



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

January 6, 2025

Canyon County Board of Commissioners and
Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605
Attention: Dalia Alnajjar, Planner

Compass Land Surveying
623 11th Avenue South
Nampa, ID 83651
Attention: Richard Gray, PLS
.

**RE: Sun View Lane Subdivision Preliminary and Final Plat (Short Plat)
Canyon County Parcel R37463010A0**

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for preliminary plat and final plat (short plat) of Sun View Lane Subdivision, parcel R37463010A0, approximately 2.91 acres, located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26 T5N R2W. HD4 provides the following comments on the proposed development:

General

The subject property is located on the east side of Kingsbury Road north of the Purple Sage Kingsbury intersection by approximately 1,120'. The subject property is more than 1 mile from city limits. This parcel is considered rural for development purposes.

Kingsbury Road is classified as a principal arterial on the long range functional classification maps adopted by HD4 and Canyon County. Existing right-of-way for Kingsbury Road along the subject property is a 25-foot (half-width) prescriptive easement, measured from existing road centerline. Ultimate right-of-way width for a principal arterial is 50-feet (half-width), measured from the section line. The proposed 40' ROW dedication is consistent with surrounding subdivisions, Purple Sky Ranch, Mills Willow Creek, and Kingsbury Meadows and can be considered. The 70' setback from section line still applies.

Preliminary Plat

1. For next submittal please provide checklist and review plans against the HD4 preliminary and final plat checklist
2. Change all references from Canyon [County] Highway District 4 to Highway District No. 4 and from CHD4 to HD4. Review all sheets.

Sheet 1

1. All obstructions and right-of-way encroachments are shown to be removed
 - a. Add callouts for the following:
 - i. Remove existing south approach and restore borrow ditch
 - ii. Remove all trees within the 40' ROW
 - b. Prior to constructing the above improvements please request utility permit from HD4
 - i. (Please know prior to final plat signature, completion of the above items are required)
2. Is there a phone ped in the access easement? How does this affect the shared approach? Does it require relocating? Please identify
3. Intersection sight distance measured from phone pedestal to the north meets 45 mph.
 - a. Shared approach location meets standards

Final Plat

1. Change all references from Canyon [County] Highway District 4 to Highway District No. 4 and from CHD4 to HD4. Review all sheets.

Sheet 1

1. Add, "No permanent structure shall be located closer than seventy feet (70') to any section line or quarter section line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement."

Sheet 2

1. Change to, "The public streets and rights-of-ways shown on this plat are dedicated to the public forever."
2. Correct HD4 plat statement

Please revise the preliminary plat and final plat to address the comments above, and re-submit a single full-size hard copy and an electronic copy of the plat and supporting documents for approval.

Short plat application fee of \$340 (\$300+\$20/lot) is due and required in next submittal.

If you have any questions you are welcome to call.

Regards,



Lenny Riccio, P.E.
Transportation Planner
Senior Assistant Engineer

Dan Lister

From: Lenny Riccio <lrccio@hwydistrict4.org>
Sent: Thursday, February 13, 2025 4:12 PM
To: Mark Johns
Cc: Dalia Alnajjar
Subject: [External] RE: Sun View Lane Subdivision

Mark,

Variance application can be found here: <https://hwydistrict4.org/download/application-for-variance/>

Application fee is \$750

Do know staff recommendation to the Board will match the previous option 2:

2. Surveyor provides dimension in preliminary plat from tree trunk to edge line (fog line) or centerline (HD4 staff prefers edge line assuming this is in the survey topo). Trees that are closer than 16' shall be removed. Trees that are [more than] 16' ~~or further~~ from edge line those trees may remain with the following conditions:

- a. Applicant signs a license agreement with HD4 (prior to HD4 final plat signature)
 - b. Cash deposit equivalent to landscaper estimate (prior to HD4 final plat signature)
 - i. Applicant provides estimate from landscape company for tree and stump removal
1. Staff to confirm the estimate

Regards,

Lenny Riccio, P.E.
Transportation Planner
Senior Assistant Engineer



Highway District No. 4

www.hwydistrict4.org

15435 Hwy 44

Caldwell, ID 83607

Phone: (208) 454-8135 Ext 117

Fax: (208) 454-2008

**To enter review queue hard copies of plans required*

From: Mark Johns <mjohns126@gmail.com>

Sent: Thursday, February 13, 2025 12:33 PM

To: Lenny Riccio <lriccio@hwydistrict4.org>
Cc: Dalia Alnajjar <dalia.alnajjar@canyoncounty.id.gov>
Subject: Re: Sun View Lane Subdivision

Lenny,

Please inform me of the process, cost and scenario to apply for a variance.

In regards to my trees.

Mark Johns

On Thu, Feb 6, 2025 at 3:03 PM Mark Johns <mjohns126@gmail.com> wrote:

Lenny,

Before deciding on doing one of the options given, which are not desirable on my end, but are an option to approval, I have to keep trying here for a bit because the trees are such a valuable asset to my property and my quality of life as well. They provide aesthetic beauty, value and block from winds, the hot sun and help reduce road noise.

The road I live on is far from any area of future improvements and or development to the area. I have the power poles on my side of the road too, so not the ideal side to ever even widen the road which seemingly wouldn't come our way for a long time, if ever.

All along this country setting on Kingsbury road where my property is, there are trees within the set back called out and to be the only one that would cut their trees down or have to pay a deposit to keep my trees is unfair and would make my property look worse visually.

I'm asking for a meeting with your department to further examine this request.

Please advise.

Mark Johns

On Mon, Feb 3, 2025 at 2:15 PM Lenny Riccio <lriccio@hwydistrict4.org> wrote:

Mark,

Thank you for the suggestion; however, when removal of the trees is warranted there is no guarantee that you will be in the area to make these improvements. Option 1 or 2 identified below still applies.

Regards,

Lenny Riccio, P.E.

Transportation Planner

Senior Assistant Engineer

Highway District No. 4

www.hwylistrict4.org

[15435 Hwy 44](#)

[Caldwell, ID 83607](#)

Phone: (208) 454-8135 Ext 117

Fax: (208) 454-2008

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From: Mark Johns <mjohns126@gmail.com>

Sent: Monday, February 3, 2025 11:22 AM

To: Lenny Riccio <lriccio@hwylistrict4.org>

Cc: rgray.cls@gmail.com; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>

Subject: Re: Sun View Lane Subdivision

Good morning Lenny,

Checking in on this snowy Monday morning to get your thoughts on my proposal email below.

Looking forward to hearing from you on this and keep moving forward as I'd really like to get my final approval on my project by spring this year as I've been in this process for a really long time now and am ready.

All the best,

Mark Johns

On Thu, Jan 30, 2025 at 2:37 PM Mark Johns <mjohns126@gmail.com> wrote:

Lenny,

Thanks for working on the tree scenario with me and providing some options that could work.

We will definitely have to come up with a solution that works so that the process can keep moving forward to get my final approval.

Thought for consideration :

If I was to put into writing that if for the need of any future road improvements, etc, that require the trees to be removed that I would remove them myself, at my cost. Additionally, the condition would run with the property indefinitely.

Please let me know your thoughts on this and we'll keep working towards a solution.

All the best,

Mark Johns

On Thu, Jan 16, 2025 at 12:17 PM Lenny Riccio <lriccio@hwydistrict4.org> wrote:

Richard,

Regarding preliminary plat sheet 1, comment 1.a.ii:

1. Applicant shall remove all trees within the 40' ROW prior to **access permit issuance** from HD4
 - a. This will allow your client to receive final plat signature with the above condition

OR

2. Surveyor provides dimension in preliminary plat from tree trunk to edge line (fog line) or centerline (HD4 staff prefers edge line assuming this is in the survey topo). Trees that are closer than 16' shall be removed. Trees that are 16' or further from edge line those trees may remain with the following conditions:
 - a. Applicant signs a license agreement with HD4 (prior to HD4 final plat signature)
 - b. Cash deposit equivalent to landscaper estimate (prior to HD4 final plat signature)
 - i. Applicant provides estimate from landscape company for tree and stump removal
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Regards,

Lenny Riccio, P.E.

Transportation Planner

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Phone: (208) 454-8135 Ext 117

Fax: (208) 454-2008

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From: Lenny Riccio

Sent: Monday, January 6, 2025 8:31 AM

To: 'rgray.cls@gmail.com' <rgray.cls@gmail.com>

Cc: 'Mark Johns' <mjohns126@gmail.com>; 'Dalia Alnajjar' <Dalia.Alnajjar@canyoncounty.id.gov>

Subject: Sun View Lane Subdivision

Richard,

Please see attached comments. Please pick up the mylar at the front desk and hold for your records since it may take some time to address all comments.

Regards,

Lenny Riccio, P.E.

Transportation Planner

Senior Assistant Engineer

Highway District No. 4

www.hwylidistrict4.org

[15435 Hwy 44](#)

[Caldwell, ID 83607](#)

Phone: (208) 454-8135 Ext 117

Fax: (208) 454-2008

**To enter review queue hard copies of plans required*

Dan Lister

From: Jennifer Almeida
Sent: Wednesday, December 11, 2024 11:55 AM
To: Dalia Alnajjar
Subject: FW: [External] RE: Legal Notification / SD2023-0001 / Sun View Lane Subdivision



Jennifer Almeida

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

Direct Line: 208-455-5957

Email: Jennifer.Almeida@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

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8am – 5pm

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1pm – 5pm

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

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From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, December 11, 2024 10:51 AM
To: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>
Subject: [External] RE: Legal Notification / SD2023-0001 / Sun View Lane Subdivision

Hello,

After careful review of the transmittal submitted to ITD on December 9, 2024 regarding, SD2023-0001 Sun View Lane Subdivision, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



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

Sent: Monday, December 9, 2024 12:52 PM

To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; ITDD3Permits <ITDD3Permits@itd.idaho.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>

Subject: Legal Notification / SD2023-0001 / Sun View Lane Subdivision

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 **January 9, 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.

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 Dalia Alnajjar at dalia.alnajjar@canyoncounty.id.gov

Thank you,



Jennifer Almeida

Office Manager

Canyon County Development Services Department

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

Direct Line: 208-455-5957

Email: Jennifer.Almeida@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Dan Lister

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, December 9, 2024 2:06 PM
To: Dalia Alnajjar
Subject: [External] RE: Legal Notification / SD2023-0001 / Sun View Lane Subdivision
Attachments: Sun View Lane Subdivision - Final Plat - #19110.jpg; Sun View Lane Subdivision - Mylar - #19110.jpg

Hi Dalia,

Request for comments.

- 1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study is NOT required for this development.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Yes, test holes have been conducted and the type of septic system has been determined for lot 2, based on the approved Subdivision Engineering Report (SER) and associated plans and specifications.**
- 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, there are no concerns about the rezoning with SWDH.**

See attached signed final plat.

Let me know if you have any questions.

Thank you,



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

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>
Sent: Monday, December 9, 2024 12:52 PM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'ITDD3PERMITS@ITD.IDAHO.GOV' <ITDD3PERMITS@ITD.IDAHO.GOV>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb

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Please direct your comments or questions to Dalia Alnajjar at dalia.alnajjar@canyoncounty.id.gov

Thank you,



Jennifer Almeida

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100 E Bower Street, Suite 110
Meridian, ID 83642
(208) 288-1992

July 17, 2024

Dalia Alnajjar
Engineering Supervisor
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Sun View Lane Preliminary and Final Plat Application

Dear Ms. Alnajjar,

Keller Associates, Inc. has reviewed the Preliminary Plat and Final Plat for Sun View Lane. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

Preliminary Plat

1. Provide a revision block in the lower righthand corner.
2. Per County Code, vicinity map shall be drawn to scale showing main arterial and collector road names.
3. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
4. Runoff shall be maintained on subdivision property unless otherwise approved.
5. Plat shall comply with requirements of the local highway district.
6. Plat shall comply with Southwest District Health requirements.

Final Plat

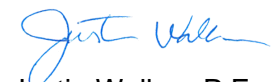
1. Spell out HOA on Note 7.
2. Provide revision block in the lower righthand corner.

We recommend that **conditions 1 through 2 on the Preliminary Plat and Condition 1 through 2 on the Final Plat listed above be addressed prior to approval. Please note on the Final Plat, that the County Surveyor may have additional comments outside of this letter prior to Final Plat signature.** Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat, when granted, does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.



Justin Walker, P.E.
County Engineer

cc: File

SUN VIEW LANE SUBDIVISION

LOCATED IN THE SW1/4 SW1/4 OF SECTION 26,
T. 5 N., R. 2 W., B.M., CANYON COUNTY, IDAHO
2024

W1/4 Cor. Sec. 26
CP&F Inst. No. 2016-011764

Illegal

1320.65' 1320.66' (R5) (R7) (R8) 1320.63' (R10)

N 89°48'17" E 24.92'
S 89°56'53" E 25.00' (R2)
S 89°42'25" W 25.00' (R3)
PLS 42033'
Per (R7)

S1/16 Cor.
Sec. 26
CP&F Inst.
No. 9741830

40' Wide Ingress/Egress & Utilities Easement
See Note 10

N 89°41'14" E 276.76'

276.76'

40.00'

160.00'

10' Typ.

5' Typ.

5' Typ.

10' Typ.

316.25'

Found 1/2" Iron pin
"PLS 6352"
Replaced with a
5/8" Iron Pin
"PLS 7732"

UNPLATTED

S 89°41'36" W 633.01'

276.76'

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276.76'

40.00'

160.00'

10' Typ.

5' Typ.

5' Typ.

10' Typ.

316.25'

Found 1/2" Iron pin
"PLS 6352"
Replaced with a
5/8" Iron Pin
"PLS 7732"

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PLAT OF
SUN VIEW LANE SUBDIVISION

LOCATED IN THE SW1/4 SW1/4 OF SECTION 26,
T. 5 N., R. 2 W., B.M., CANYON COUNTY, IDAHO

CERTIFICATE OF OWNERS

Known all men by these presents that Mark and Louise Johns, do hereby certify that they are the owners of the real parcel of land herein after described and that it is their intention to include said real property in this subdivision plat.

The following describes a parcel of land located in a portion of the SW 1/4 SW 1/4 of Section 26, Township 5 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

COMMENCING at a found Aluminum Cap Stamped "PLS 13765" Marking the Southwest corner of said SW1/4 SW1/4 (Section corner common to Sections 26, 27, 34 and 35), said corner bears S 89°42'00" W a distance of 1327.02 feet from a found Aluminum Cap Stamped "PLS 13765" Southeast corner of said SW1/4 SW1/4 (W1/16 corner common to Sections 26 and 35);

Thence, along the West line of the SW1/4 SW1/4 of Section 26, N 00°00'26" W, a distance of 1120.65 feet to a set 5/8-inch diameter iron pin stamped "PLS 7732" marking the **POINT OF BEGINNING**;

Thence, continuing along said West line, N 00°00'26" W, a distance of 200.00 feet to a set 5/8-inch diameter iron pin stamped "PLS 7732" marking the Northwest Corner of the SW 1/4 SW 1/4 of Section 26 (S 1/16 corner common to Sections 26 and 27);

Thence, leaving said West line and along the North boundary line of said SW1/4 SW 1/4 of Section 26, N 89°41'14" E, a distance of 633.08 feet to a found 5/8-inch diameter iron pin stamped "PLS 15352";

Thence, leaving said North boundary line, S 00°00'42" W, a distance of 200.07 feet to a set 5/8-inch diameter iron pin stamped "PLS 7732" ;

Thence, S 89°41'36" W, a distance of 633.01 feet to the **POINT OF BEGINNING**.

This parcel contains 126,629 square feet or 2.91 acres, more or less.

The public road as shown on this plat are hereby dedicated to the public. The easements are not dedicated to the public, but are hereby reserved for the right and purpose as designated within this plat and no permanent structures other than those for utility, irrigation or drainage purposes are to be erected within the limits of said easements.

All lots in this subdivision shall receive water from individual wells and sewer service from individual septic systems approved by Southwest District Health.

Dennis Howard Johns, Owner

Date

Mary Louise Johns, Owner

Date

ACKNOWLEDGEMENT

STATE OF _____ } SS
COUNTY OF _____

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis Howard and Mary Louise Johns H/W, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public For _____
Residing At _____
Commission Expires _____

CERTIFICATE OF SURVEYOR

I, Richard A. Gray do hereby certify that I am a Professional Land Surveyor Licensed by The State of Idaho, and that this plat as described in the Certificate of Owners and the attached plat, was drawn from an actual survey made on the ground, made by me or under my direct supervision and accurately represents the points platted hereon: and is in conformity with State of Idaho Codes relating to Plats, Surveys and the Corner Perpetuation and Filing Act, Idaho Codes 55-1601 through 55-1612.



RICHARD A. GRAY

P.L.S. LICENSE NO. 7732

Canyon County Surveyor

Date

APPROVAL OF SOUTHWEST DISTRICT HEALTH

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval.

Southwest District Health Department

Date

Canyon County Treasurer

Date

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

APPROVAL OF CANYON COUNTY HIGHWAY DISTRICT

Canyon County Highway District No. 4 does hereby accept this plat, and the dedicated public streets, highways and right-of-way as are depicted on this plat, in accordance with the provisions of Idaho Code 50-1312.

Chairman

Date

APPROVAL OF THE CANYON COUNTY BOARD OF COMMISSIONERS

Accepted and approved this _____ day of _____, 20____ by the Board of Commissioners, Canyon County, Idaho.

Chairperson

Date

COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115
JN 5022

Nampa, ID 83651
Fax: (208) 327-2106
09/10/2024

