA 91101
55	55	SEABOARD MARINE LIFE ESTP	1111 - 11200 BENTLEY ST. CA 91101
56	56	SEABOARD MARINE LIFE ESTP	1113 - 11200 BENTLEY ST. CA 91101
57	57	SEABOARD MARINE LIFE ESTP	1115 - 11200 BENTLEY ST. CA 91101
58	58	SEABOARD MARINE LIFE ESTP	1117 - 11200 BENTLEY ST. CA 91101
59	59	SEABOARD MARINE LIFE ESTP	1119 - 11200 BENTLEY ST. CA 91101
60	60	SEABOARD MARINE LIFE ESTP	1121 - 11200 BENTLEY ST. CA 91101
61	61	SEABOARD MARINE LIFE ESTP	1123 - 11200

[illegible]

1. BUILDING SETBACKS AND REGULATIONS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING AND REGULATORY ORDINANCES OF THE CITY OF CANTON COUNTY.
2. THE CITY OF CANTON COUNTY HAS THE RIGHT TO REQUIRE THE DEVELOPER AND LANDOWNER TO PROVIDE EVIDENCE OF SUFFICIENT FINANCIAL RESOURCES AND CREDITWORTHINESS TO COMPLETION OF THE PROJECT AND TO OBTAIN AND MAINTAIN ALL NECESSARY PERMITS AND CONSTRUCTION CONSTRUCTION REQUIREMENTS.
3. FLOOD HAZARD ZONING AND REGULATIONS SHALL BE IN COMPLIANCE WITH THE FLOOD HAZARD ZONING AND REGULATIONS OF THE CITY OF CANTON COUNTY. FLOOD HAZARD ZONING AND REGULATIONS SHALL BE IN COMPLIANCE WITH THE FLOOD HAZARD ZONING AND REGULATIONS OF THE CITY OF CANTON COUNTY. FLOOD HAZARD ZONING AND REGULATIONS SHALL BE IN COMPLIANCE WITH THE FLOOD HAZARD ZONING AND REGULATIONS OF THE CITY OF CANTON COUNTY.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION CONSTRUCTION REQUIREMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION CONSTRUCTION REQUIREMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION CONSTRUCTION REQUIREMENTS.
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[illegible]



# TitleOne

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a title & escrow co.

## PROPERTY INFORMATION

**Date:**

8/22/2023

**Prepared By:**

TitleOne Customer Service

**Property Address:**

Hwy 55 Caldwell 83607

**Parcel Number:**

R33590012A0

**Warmest Regards,**

The TitleOne Team

TitleOne Corporation

[www.TitleOneCorp.com](http://www.TitleOneCorp.com)

**Disclaimer**

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

## Canyon County Property Profile Information

Parcel ID: R33590012A0

Alt Parcel ID: 03N04W341855

Property Addr: Hwy 55

Caldwell ID 83607

### Owner Information

Name: Q2 LLC

Address: 3320 Marble Front Rd

Caldwell ID 83605 - 8174

### Assessor Information

Legal Description: 34-3N-4W NE TX 05340 IN GOVT LT 3 IN N  
1/2 SE

Twn/Range/Section: 03N / 04W / 34 / NE

Acres: 7.04 (306,662 SqFt)

Irrigation Dist: Wilder Irrigation District

School District: Marsing

Instrument #: 2022033750

Subdivision:

Plat Instr. #:

Lot: 3

Block:

Recreation:

### Assessed Values

Land Value: \$61,840.00

Improvement Value: \$0.00

Total Value: \$61,840.00 (2023)

### Transfer Information

Rec. Date: 07/08/2022

Owner: Q2 LLC

Orig. Loan

Amt:

Finance Type:

Loan Type:

Lender:

Doc Num: 33750

Doc Type: Deed

Grantor: KESTER PATRICIA L & H ALLEN

Title Co: PIONEER TITLE CO



### Treasurer Information

Year: 2022 Tax: \$276.98

Year: 2021 Tax: \$222.56

Year: 2020 Tax: \$226.04

Levy Year: 2022

Levy Code: 155-00

Levy Rate: 0.0056

### Assessor Land Categories

Use Code	Description	Value
01	01 Irr Ag	\$4,720.00
18	18 Rural other	\$57,120.00

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



**PioneerTitleCo.**  
GOING BEYOND

8151 W. Rifleman Street  
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 810393 CB/JB

**2022-033750**

RECORDED

**07/08/2022 09:15 AM**

CHRIS YAMAMOTO  
CANYON COUNTY RECORDER

Pgs=5 TYOUREN \$15.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

## WARRANTY DEED

For Value Received Patricia L. Kiester and H. Allen Kiester, wife and husband, as to Parcel 1D

Patricia L. Kiester and Allen Kiester, wife and husband, as to Parcel D

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Q2, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 3320 Marble Front Rd Caldwell, ID 83605

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 24, 2022

X Patricia L. Kiester  
Patricia L. Kiester

X H. Allen Kiester  
H. Allen Kiester

X Patricia L. Kiester  
Patricia L. Kiester

X Allen Kiester  
Allen Kiester

State of Idaho, County of ~~Ada~~<sup>SNH</sup> Elmore

This record was acknowledged before me on July 3 2022 by Patricia L. Kiester and H. Allen Kiester and Patricia L. Kiester and Allen Kiester

✓ Sheryl A. Reymont  
Signature of Notary public  
Commission Expires: 1-6-24



EXHIBIT A

Parcel 1D:

A parcel of land being a portion of Government Lot 3 lying in the N1/2 SE1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence S00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE1/4 NE1/4 of Section 34 to a found Brass Cap marking the N1/16 Corner common to said Sections 34 and 35; thence S00°55'31"W. 1319.89 feet to a - found Brass Cap marking the E1/4 Corner of said Section 34; thence N.88°57'16"W. 1549.48 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE1/4 of Section 34 to a set 5/8" iron pin, said pin marking the REAL POINT OF BEGINNING; thence S14°22'54"E. 650.04 feet to a set 5/8" iron pin; thence N88°57'16"W. 517.28 feet to a set 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence along the said mean high water line of the right or east bank of the Snake River the following courses and distances: N.15°14'31"W. 39.32 feet to a found 5/8" iron pin; thence N.09°57'37"W. 355.70 feet to a found 5/8" iron pin; thence N.02°43'40"W. 240.25 feet to a found 5/8" iron pin marking the NW Corner of said Government Lot 3, said pin also lying on the said north boundary of the SE1/4 of Section 34; thence leaving the said mean high water line of the right or east bank of the Snake River, S88°57'16"E. 439.10 feet along the said north boundary of Government Lot 3 and the said north boundary of the SE1/4 of Section 34 to the point of beginning.

ALSO SHOWN as Parcel 1D on Record of Survey recorded April 6, 2005, as Instrument No. 200518220, records of Canyon County, Idaho.

TOGETHER WITH: A fifty-foot wide ingress and egress easement lying in a portion of Government Lot 3 in the N1/2 SE1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence S.00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE1/4 NE1/4 of Section 34 to a found Brass Cap marking the N1/16 Corner common to said Sections 34 and 35; thence S.00°55'31"W. 1319.89 feet to a found Brass Cap marking the E1/4 Corner of said Section 34; thence N.88°57'16"W. 1549.48 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE1/4 of Section 34 to a

set 5/8" iron pin, thence S.14°22'54"E. 650.04 feet to a set 5/8" iron pin; thence N.88°57'16"W. 517.28 feet to a set 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; said pin marking the REAL POINT OF BEGINNING; thence S.88°57'16"E. 52.09 feet to a point; thence 8.15°14'31"E. 642.39 feet to a point; thence N.69°07'08"E. 908.09 feet to a point; thence S.20°52'52"E. 50.00 feet to a found 5/8" iron pin lying along the northwesterly right of way of State Highway 55; thence S.69°07'08"W. 963.27 feet along the said northwesterly right of way of State Highway 55 to a found 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence leaving the said northwesterly right of way of State Highway 55 and along the said mean high water line of the right or east bank of the Snake River, N.15°14'31"W. 712.18 feet to the point of beginning,

Parcel 2D:

A parcel of land being a portion of Government Lot 3 lying in the N 1/2 SE 1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence

S.00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE 1/4 NE 1/4 of Section 34 to a found Brass Cap marking the N 1/16 Corner common to said Sections 34 and 35; thence S.00°55'31"W. 1319.89 feet to a found Brass Cap marking the E 1/4 Corner of said Section 34; thence N.88°57'16"W. 53.62 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE 1/4 of Section 34 to a set 5/8" iron pin lying along the northwesterly right of way of State Highway 55, said pin marking the REAL POINT OF BEGINNING; thence along the said northwesterly right of way of State Highway 55 the following courses and distances:

along the long chord of a 400 foot spiral curve to the right, S.05°24'07"W. 226.74 feet to a found 5/8" iron pin marking a point of spiral curve to the right at

PCS STA 45+13.1; thence

683.86 feet along said curve to the right, said curve having a delta of 43°17'56", a radius of 904.93 feet, tangents of 359.19 feet and a long chord of 667.70 feet which bears S.35°15'08"W. to a found 5/8" iron pin marking a spiral curve at PSC STA 37+84.2; thence along the long chord of said spiral curve and to the right, S.65°07'13"W. 393.94 feet to a found 5/8" iron pin marking the point of tangent to spiral curve at PS STA 33+84.2; thence

S.69°07'08"W. 963.27 feet to a found 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence leaving the said northwesterly right of way of State Highway 55 and meandering along the said mean high water line of the right or east bank of the Snake River the following courses and distances:

N.15°14'31"W. 751.50 feet to a found 5/8" iron pin; thence

N.09°57'37"W. 355.70 feet to a found 5/8" iron pin; thence

N.02°43'40"W. 240.25 feet to a found 5/8" iron pin marking the NW Corner of said Government Lot 3, said pin also lying on the said north boundary of the SE 1/4 of Section 34; thence leaving the said mean high water line of the right or east bank of the Snake River, S.88°57'16"E. 1934.96 feet along the said

north boundary of Government Lot 3 and the said north boundary of the SE 1/4 of Section 34 to the point of beginning,

ALSO SHOWN as Parcel D on Record of Survey recorded March 2, 2005, as Instrument No. 200510894, records of Canyon County, Idaho.

EXCEPTING THEREFROM the following:

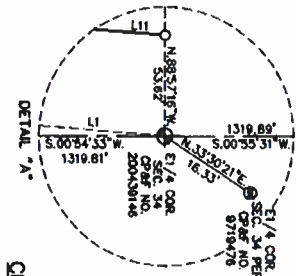
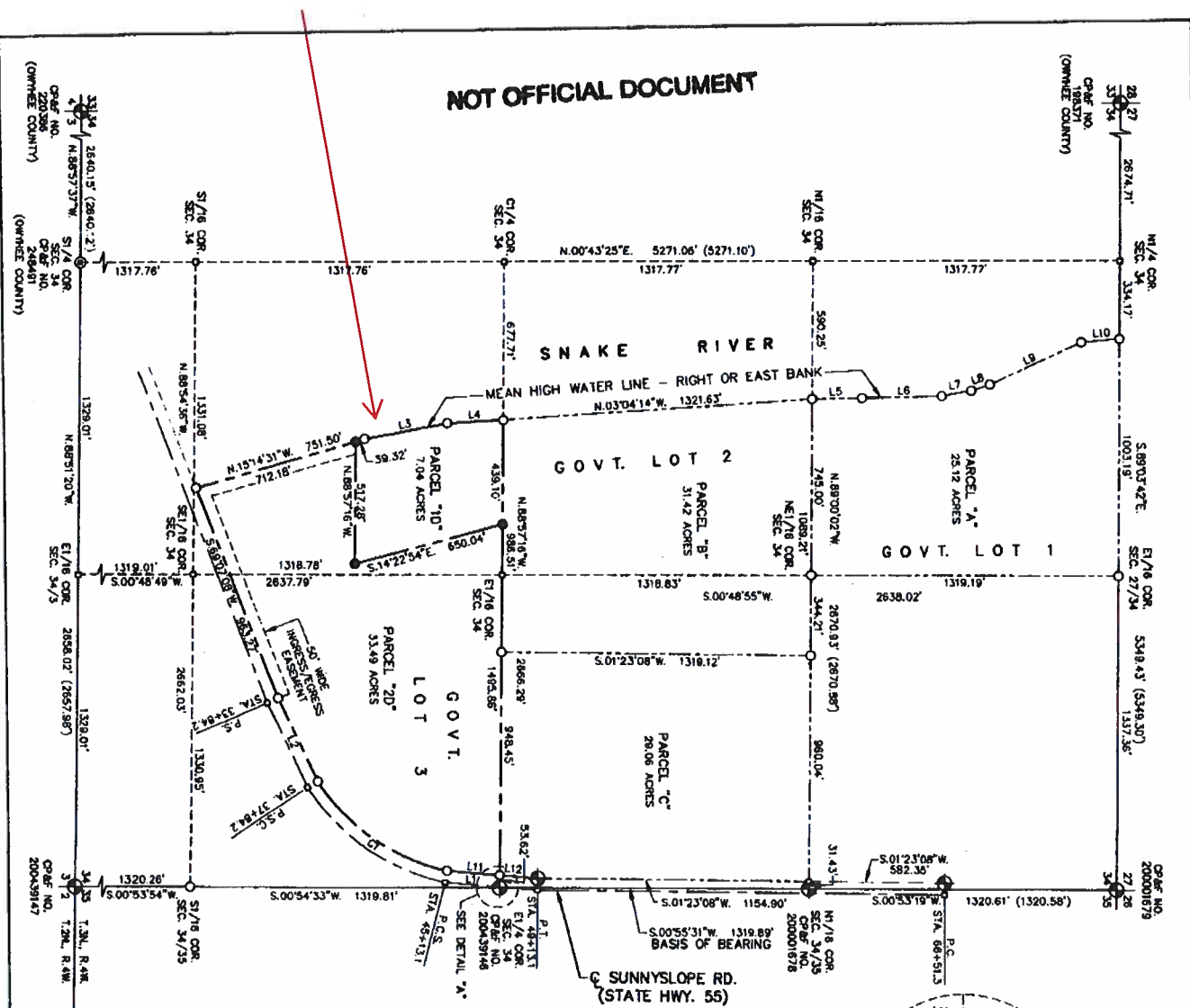
A parcel of land being a portion of Government Lot 3 lying in the N1/2 SE1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence S00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE1/4 NE1/4 of Section 34 to a found Brass Cap marking the N1/16 Corner common to said Sections 34 and 35; thence S00°55'31"W. 1319.89 feet to a found Brass Cap marking the E1/4 Corner of said Section 34; thence N.88°57'16"W. 1549.48 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE1/4 of Section 34 to a set 5/8" iron pin, said pin marking the REAL POINT OF BEGINNING; thence S14°22'54"E. 650.04 feet to a set 5/8" iron pin; thence N88°57'16"W. 517.28 feet to a set 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence along the said mean high water line of the right or east bank of the Snake River the following courses and distances: N.15°14'31"W. 39.32 feet to a found 5/8" iron pin; thence N.09°57'37"W. 355.70 feet to a found 5/8" iron pin; thence N.02°43'40"W. 240.25 feet to a found 5/8" iron pin marking the NW Corner of said Government Lot 3, said pin also lying on the said north boundary of the SE1/4 of Section 34; thence leaving the said mean high water line of the right or east bank of the Snake River, S88°57'16"E. 439.10 feet along the said north boundary of Government Lot 3 and the said north boundary of the SE1/4 of Section 34 to the point of beginning.

ALSO SHOWN as Parcel 1D on Record of Survey recorded April 6, 2005, as Instrument No. 200518220, records of Canyon County, Idaho.

INSTRUMENT NO. 200518220

NOT OFFICIAL DOCUMENT



RECORD OF SURVEY  
FOR  
ALLEN KIESTER  
PARCELS OF LAND LYING IN A PORTION OF  
GOVT. LOT 3 OF SECTION 34,  
T.3N., R.4W., BOISE MERIDIAN,  
CANYON COUNTY, IDAHO  
2005

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, COLLEEN MARKS, BEING A REGISTERED  
LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT  
THIS IS AN ACCURATE REPRESENTATION OF THE SURVEY AND  
THE LAND IS IN IDAHO CODE 55-1501 THROUGH 55-1513.

Colleen Marks  
COLLEEN MARKS, L.S. 7045

CURVE TABLE			
CHORD	DELTA	RADIUS	CHORD BEARING
C1	43°17'56"	804.83	883.08°
			359.19°
			667.20°
			5.357508°W

NOTES:

1. REFERENCE IS MADE TO RECORD OF SURVEY  
INSTRUMENT NO. 200441340  
INSTRUMENT NO. 200441340  
INSTRUMENT NO. 200518220
2. ALL CURVE RECORDS RECORDED IN CANYON COUNTY UNLESS  
OTHERWISE NOTED.

LEGEND

- PROPERTY BOUNDARY
- OTHER PROPERTY BOUNDARY
- FOUND BRASS CAP
- FOUND RAIL ROAD SPINE
- FOUND 1" PIPE
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN WITH PLASTIC CAP
- MARKED LS 7045
- FOUND 1/2" IRON PIN WITH PLASTIC CAP
- CALC. POINT
- DATA OF RECORD
- LOCATION OF GRAF RECORDING (COUNTY)

INDEX No. 344-34-120-000  
INDEX No. 344-34-200-000

MARKS LAND SURVEYING, INC.  
COLLEEN MARKS, L.S. 7045  
6405 JUSTICE RD.  
BOISE, IDAHO 83704  
PH: (208) 378-7703 FX: 378-7709

DATE: 6/4/05 DRAWN: JMF/LJS CHECKED: JMF/LJS

200518220

RECORDED

2005 APR 6 PM 2 02

G NOEL HALE  
CANYON CNTY RECORDER  
Pv ALL \$500

APR 6 2 02 PM

2005



# TitleOne

---

a title & escrow co.

## PROPERTY INFORMATION

**Date:**

8/22/2023

**Prepared By:**

TitleOne Customer Service

**Property Address:**

Hwy 55 Caldwell 83607

**Parcel Number:**

R33590012G0

**Warmest Regards,**

The TitleOne Team

TitleOne Corporation

[www.TitleOneCorp.com](http://www.TitleOneCorp.com)

**Disclaimer**

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

## Canyon County Property Profile Information

**Parcel ID:** R33590012G0

**Alt Parcel ID:** 03N04W347200

**Property Addr:** Hwy 55

Caldwell ID 83607

### Owner Information

**Name:** Q2 LLC

**Address:** 3320 Marble Front Rd

Caldwell ID 83605

### Assessor Information

**Legal Description:** 34-3N-4W NE TX 11086 IN N 1/2 OF SE

**Twn/Range/Section:** 03N / 04W / 34 / NE

**Acres:** 33.49 (1,458,824 SqFt)

**Irrigation Dist:** Wilder Irrigation District

**School District:** Marsing

**Instrument #:** 2022033750

**Subdivision:**

**Plat Instr. #:**

**Lot:**

**Block:**

**Recreation:**

### Assessed Values

**Land Value:** \$122,600.00

**Improvement Value:** \$0.00

**Total Value:** \$122,600.00 (2023)



### Treasurer Information

**Year:** 2022 **Tax:** \$682.88

**Year:** 2021 **Tax:** \$673.20

**Year:** 2020 **Tax:** \$716.50

**Levy Year:** 2022

**Levy Code:** 155-00

**Levy Rate:** 0.0056

### Assessor Land Categories

Use Code	Description	Value
18	18 Rural other	\$72,600.00
02	02 Irr pasture	\$1,840.00
01	01 Irr Ag	\$21,960.00
01	01 Irr Ag	\$2,770.00
01	01 Irr Ag	\$23,430.00

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



**PioneerTitleCo.**  
GOING BEYOND

8151 W. Rifleman Street  
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 810393 CB/JB

**2022-033750**

RECORDED

**07/08/2022 09:15 AM**

CHRIS YAMAMOTO  
CANYON COUNTY RECORDER

Pgs=5 TYOUREN \$15.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

## WARRANTY DEED

For Value Received Patricia L. Kiester and H. Allen Kiester, wife and husband, as to Parcel 1D  
Patricia L. Kiester and Allen Kiester, wife and husband, as to Parcel D  
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Q2, LLC, an Idaho limited liability company  
hereinafter referred to as Grantee, whose current address is 3320 Marble Front Rd Caldwell, ID 83605  
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 24, 2022

X Patricia L. Kiester  
Patricia L. Kiester

X H. Allen Kiester  
H. Allen Kiester

X Patricia L. Kiester  
Patricia L. Kiester

X Allen Kiester  
Allen Kiester

State of Idaho, County of ~~Ada~~<sup>SHH</sup> Elmore

This record was acknowledged before me on July 3 2022 by Patricia L. Kiester and H. Allen Kiester and Patricia L. Kiester and Allen Kiester

✓ Sheryl A. Reymont  
Signature of Notary public  
Commission Expires: 1-6-24



## EXHIBIT A

### Parcel 1D:

A parcel of land being a portion of Government Lot 3 lying in the N1/2 SE1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence S00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE1/4 NE1/4 of Section 34 to a found Brass Cap marking the N1/16 Corner common to said Sections 34 and 35; thence S00°55'31"W. 1319.89 feet to a - found Brass Cap marking the E1/4 Corner of said Section 34; thence N.88°57'16"W. 1549.48 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE1/4 of Section 34 to a set 5/8" iron pin, said pin marking the REAL POINT OF BEGINNING; thence S14°22'54"E. 650.04 feet to a set 5/8" iron pin; thence N88°57'16"W. 517.28 feet to a set 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence along the said mean high water line of the right or east bank of the Snake River the following courses and distances: N.15°14'31"W. 39.32 feet to a found 5/8" iron pin; thence N.09°57'37"W. 355.70 feet to a found 5/8" iron pin; thence N.02°43'40"W. 240.25 feet to a found 5/8" iron pin marking the NW Corner of said Government Lot 3, said pin also lying on the said north boundary of the SE1/4 of Section 34; thence leaving the said mean high water line of the right or east bank of the Snake River, S88°57'16"E. 439.10 feet along the said north boundary of Government Lot 3 and the said north boundary of the SE1/4 of Section 34 to the point of beginning.

ALSO SHOWN as Parcel 1D on Record of Survey recorded April 6, 2005, as Instrument No. 200518220, records of Canyon County, Idaho.

TOGETHER WITH: A fifty-foot wide ingress and egress easement lying in a portion of Government Lot 3 in the N1/2 SE1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence S.00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE1/4 NE1/4 of Section 34 to a found Brass Cap marking the N1/16 Corner common to said Sections 34 and 35; thence S.00°55'31"W. 1319.89 feet to a found Brass Cap marking the E1/4 Corner of said Section 34; thence N.88°57'16"W. 1549.48 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE1/4 of Section 34 to a

set 5/8" iron pin, thence S.14°22'54"E. 650.04 feet to a set 5/8" iron pin; thence N.88°57'16"W. 517.28 feet to a set 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; said pin marking the REAL POINT OF BEGINNING; thence S.88°57'16"E. 52.09 feet to a point; thence 8.15°14'31"E. 642.39 feet to a point; thence N.69°07'08"E. 908.09 feet to a point; thence S.20°52'52"E. 50.00 feet to a found 5/8 iron pin lying along the northwesterly right of way of State Highway 55; thence S.69°07'08"W. 963.27 feet along the said northwesterly right of way of State Highway 55 to a found 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence leaving the said northwesterly right of way of State Highway 55 and along the said mean high water line of the right or east bank of the Snake River, N.15°14'31"W. 712.18 feet to the point of beginning,

**Parcel 2D:**

A parcel of land being a portion of Government Lot 3 lying in the N 1/2 SE 1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence S.00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE 1/4 NE 1/4 of Section 34 to a found Brass Cap marking the N 1/16 Corner common to said Sections 34 and 35; thence S.00°55'31"W. 1319.89 feet to a found Brass Cap marking the E 1/4 Corner of said Section 34; thence N.88°57'16"W. 53.62 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE 1/4 of Section 34 to a set 5/8" iron pin lying along the northwesterly right of way of State Highway 55, said pin marking the REAL POINT OF BEGINNING; thence along the said northwesterly right of way of State Highway 55 the following courses and distances:  
along the long chord of a 400 foot spiral curve to the right, S.05°24'07"W. 226.74 feet to a found 5/8" iron pin marking a point of spiral curve to the right at PCS STA 45+13.1; thence 683.86 feet along said curve to the right, said curve having a delta of 43°17'56", a radius of 904.93 feet, tangents of 359.19 feet and a long chord of 667.70 feet which bears S.35°15'08"W. to a found 5/8" iron pin marking a spiral curve at PSC STA 37+84.2; thence along the long chord of said spiral curve and to the right, S.65°07'13"W. 393.94 feet to a found 5/8" iron pin marking the point of tangent to spiral curve at PS STA 33+84.2; thence S.69°07'08"W. 963.27 feet to a found 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence leaving the said northwesterly right of way of State Highway 55 and meandering along the said mean high water line of the right or east bank of the Snake River the following courses and distances:  
N.15°14'31"W. 751.50 feet to a found 5/8" iron pin; thence N.09°57'37"W. 355.70 feet to a found 5/8" iron pin; thence N.02°43'40"W. 240.25 feet to a found 5/8" iron pin marking the NW Corner of said Government Lot 3, said pin also lying on the said north boundary of the SE 1/4 of Section 34; thence leaving the said mean high water line of the right or east bank of the Snake River, S.88°57'16"E. 1934.96 feet along the said

north boundary of Government Lot 3 and the said north boundary of the SE 1/4 of Section 34 to the point of beginning,

ALSO SHOWN as Parcel D on Record of Survey recorded March 2, 2005, as Instrument No. 200510894, records of Canyon County, Idaho.

EXCEPTING THEREFROM the following:

A parcel of land being a portion of Government Lot 3 lying in the N1/2 SE1/4 of Section 34, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

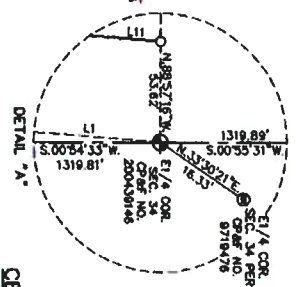
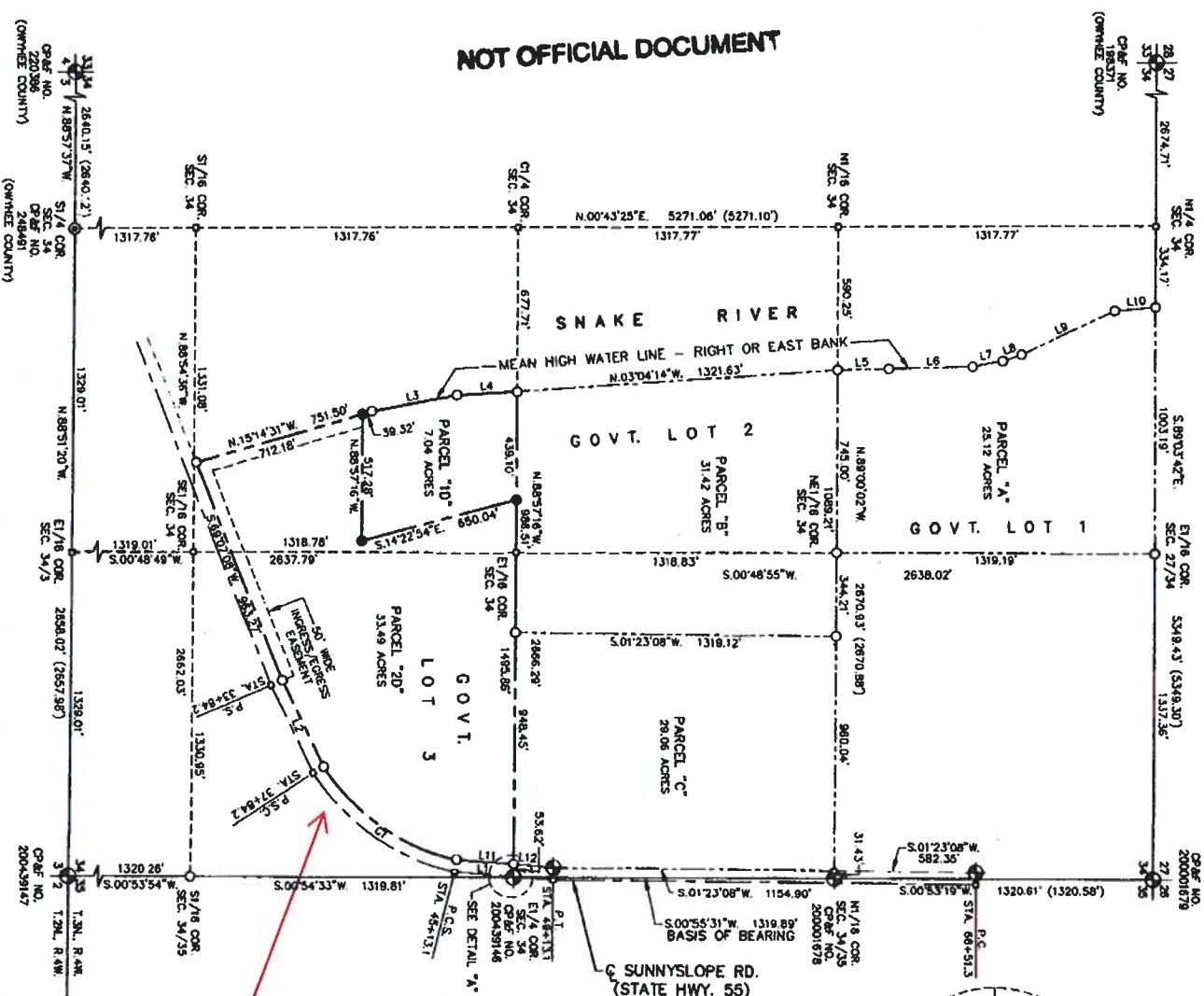
Commencing at a found Brass Cap marking the Section Corner common to Sections 26, 27, 34 and 35, T.3N., R.4W., Boise Meridian, Canyon County, Idaho, said Brass Cap bears S.89°03'42"E. 5349.43 feet (formerly 5349.30 feet) from a found Brass Cap marking the Section Corner common to Sections 27, 28, 33 and 34, T.3N., R.4W., Boise Meridian, Owyhee County, Idaho; thence S00°53'19"W. 1320.61 feet (formerly 1320.58 feet) along the east boundary of the NE1/4 NE1/4 of Section 34 to a found Brass Cap marking the N1/16 Corner common to said Sections 34 and 35; thence S00°55'31"W. 1319.89 feet to a found Brass Cap marking the E1/4 Corner of said Section 34; thence N.88°57'16"W. 1549.48 feet along the north boundary of said Government Lot 3 and the north boundary of the said SE1/4 of Section 34 to a set 5/8" iron pin, said pin marking the REAL POINT OF BEGINNING; thence S14°22'54"E. 650.04 feet to a set 5/8" iron pin; thence N88°57'16"W. 517.28 feet to a set 5/8" iron pin lying along the mean high water line of the right or east bank of the Snake River; thence along the said mean high water line of the right or east bank of the Snake River the following courses and distances: N.15°14'31"W. 39.32 feet to a found 5/8" iron pin; thence N.09°57'37"W. 355.70 feet to a found 5/8" iron pin; thence N.02°43'40"W. 240.25 feet to a found 5/8" iron pin marking the NW Corner of said Government Lot 3, said pin also lying on the said north boundary of the SE1/4 of Section 34; thence leaving the said mean high water line of the right or east bank of the Snake River, S88°57'16"E. 439.10 feet along the said north boundary of Government Lot 3 and the said north boundary of the SE1/4 of Section 34 to the point of beginning.

ALSO SHOWN as Parcel 1D on Record of Survey recorded April 6, 2005, as Instrument No. 200518220, records of Canyon County, Idaho.

INSTRUMENT NO. 200518220

This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.

NOT OFFICIAL DOCUMENT



RECORD OF SURVEY  
FOR  
ALLEN KIESTER  
PARCELS OF LAND LYING IN A PORTION OF  
GOVT. LOT 3 OF SECTION 34,  
T.2N., R.4W., BOISE MERIDIAN,  
CANYON COUNTY, IDAHO  
2005

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, COLLEEN MARKS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HAVE PERSONALLY AND INDEPENDENTLY EXAMINED THE RECORD OF SURVEY AND THE FIELD NOTES AND FOUND THEM TO BE IN ACCORDANCE WITH THE CORNER PERPETUATION AND PLUMB ACT - IDAHO CODE 55-1501 THROUGH 55-1513.

*Colleen Marks*  
COLLEEN MARKS, L.S. 7045



CURVE	DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	437.56°	904.63'	359.19'	662.70'	S. 57° 5' 08" W.

NOTES:

- REFERENCE IS MADE TO RECORD OF SURVEY INSTRUMENT NO. 9423865 INSTRUMENT NO. 9424603 INSTRUMENT NO. 200008400 INSTRUMENT NO. 200413440 INSTRUMENT NO. 200510885
- ALL CP&P RECORDS RECORDED IN CANYON COUNTY UNLESS OTHERWISE NOTED.

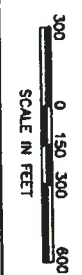
LEGEND

- PROPERTY BOUNDARY
- OTHER PROPERTY BOUNDARY
- FOUND BRASS CAP
- FOUND RAIL ROAD SPWKE
- FOUND 1" PIPE
- FOUND 5/8" RCON PIN
- SET 5/8" RCON PIN WITH PLASTIC CAP
- MARKED LS 7045
- FOUND 1/2" RCON PIN WITH PLASTIC CAP
- CALC. POINT
- ( ) DATA OF RECORD
- ( ) LOCATION OF CP&P RECORDING (COUNTY)

INDEX NO. 344-34-120-000  
INDEX NO. 344-34-200-000

MARKS LAND SURVEYING, INC.  
COLLEEN MARKS, L.S. 7045  
6405 USTICK RD.  
BOISE, IDAHO 83704  
PH: (208) 378-7700 FX: 378-7759

DATE: 4/4/05  
DRAWN: JRP/ALS  
CHECKED: JRP/ALS



NOT OFFICIAL DOCUMENT

200518220

RECORDED

2005 APR 6 PM 2 08

S NOEL HALLS  
CANYON CNTY RECORDER  
PR *ALL* \$5<sup>00</sup>

APR 11 2005

4-6-05



# TitleOne

---

a title & escrow co.

## PROPERTY INFORMATION

**Date:**

8/22/2023

**Prepared By:**

TitleOne Customer Service

**Property Address:**

Hwy 55 Caldwell 83607

**Parcel Number:**

R3359001210

**Warmest Regards,**

The TitleOne Team

TitleOne Corporation

[www.TitleOneCorp.com](http://www.TitleOneCorp.com)

**Disclaimer**

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

## Canyon County Property Profile Information

Parcel ID: R3359001210

Alt Parcel ID: 03N04W342150

Property Addr: Hwy 55

Caldwell ID 83607

### Owner Information

Name: Q2 LLC

Address: 3320 Marble Front Rd

Caldwell ID 83605 - 8174

### Assessor Information

Legal Description: 34-3N-4W NE TX 19108 IN GOVT LTS 1 & 2 AND IN SENE

Twn/Range/Section: 03N / 04W / 34 / NE

Acres: 29.03 (1,264,547 SqFt)

Irrigation Dist: Wilder Irrigation District

School District: Marsing

Instrument #: 2022033753

Subdivision:

Plat Instr. #:

Lot:

Block:

Recreation:

### Assessed Values

Land Value: \$51,410.00

Improvement Value: \$0.00

Total Value: \$51,410.00 (2023)

### Transfer Information

Rec. Date: 07/08/2022

Owner: Q2 LLC

Orig. Loan

Amt:

Finance Type:

Loan Type:

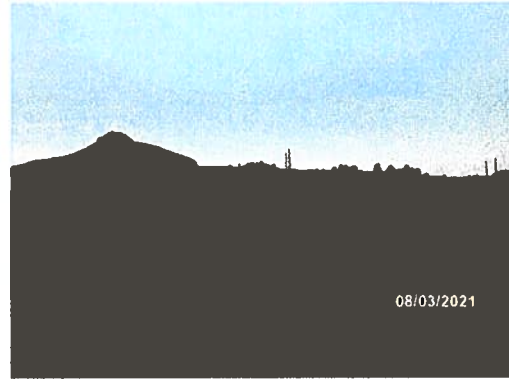
Lender:

Doc Num: 33753

Doc Type: Deed

Grantor: PARADISE JOHN K N TRUST

Title Co: PIONEER TITLE CO



### Treasurer Information

Year: 2022 Tax: \$281.58

Year: 2021 Tax: \$399.14

Year: 2020 Tax: \$451.54

Levy Year: 2022

Levy Code: 155-00

Levy Rate: 0.0056

### Assessor Land Categories

Use Code	Description	Value
01	01 Irr Ag	\$10,470.00
01	01 Irr Ag	\$37,550.00
01	01 Irr Ag	\$3,390.00

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



**Pioneer Title Co.**  
GOING BEYOND

8151 W. Rifleman Street  
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 810510 CB/JB

**2022-033753**

RECORDED

**07/08/2022 09:40 AM**

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 JWINSLOW

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

## WARRANTY DEED

For Value Received Gary Kimura, as successor trustee of the John Kimura NOYFB Paradise Trust hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Q2, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 3320 Marble Front Caldwell, ID 83605

The following described premises, to-wit:

See Attached Exhibit "A" for legal description which by this reference is incorporated herein.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 29, 2022

John Kimura NOYFB Paradise Trust

By: *Gary Kimura*  
Gary Kimura, Trustee for John Kimura NOYFB Paradise Trust

State of           , County of           

This record was acknowledged before me on            by Gary Kimura, as Successor Trustee of John Kimura NOYFB Paradise Trust.

Signature of notary public  
Commission Expires:           

SEE ATTACHED CA THAT ACKNOWLEDGEMENT

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verified only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Sacramento )

On July 9, 2022, before me, Amber M. Seals, Notary Public, personally appeared Osamu Kimura, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

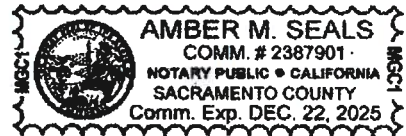
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Amber M. Seals

(Seal)



## EXHIBIT A

This parcel is a portion of Government Lots 1 and 2 and the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , all of Section 34 in Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of said Government Lot 2, (NE  $\frac{1}{16}$  Corner, Section 34), a found  $\frac{1}{2}$  inch diameter rebar;  
thence  
South  $88^{\circ}59'55''$  East along the North boundary of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  a distance of 21.00 feet to a  $\frac{5}{8}$  x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
South  $00^{\circ}57'21''$  West a distance of 646.77 feet to a  $\frac{5}{8}$  x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
South  $15^{\circ}35'40''$  East a distance of 701.43 feet to a point on the South boundary of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , a  $\frac{5}{8}$  x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
North  $88^{\circ}57'16''$  West along the South boundaries of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  and Government Lot 2 a distance of 873.00 feet to the Southwest corner of Government Lot 2, a found  $\frac{5}{8}$  inch diameter rebar; thence  
North  $3^{\circ}04'15''$  West along the Right or East bank of the Snake River a distance of 1321.62 feet to the Northwest corner of Government Lot 2, a found  $\frac{5}{8}$  inch diameter rebar; thence continuing along said bank in Government Lot 1, North  $00^{\circ}35'22''$  West a distance of 179.62 feet to a found  $\frac{1}{2}$  inch diameter rebar; thence leaving said bank bearing, North  $68^{\circ}48'58''$  East a distance of 808.25 feet to a point on the East boundary of Government Lot 1, a found  $\frac{1}{2}$  inch diameter rebar; thence South  $00^{\circ}48'55''$  West along said East boundary a distance of 484.72 feet to the POINT OF BEGINNING.

ALSO SHOWN as Parcel A on Record of Survey recorded February 13, 2019, as Instrument No. 2019-006091, records of Canyon County, Idaho.

TOGETHER WITH AND SUBJECT TO an irrigation easement more particularly described as follows:

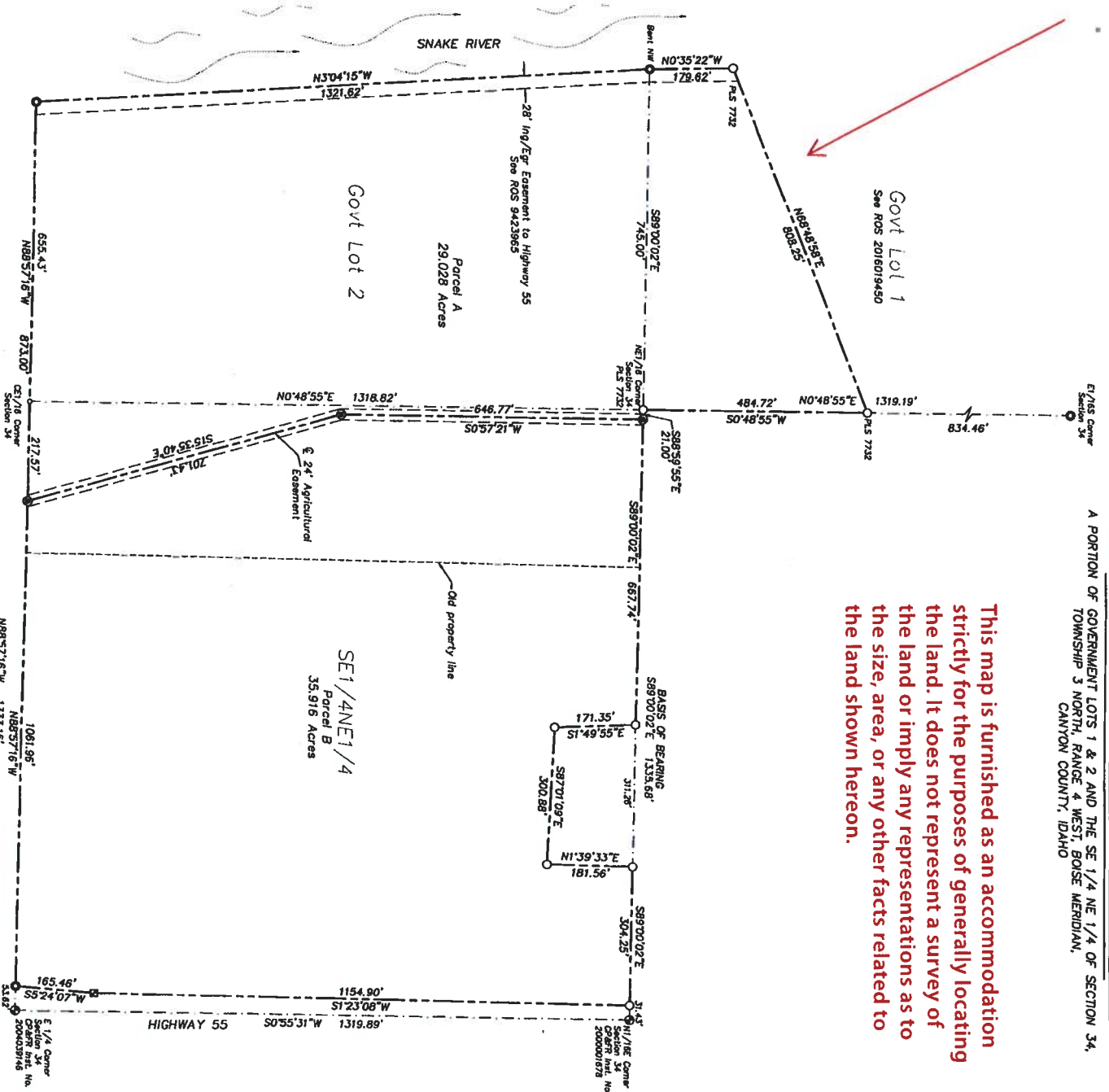
This easement lies in the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 34 in Township 3 North Range 4 West of the Boise Meridian, Canyon County, Idaho. This easement is 24.00 feet in width, being 12.00 feet right and 12.00 feet left of the following described centerline. The sidelines of said easement are to be extended or shortened to meet at angle points and to begin on the North boundary of the aforementioned SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  and to terminate on the South boundary of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ . The centerline of said easement is more particularly described as follows:

COMMENCING at the Northwest corner of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , (NE  $\frac{1}{16}$  Corner, Section 34), a found  $\frac{1}{2}$  inch diameter rebar; thence  
South  $88^{\circ}59'55''$  East along the North boundary of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  a distance of 21.00 feet to the TRUE POINT OF BEGINNING, a  $\frac{5}{8}$  x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
South  $00^{\circ}57'21''$  West a distance of 646.77 feet to a  $\frac{5}{8}$  x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence  
South  $15^{\circ}35'40''$  East a distance of 701.43 feet to the POINT OF TERMINUS, a  $\frac{5}{8}$  x 24 inch rebar set with a Plastic cap stamped P.L.S. 15352.

# RECORD OF SURVEY

A PORTION OF GOVERNMENT LOTS 1 & 2 AND THE SE 1/4 NE 1/4 OF SECTION 34,  
TOWNSHIP 3 NORTH, RANGE 4 WEST, BOISE MERIDIAN,  
CANYON COUNTY, IDAHO

This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.



2019-006091  
RECORDED  
02/13/2019 02:48 PM  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
APPL. SDC/URS  
SURVEY  
SHERRI LAND SURVEY



0'  
150'  
300'

Scale: 1" = 150'

## LEGEND

- Reference Surveys:  
Inst. No. 2017023617  
Inst. No. 2016019450  
Inst. No. 2005010895  
Inst. No. 2005018220  
Inst. No. 1994023865  
Inst. No. 1998024503
- Reference Deeds:  
Inst. No. 2015048013  
Inst. No. 2011013654  
Inst. No. 2017037410  
Inst. No. 2002034852
- BRASS CAP MONUMENT - FOUND
  - RIGHT OF WAY BRASS CAP - FOUND
  - 5/8" REBAR - FOUND
  - 5/8" x 24" REBAR - SET
  - 1/2" REBAR - FOUND
  - CALCULATED POINT
  - PROPERTY BOUNDARY LINE
  - SECTION/AUQUOT PART LINE

## CERTIFICATION

I, Thomas J. Weller, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Repealment Act, Idaho Code 55-1601 through 55-1612.



INDEX No. 344-34-1-4-0-00-00  
INDEX No. 344-34-1-3-0-00-00  
INDEX No. 344-34-1-2-0-00-00

SURVEY FOR:

SHERRI CLARK

Drawn By: S.L.W.

Land Survey

Date: Jan. 31, 2019  
Surveyed By: T.W.  
Job No. NV1618  
Precision Land Surveys, P.C.  
7744 Sand Hollow Road  
Coeville, Idaho 83007  
(208)-454-0933  
WWW.PRECISIONLANDSURVEYS.COM

**Canyon County Development Services**

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

**Building Division Email:** buildinginfo@canyoncounty.id **Planning Division Email:** zoninginfo@canyoncounty.id

**Receipt Number:** 80662

**Date:** 10/2/2023

**Date Created:** 10/2/2023

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Q2 LLC

**Comments:** SD2023-0017; OR2023-0005; CR2023-0011

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2023-0017	\$1,550.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2023-0017	\$290.00	\$0.00	\$0.00
Planning - Comprehensive Plan Amendment	OR2023-0005	\$2,800.00	\$0.00	\$0.00
Planning - Conditional Rezone with Development Agreement	CR2023-0011	\$1,400.00	\$0.00	\$0.00

**Sub Total:** \$6,040.00

**Sales Tax:** \$0.00

**Total Charges:** \$6,040.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	1142	\$6,040.00

**Total Payments:** \$6,040.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

## Michelle Barron

---

**From:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Sent:** Thursday, January 23, 2025 9:12 AM  
**To:** Dan Lister  
**Subject:** [External] RE: Agency Notification OR2023-0005/CR2023-0011 / Q2 LLC

Hi Dan,

- 1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study is NOT required for this project.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been conducted on-site, and septic systems have not been proposed.**
- 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? **Currently, SWDH does not have concerns about the use of this request if it meets all SWDH requirements.**

The applicant needs to schedule a pre-development meeting to discuss this proposed 25-lot subdivision on individual well and septic systems.

Please let me know if you have any questions.

Thank you,



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

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

---

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Wednesday, January 22, 2025 2:49 PM  
**To:** 'jgreen@marsingcity.com' <jgreen@marsingcity.com>; 'nstewart@marsingcityschools.org' <nstewart@marsingcityschools.org>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'marsingruralfire@gmail.com' <marsingruralfire@gmail.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@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@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>;

'gashley@boiseproject.org' <gashley@boiseproject.org>; 'projectmgr@boiseriver.org' <projectmgr@boiseriver.org>; 'scott\_sbi@outlook.com' <scott\_sbi@outlook.com>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Mitch Kiester <Mitch.Kiester@swdh.idaho.gov>; Anthony Lee <Anthony.Lee@swdh.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.idaho.gov>; christine.wendelsdorf@canyoncounty.idaho.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.idaho.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.idaho.gov>; Tom Crosby <Tom.Crosby@canyoncounty.idaho.gov>; Eric Arthur <Eric.Arthur@canyoncounty.idaho.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.idaho.gov>; Tony Almeida <tony.almeida@canyoncounty.idaho.gov>; Sage Huggins <Sage.Huggins@canyoncounty.idaho.gov>; Assessor Website <2cAsr@canyoncounty.idaho.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'jshoemaker@blm.gov' <jshoemaker@blm.gov>; 'MGRodriguez@usbr.gov' <MGRodriguez@usbr.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'John.Graeves@fema.dhs.gov' <John.Graeves@fema.dhs.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>

**Subject:** Agency Notification OR2023-0005/CR2023-0011 / Q2 LLC

**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 **February 22, 2025**, 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.idaho.gov](mailto:daniel.lister@canyoncounty.idaho.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department

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

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.idaho.gov](mailto:Caitlin.Ross@canyoncounty.idaho.gov)

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

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

Richard Sims  
Associate Supervisor  
Canyon County Soil Conservation District  
2208 E. Chicago Ste A, Caldwell Idaho 83605  
[Middletown.rich@gmail.com](mailto:Middletown.rich@gmail.com)  
1 208-897-9297  
January 14, 2025

Canyon County Planning and Zoning Commission  
Canyon County Development Services  
111 North 11<sup>th</sup> Ave., Ste 310, Nampa, Idaho 83686

RE: Case No. CR2023-0012/ Elordi, OR2023-0005/CR2023-0011 Q2LLC

Attention: Dan Lister  
[daniel.lister@canyoncounty.id.gov](mailto:daniel.lister@canyoncounty.id.gov)

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

CR2023-0012/Elordi, The Conservation district has not comments on this zoning request.

OR2023-0005/CR2023-0011 Q2LLC consist of 70% irrigated capability Class 3, 24% irrigated capability Class 4 and 5% not Classified.

Irrigated Capability Class 3 has moderate limitations and appropriate management practices can make any irrigated class 3 productive. We do NOT recommend a land use change.



Signing for Clay Erskine  
Chairman Soil Conservation District



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**

**OR2023-0005/CR2023-0011/  
Q2LLC**



February 2, 2025

# Preface

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

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

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

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

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

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

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

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

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# **Soil Information for All Uses**

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## **Suitabilities and Limitations for Use**

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

## **Land Classifications**

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

### **Irrigated Capability Class (OR2023-0005/CR2023-0011 Q2LLC)**

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.

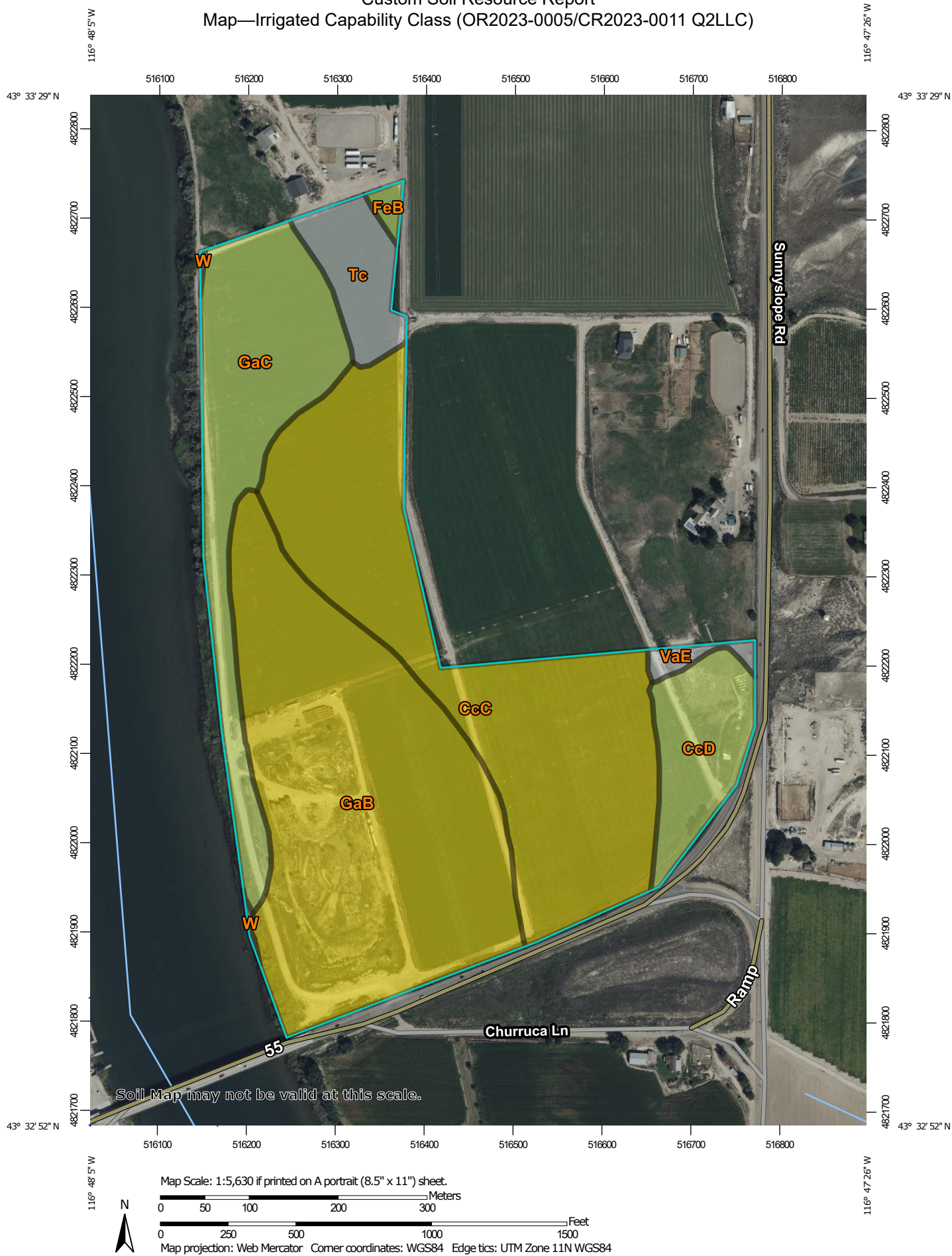
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

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 (OR2023-0005/CR2023-0011 Q2LLC)



# 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 (OR2023-0005/CR2023-0011 Q2LLC)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcC	Cencove fine sandy loam, 3 to 7 percent slopes	3	24.2	32.3%
CcD	Cencove fine sandy loam, 7 to 12 percent slopes	4	5.0	6.7%
FeB	Feltham loamy fine sand, 0 to 3 percent slopes	4	0.4	0.5%
GaB	Garbutt silt loam, 1 to 3 percent slopes	3	28.9	38.6%
GaC	Garbutt silt loam, 3 to 7 percent slopes	4	12.3	16.4%
Tc	Terrace escarpments		3.4	4.5%
VaE	Vanderhoff loam, 12 to 30 percent slopes		0.6	0.9%
W	Water		0.1	0.1%
<b>Totals for Area of Interest</b>			<b>74.9</b>	<b>100.0%</b>

**Rating Options—Irrigated Capability Class (OR2023-0005/CR2023-0011 Q2LLC)***Aggregation Method: Dominant Condition**Component Percent Cutoff: None Specified**Tie-break Rule: Higher*



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098  
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: [idwrinfo@idwr.idaho.gov](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Mathew Weaver**

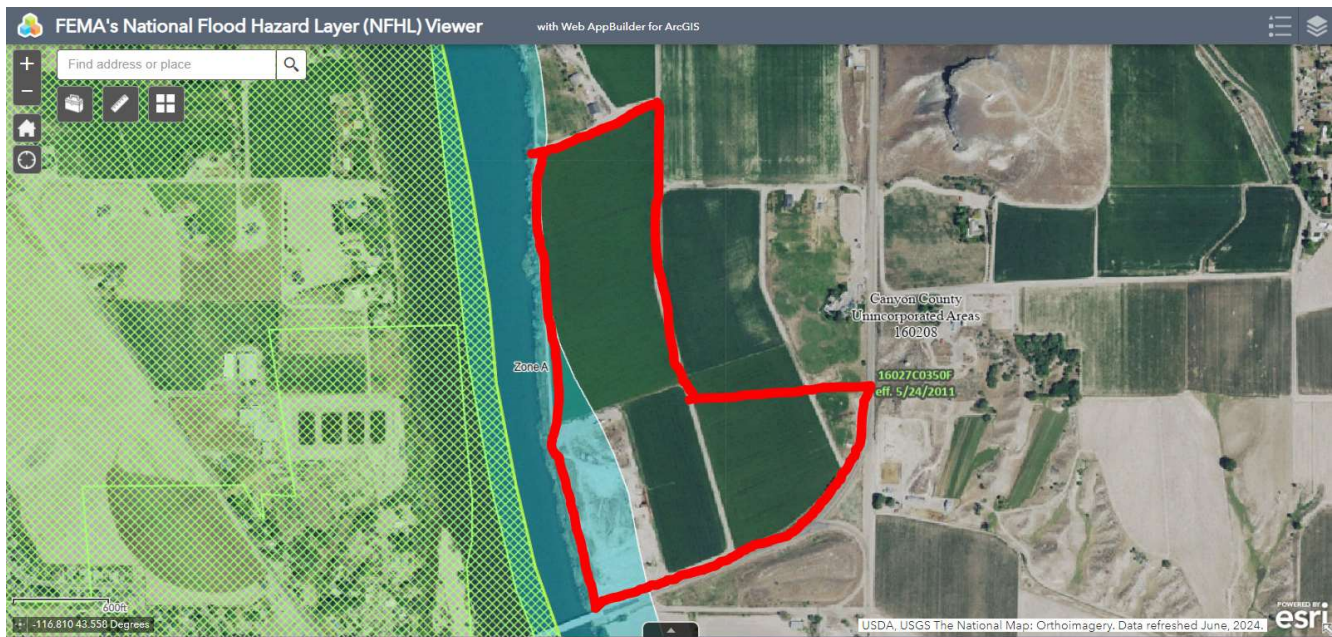
February 3, 2025

Dan Lister, Planner  
Canyon County Development Services Dept.  
111 N 11<sup>th</sup> Avenue #310  
Caldwell, ID 83605

Re: CR2023-0011/RZ2021-0050, 0 Hwy 55/Lizard Butte Lane, Caldwell for a 69.58-acre parcel Rezone

Dear Mr. Lister,

The application for River Butte Estates 69.58-acre parcel, 25-lots (2.15-acres each), 25-septics, 25-wells, pressurized irrigation, with a recreational pond (fire suppression), fishing pier, parking lot, day use area, trails around the pond and along the river, and landscaping is subject to the National Flood Insurance Program (NFIP) regulations below.



The following NFIP regulations apply to this proposed 69.58-acre development:

**Title 44 of the Code of Federal Regulations §60.3**

**Flood plain management criteria for flood-prone areas.**

... Minimum standards for communities are as follows:

(a) ... the community shall:

(2) **Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law**, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334;

(3) **Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding.** If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall

- (i) **be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy,**
- (ii) **be constructed with materials resistant to flood damage,**
- (iii) **be constructed by methods and practices that minimize flood damages, and**
- (iv) **be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.**

(4) **Review subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding.** If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that

- (i) **all such proposals are consistent with the need to minimize flood damage within the flood-prone area,**
- (ii) **all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and**
- (iii) **adequate drainage is provided to reduce exposure to flood hazards;**

(5) **Require within flood-prone areas new and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems; and**

(6) **Require within flood-prone areas**

- (i) **new and replacement sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and**
- (ii) **onsite waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.**

(b) ... the community shall:

(1) **Require permits for all proposed construction and other developments including the placement of manufactured homes,** within Zone A on the community's FHBM or FIRM;

(2) **Require the application of the standards in paragraphs (a) (2), (3), (4), (5) and (6) of this section to development within Zone A on the community's FHBM or FIRM;**

(3) **Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data;**

(4) **Obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source, including data developed pursuant to paragraph (b)(3) of this section, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the community's FHBM or FIRM meet the standards in paragraphs (c)(2), (c)(3), (c)(5), (c)(6), (c)(12), (c)(14), (d)(2) and (d)(3) of this section;**

(5) **Where base flood elevation data are utilized, within Zone A on the community's FHBM or FIRM:**

- (i) **Obtain the elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures, and**

(ii) Obtain, if the structure has been floodproofed in accordance with paragraph (c)(3)(ii) of this section, the elevation (in relation to mean sea level) to which the structure was floodproofed, and

(iii) Maintain a record of all such information with the official designated by the community under §59.22 (a)(9)(iii);

(6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Insurance Administrator;

(7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;

(8) Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

(c) ... the community shall:

(1) Require the standards of paragraph (b) of this section within all A1-30 zones, AE zones, A zones, AH zones, and AO zones, on the community's FIRM;

(2) **Require that all new construction and substantial improvements of residential structures within Zones A1-30, AE and AH zones on the community's FIRM have the lowest floor (including basement) elevated to or above the base flood level,** unless the community is granted an exception by the Federal Insurance Administrator for the allowance of basements in accordance with §60.6 (b) or (c);

(3) Require that all new construction and substantial improvements of non-residential structures within Zones A1-30, AE and AH zones on the community's firm (i) have the lowest floor (including basement) elevated to or above the base flood level or, (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

(4) Provide that where a non-residential structure is intended to be made watertight below the base flood level,

(i) a registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of paragraph (c)(3)(ii) or (c)(8)(ii) of this section, and

(ii) a record of such certificates which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained with the official designated by the community under §59.22(a)(9)(iii);

(5) **Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.** Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of

enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(6) Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites

- (i) Outside of a manufactured home park or subdivision,
- (ii) In a new manufactured home park or subdivision,
- (iii) In an expansion to an existing manufactured home park or subdivision, or
- (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation collapse and lateral movement.

(10) Require until a regulatory floodway is designated, that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(12) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A-1-30, AH, and AE on the community's FIRM that are not subject to the provisions of paragraph (c)(6) of this section be elevated so that either

- (i) The lowest floor of the manufactured home is at or above the base flood elevation, or
- (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

(13) Notwithstanding any other provisions of §60.3, a community may approve certain development in Zones A1-30, AE, and AH, on the community's FIRM which increase the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision, fulfills the requirements for such a revision as established under the provisions of §65.12, and receives the approval of the Federal Insurance Administrator.

(14) Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either

- (i) Be on the site for fewer than 180 consecutive days,
- (ii) Be fully licensed and ready for highway use, or
- (iii) Meet the permit requirements of paragraph (b)(1) of this section and the elevation and anchoring requirements for "manufactured homes" in paragraph (c)(6) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

Should you or staff have any questions this subdivision development please do not hesitate to contact Peter Jackson, State NFIP Coordinator, [peter.jackson@idwr.idaho.gov](mailto:peter.jackson@idwr.idaho.gov) or myself.

Thank you,

*Maureen O'Shea*

Maureen O'Shea, CFM  
Floodplain Specialist

Cc via email:

Dalia Alnajjar, Floodplain Manager



February 5, 2025

Daniel Lister, Assistant Planning Manager  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

Subject: Agency Notification OR2023-0005/CR2023-0011 / Q2 LLC

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), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).  
For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.  
For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

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

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

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

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A 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 Matthew Pabich, 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,



Troy Smith  
Regional Administrator



**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

February 18, 2025

Dan Lister  
Canyon County Development Services  
111 North 11th Ave, Ste 310  
Caldwell, Idaho 83605

**VIA EMAIL**

<b>Development Application</b>	<b>OR2023-0005/CR2023-0011</b>
<b>Project Name</b>	<b>Q2 LLC</b>
<b>Project Location</b>	Abuts southside of SH-44 at approximate MP 10.17
<b>Project Description</b>	25 Residential Subdivision
<b>Applicant</b>	Becky Yzagurrie; Ardurra

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. This project abuts the state highway system.
2. The access to this parcel is permitted as a joint use approach with ITD Permit No. 3-17-039.
3. Due to change of access use, applicant will need to submit an ITD Right-of-Way Encroachment Application and Permit – Approaches or Public Streets in order to have it properly documented as a Multiple Residential access. Applicant may apply by visiting <https://gisp.itd.idaho.gov/portal/apps/sites/#/itd-permits> or clicking [here](#).
4. ITD requires the applicant to complete a Turn Lane Warrant to determine if any mitigations will be required. Please have applicant contact ITD at the below provided information for more details.

If you have questions regarding this application, you may contact Niki Benyakhlef at [Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov) or (208)334-8337.

Sincerely,

*Niki Benyakhlef*

Niki Benyakhlef  
Development Services Coordinator  
ITD District 3  
[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)

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## Michelle Barron

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**From:** Flack,Brandon <brandon.flack@idfg.idaho.gov>  
**Sent:** Monday, March 3, 2025 4:19 PM  
**To:** Michelle Barron  
**Subject:** Re: [External] Fw: Agency Notification OR2023-0005/CR2023-0011 / Q2 LLC

Hi Michelle,

Sorry for the slow reply. It's been busy around here!

I appreciate the explanation you provided. We are obviously concerned about contaminants entering the river so that should be avoided as this project is developed. Does the floodplain development permit go out for agency comments, too? Or is that an internal review? If that is something you'd like us to look at when the time comes, please let me know.

As for the pond, it looks like the current water rights for that property are irrigation water rights but there is no storage associated with them. That means they will likely need to change the current water right to include storage as a beneficial use. In addition, if there is any intent to keep the pond full and use it as a stocked fishing pond, they need to be aware that will require a private pond permit from IDFG and they may also need to get a live fish transportation permit from IDFG, as well, if they plan stock the pond themselves.

That's generally sums up our concerns with this project. Please let me know if you have any additional questions.

### Brandon Flack

Regional Technical Assistance Manager  
Idaho Dept. of Fish and Game  
Southwest Region  
15950 N. Gate Blvd.  
Nampa, ID 83687  
Ph: (208) 854-8947



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**From:** Michelle Barron <Michelle.Barron@canyoncounty.id.gov>  
**Sent:** Tuesday, February 18, 2025 12:48 PM  
**To:** Flack,Brandon <brandon.flack@idfg.idaho.gov>  
**Subject:** FW: [External] Fw: Agency Notification OR2023-0005/CR2023-0011 / Q2 LLC

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

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Maybe I should attach the scan? Sorry about that.

*Michelle Barron*  
*Principal Planner*  
*Canyon County Development Services Department*  
*111 N. 11th Ave., #310, Caldwell, ID 83605*  
Direct Line: 208-455-6033  
DSD Office Phone: 208-454-7458  
Email: [Michelle.Barron@canyoncounty.id.gov](mailto:Michelle.Barron@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** Michelle Barron  
**Sent:** Tuesday, February 18, 2025 12:48 PM  
**To:** 'Flack,Brandon' <brandon.flack@idfg.idaho.gov>  
**Subject:** FW: [External] Fw: Agency Notification OR2023-0005/CR2023-0011 / Q2 LLC

Good Afternoon Brandon,

Canyon County doesn't have building setbacks for rivers, but they will need to complete a floodplain development permit process which may recommend setbacks or buffer zones. I scanned the concept plan at a higher resolution for you. It is slightly better than what you have. According to plat note 5, it does appear that they are proposing a pond to collect irrigation water for use by the subdivision. Again, that would be analyzed when a floodplain development study is completed.

Let me know if I can answer any other questions. I am now the planner assigned to this case, so you can reply to me directly.

Thanks,

*Michelle Barron*  
*Principal Planner*  
*Canyon County Development Services Department*  
*111 N. 11th Ave., #310, Caldwell, ID 83605*  
Direct Line: 208-455-6033  
DSD Office Phone: 208-454-7458  
Email: [Michelle.Barron@canyoncounty.id.gov](mailto:Michelle.Barron@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** Flack,Brandon <[brandon.flack@idfg.idaho.gov](mailto:brandon.flack@idfg.idaho.gov)>  
**Sent:** Thursday, February 13, 2025 4:27 PM  
**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Subject:** [External] Fw: Agency Notification OR2023-0005/CR2023-0011 / Q2 LLC

Hi Daniel,

I have a couple of questions that I hope you can clarify before we provide comments on this subdivision proposal.

1. Does Canyon County have building setbacks for rivers?
2. And, in the preliminary plat they provide, is that a proposed pond in the corner of the property by the river?

Thanks,

**Brandon Flack**

Regional Technical Assistance Manager  
Idaho Dept. of Fish and Game  
Southwest Region  
15950 N. Gate Blvd.  
Nampa, ID 83687  
Ph: (208) 854-8947



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**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>

**Sent:** Wednesday, January 22, 2025 2:48 PM

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**Subject:** Agency Notification OR2023-0005/CR2023-0011 / Q2 LLC

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

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Please see the attached agency notice. You are invited to provide written testimony or comments by **February 22, 2025**, 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](mailto:daniel.lister@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

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

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

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

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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J-U-B COMPANIES



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GATEWAY  
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INC.

January 23, 2025

Canyon County Development Services Department  
Attn: Dan Lister, Principal Planner  
111 North 11<sup>th</sup> Ave, Suite 310  
Caldwell, ID 83605  
Phone: (208)455-5959, Email: [daniel.lister@canyoncounty.id.gov](mailto:daniel.lister@canyoncounty.id.gov)

RE: Case No.: OR2023-0005/CR2023-0011, Q2 LLC, Comprehensive Plan Map Amendment and Conditional Rezone Applications Review

Dear Dan,

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Comprehensive Plan Map Amendment and Conditional Rezone Applications for the property owned by Q2 LLC located between 12639 Sunny Slope Rd, Caldwell, and the Snake River. The property includes Parcels #R33590012G, R33590012A, and R22590012I (total approximately 70 acres) and is in a portion of the NW1/4, Section 34, T3N, R4W, BM, Canyon County.

The applicant requests a Comprehensive Plan Map Amendment from Agri-Tourism Exclusive Farmland to Rural Residential. Following approval of the Comprehensive Plan Map Amendment, the applicant also requests a Conditional Rezone from Agricultural to Residential. The rezone includes a development agreement limiting development to 25 residential lots, resulting in a 2.8-acre average lot size. Access to the proposed development is near the southwest corner of the property from State Highway 55 (SH55) onto Lizard Butte Ln, a private gravel road. SH55 is owned and maintained by the Idaho Transportation Department (ITD).

At this time, and based upon information provided with the application, the following items apply:

1. Coordination with and permitting through ITD for access on SH55 is required.
2. All proposed private and public roads within the subdivision will be designed and constructed in accordance with the 2022 Association of Canyon County Highway Districts Highway Standards & Development Procedures (ACCHD Standards).

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 into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

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

*Transportation Services Group, Project Manager/Engineer*

CC: Bob Watkins, GGHD Director of Highways