Commissioners Minutes

June 2, 2022 – 1:36 p.m. to 3:56 p.m.

PUBLIC HEARING TO CONSIDER A REQUEST BY MASON ASSOCIATES INC., REPRESENTING VAN SLYKE FARMS LLC, FOR A COMPREHENSIVE PLAN MAP AMENDMENT AND ZONING MAP AMENDMENT, CASE NO. OR2021-0012/RZ2021-0027

Commissioners Keri Smith and Leslie Van Beek

DSD Planning Official Dan Lister, DSD Planner Cassie Lamb, Angie Cuellar, Phyllis Indart, William Mason, Richard Zehr, Jan Van Slyke, Tristan Van Slyke, Melanie Stone, Corey Blaine, Nathan Piercey, Deputy PA Zach Wesley arrived at 3:30 p.m.

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PUBLIC HEARING TO CONSIDER A REQUEST BY MASON ASSOCIATES INC., REPRESENTING VAN SLYKE FARMS LLC FOR A COMPREHENSIVE PLAN MAP AMENDMENT AND ZONING MAP AMENDMENT, CASE NO. OR2021-0012/RZ2021-0027

The Board met today at 1:36 p.m. to conduct a public hearing in the matter of a request by Mason Associates Inc., representing Van Slyke Farms LLC, for a comprehensive plan map amendment (Case No. OR2021-0012) from an "agricultural" designation to a "residential" designation, and a zoning map amendment (Case No. RZ2021-0027) to rezone a portion of the subject parcels from an "A" (Agricultural) Zone to an "R-1" (Single Family Residential) Zone. Present were: Commissioners Keri Smith and Leslie Van Beek, DSD Planning Official Dan Lister, DSD Planner Cassie Lamb, Angie Cuellar, Phyllis Indart, William Mason, Richard Zehr, Jan Van Slyke, Tristan Van Slyke, Melanie Stone, Corey Blaine, Nathan Piercey, and Deputy Clerk Monica Reeves. Deputy PA Zach Wesley arrived at 3:30 p.m. Commissioner Smith disclosed she is very familiar with the area.

Dan Lister gave the oral staff report. The request is for a comprehensive plan map amendment to amend a 5.44-acre portion from an agricultural designation to a residential designation, and a zoning map amendment of 26.2 acres of 111 acres from an "A" Agricultural Zone to an "R-1" (Single Family Residential) Zone. The applicant has submitted a subdivision plat with one-acre lot sizes, but it's not before the Board today because they are still working through some issues. The parcels are located at 17553 Van Slyke Road in Wilder. Mr. Lister reported on the property history as well as the uses in the area. The property is in a high nitrate priority area. The applicant is proposing individual septic systems and wells and domestic wells will be used for irrigation; they are working with SWDH on the nutrient pathogen study. There was a review of comments received and potential impacts to the area. On October 7, 2021, the P&Z Commission recommended approval of this request. Staff recommends the Board consider a conditional rezone with conditions similar to the adjacent property which is a rural residential zone including

landscaping, dedication of open space, and exterior lighting provisions. Staff is recommending denial; however, the P&Z Commission recommend approval so the FCO's reflect their recommendation. Following his testimony, Mr. Lister responded to questions from the Board.

The following people testified in support of the application:

Tristan Van Slyke, the President of Van Slyke Farms, testified they have not been able to make any money off the ground and it's cost them more in taxes and to keep the weeds down. Because it's not viable farm ground and it's not doing anything for the property owner other than being a "time suck and financial suck", he thinks it will contribute to the environment and the micro climate being an extension of the residential development of Garrett Ranch Way that's already there. He doesn't think the Williamson conditional rezone will be entirely developed because they have said they have no plans in the near future to do any development there, they did that years ago to protect their right to be able to sell for their retirement plan. The other developments in the area are much larger in overall total acreage and are denser than one-acre lots. Van Slyke Farms are trying to do a responsible development and it's not fair that future-planned irresponsible developments are being held against their application as a reason to deny. Mr. Van Slyke said his proposal should not be treated as a "guinea pig" for some new approaches to development and planning in the region. He testified about the road, wells, and the septic system. Following his testimony, Mr. Van Slyke responded to questions from the Board.

Angie Cuellar testified she tried to get in contact with the City of Greenleaf regarding their letter, but they would not respond until now. The Homedale Fire District will provide service to this subdivision and does not object to the plan as long as it complies with the requirements of the highway district. The highway district has also approved the proposal. The property is in close proximity to residential areas. Over half of the property is identified in the comprehensive plan as residential and the Van Slyke's are doing their best to preserve agricultural ground. Ms. Cuellar testified the County does not have a requirement for a landscaping plan. The health department has said the applicants can have 19 lots on the property, but the proposal is for 17 lots. Regarding water, Ms. Cuellar said we sit upon the largest aquifer in the northern half of the United States – one of the three largest aquifers in the world – and there are layers that separate the waters in different places. Shifting layers of the ground will affect wells. There is water. IDWR has standards and if you're in a high nitrate area or any area where well drillers have concerns you have to take your water to the health district and have it tested once a year. According to Ms. Cuellar, the Snake River Treasure Valley Aquifer has as much water in it as Lake Michigan. There are areas that shift and change but it's one of the reasons why community wells and city wells go deep. She spoke of the conditions of approval for the property north of the subject property.

William Mason, the project engineer, testified that on the 2020 comprehensive plan this area is a residential zone and is near the conditional rezone of the Williamson property that allowed for one-acre lots. Had they known this would be an issue they may have asked their client to rezone

everything in the square instead of using the area that is nonviable farm ground to the west and keep the development to the north of the canal where the slopes are at.

Corey Blaine testified he represents the Christensens who applied for a comprehensive plan map amendment and R-2 rezone for the 222 acres surrounding this property. He and the partners own the acres touching this property and they support the Van Slykes request. He supports property rights and the ability to develop the land. Mr. Blaine testified he is planning to do a community sewer and water system for his project. He's installed complex systems in nitrate priority areas and the average cost is \$15,000 up to \$25,000. They are more expensive the traditional system, but his experience with what's being built on one acre is upward of \$1M, and the \$15,000 to \$25,000 doesn't really matter.

Testimony in opposition was as follows:

Nathan Piercey is a hobby farmer and he is opposed to the request. He said the case should be dismissed due to the misconduct of P&Z Commissioner Brock who violated the rules of the meeting and perjured himself, and so if you throw out his vote it goes to a two-to-two vote. Commissioner Brock prompted a person to nonverbally answer a question about hillside development after public comment had been closed and when Mr. Piercy said that wasn't fair, he denied doing it. Mr. Piercy said Commissioner recused himself however, the rest of the commission was "pretty cozy with him". If this gets turned down it could possibly affect the conditional rezone the Williamsons have. He believes the Commission rushed through and went straight to approval. As far as water rights, there was a person there who testified that two neighbors in Garrett Ranch had to re-drill their wells. Mr. Piercey has lived in the area for seven years and he has watched them farm alfalfa off it. Concerns include: negative impacts to irrigation water, wells, water quality, water quantity, and road and traffic safety. Development should not impact the existing residents in the area. At what cost does development come and when do we pay attention to the comprehensive plan. Following his testimony, he responded to questions from the Board.

Deputy PA Zach Wesley arrived at 3:30 p.m. at which time Commissioner Smith asked him about the concern raised by Nathan Piercey. Mr. Wesley said we are starting from scratch and not relying on the record the P&Z Commission has made and so any potential error at the P&Z Commission hearing would be cured by the Board's hearing.

Rebuttal testimony was offered by William Mason. He addressed the individual septic systems versus community water systems and said there is a diminishing return on when that would work, if there is not a breakeven point for the number of lots a community system would not pencil out, they wouldn't feasibly be able to pay for it. This project is standalone, the topography doesn't allow them to connect to anything else so the it's intended to use individual wells and septics. Commissioner Smith asked about the possibility of re-noticing this case as a conditional rezone. Mr. Wesley said if it's changed from a straight rezone to a conditional rezone it would need a second hearing but it does not need to go back to the P&Z Commission. Mr. Mason said

his clients are okay with noticing it for a conditional rezone, and he will provide information on water quantity in the area. Upon the motion of Commissioner Van Beek and the second by Commissioner Smith, the Board voted unanimously to close public testimony. Commissioner Van Beek said the applicant has demonstrated a willingness to restrict it to the nonviable portion and preserve the rest for farming; the impact of homes doesn't appear to be a big factor on services and it appears to be commensurate with what's happening around it. There doesn't appear to be a future traffic pattern conflict. There is enough evidence the Board can move forward. Commissioner Smith said if a sewer system is approved then you could have 19 lots. If you rely on the letter from DEQ, they recommend cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs for the area for adequate, safe and sustainable drinking water. We don't have that. There has been testimony across the County about water concerns, but there is no evidence in front of the Board about water but what we do have is testimony from two residents that their wells went dry and the City of Greenleaf has anecdotal knowledge of water issues. This proposal deserves more time and it would allow the Board to look at conditions of approval. The City of Greenleaf felt this was a basic subdivision and community planning was important including possible pathways or open space and Commissioner Smith thinks that idea should be explored. Mitigation conditions could be imposed and a conditional rural residential zone would be more appropriate. She concurs with staff's findings, and she encouraged the applicant to look at setbacks for the agricultural uses in the area. There was further discussion regarding which zoning is appropriate. Commissioners Smith and Van Beek are open to a conditional rezone for R-1 zoning potentially. Deputy PA Wesley said if the Board makes a substantially materially different decision than the P&Z Commission recommendation that is when there will be a second hearing requirement and it we'll have to have an idea of what we're looking at to have it noticed as conditional rezone or straight approval to facilitate public testimony, but ultimately the Board can approve, deny, or impose conditions. Commissioner Smith said the Board is not guaranteeing the approval of a conditional rezone. Upon the motion of Commissioner Van Beek and the second by Commissioner Smith, the Board voted unanimously to approve the comprehensive plan map amendment to residential and recommend the applicant move forward with a conditional rezone. The hearing concluded at 3:56 p.m. An audio recording is on file in the Commissioners' Office.



January 6, 2023

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

RE:

Van Slyke Farms Ridge Subdivision

To Whom It May Concern:

On October 5, 2020, Southwest District Health issued an approval letter for the <u>Van Slyke Farms Ridge Subdivision's</u> Nutrient Pathogen Study. Clarification on this letter was asked for by the Canyon County Development Services. This letter, dated January 6, 2023, is to provide clarification.

The Nutrient-Pathogen Study evaluated 19 single-family residential lots located on 25.98 acres. Based on the approval letter from Southwest District Health dated as October 5, 2020, each of the 19 single-family lots are required to utilize an advance treatment sewage disposal systems capable of achieving effluent nitrate concentrations of 27 mg/l.

This evaluation is based on wastewater flows of 300 gallons per day per lot. Any additional wastewater flows from an additional dwelling unit will require an additional Nutrient Pathogen Study for that individual lot. The requirement to conduct an additional nutrient pathogen study stems from the Idaho Department of Environmental Quality's stance on Nitrate Priority areas. Southwest District Health adopted this policy in 2022. Increase flows past 300 gallons per day, generated in the first single-family first dwelling alone, will require an evaluation and demonstration that nitrate levels will not be increased by 1 mg/l or more at lot lines.

Sincerely,

Jack Nygaakd, WiS, REHS/RS Land Development Senior

Professional Engineers, LETTLR OF TRANSMITTAL ason & Land Surveyors Date 8-30-22 Job No. NV0220 & Planners Attention: Dan Lister SSOCIATES Inc. 3 924 3rd Street South, Suite B Nampa, ID 83651 Phone (208) 454-0256 • Fax (208) 467-4130 T Van Slyke Farms anyon County Development - Amend Rezono to Conditiona rezona X Attached ___Under separate cover Via ☐ _____ the following items ___ Shop drawings ___ Prints ___ Plans ___ Engineer's report ___ Specifications ____ Copy of letter ____ Original mylar ____ Other ___ Copies Date Description email of items for amendment that are required updated Master Application updated letter of explanation Well Driller reports for wells in area CD with above Check for Fees Van Sleyke Farms # 11100 for 385.00 Transmitted as checked below: XFor approval ____ Resubmit ____ Copies for approval ---- Approved as submitted For your use ___ Copies for distribution ____ Submit ---- Approved as noted ___ Return ___ Corrected prints ___ As requested ---- Returned for corrections ____ For review & comment ____ For bid due by _____ REMARKS Please let us Know when the hooring date _____ Signed: ____ Received By:

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



	OWNER NAME: Van Slyke Farm UC
PROPERTY OWNER	,
OWNER	PHONE: 208 989-2062 EMAIL: Tristanuanslyte egmoil. Com
I consent to this	application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.
Signature:	Date: 08 20/2022
(AGENT)	CONTACT NAME: Will Mason
ARCHITECT	COMPANY NAME: Mason 2 Associates
ENGINEER BUILDER	MAILING ADDRESS: 924 3rd street South
	PHONE: 208-454-0256 EMAIL: wmason@masonanlassociates.us
	STREET ADDRESS: 17553 Van Slyke Rd
	PARCEL #: R33211 R33217 LOT SIZE/AREA: 26.20
SITE INFO	LOT: BLOCK: SUBDIVISION:
	QUARTER: NE SECTION: 6 TOWNSHIP: 3N RANGE: 4W
	ZONING DISTRICT: Ag FLOODZONE (YES/NO)
HEARING	CONDITIONAL USECOMP PLAN AMENDMENTCONDITIONAL REZONE
LEVEL	ZONING AMENDMENT (REZONE)DEV. AGREEMENT MODIFICATIONVARIANCE > 33%
APPS	MINOR REPLATVACATIONAPPEAL
	SHORT PLAT SUBDIVISION PRELIMINARY PLAT SUBDIVISIONFINAL PLAT SUBDIVISION
DIRECTORS	ADMINISTRATIVE LAND DIVISIONEASEMENT REDUCTIONSIGN PERMIT
DECISION	PROPERTY BOUNDARY ADJUSTMENTHOME BUSINESSVARIANCE 33% >
APPS	PRIVATE ROAD NAMETEMPORARY USEDAY CARE
	OTHER
CASE NUMBE	R: DATE RECEIVED:
RECEIVED BY	: APPLICATION FEE: CK MO CC CASH

Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605 (208) 454-7458

Building Division Email: buildinginfo@canyonco.org Planning Division I

Planning Division Email: zoninginfo@canyonco.org

\$0.00

9/9/2022

\$0.00

Receipt Number: 76163 Date:

Customer's Name: Van Slyke Farms, Inc.

Comments:

CHARGES

<u>Item Being Paid For:</u> <u>Application Number:</u> <u>Amount Paid:</u> <u>Prevs Pymnts:</u> <u>Unpaid Amnt:</u>

Planning - Development Agreement RZ2021-0027 \$385.00

 Sub Total:
 \$385.00

 Sales Tax:
 \$0.00

Total Charges: \$385.00

PAYMENTS

Type of Payment: Check/Ref Number: Amount:

Check 11100 \$385.00

Total Payments: \$385.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: Jalmeida Page 1 of 1



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651 Ph (208) 454-0256 Fax (208) 467-4130

e-mail: dholzhey@masonandassociates.us

FOR: Van Slyke Farms

JOB NO.: NV0220

DATE: March 18, 2021

SUBDIVISION BOUNDARY PARCEL

A parcel of land being a portion of the SE1/4 NE1/4, a portion of the SW1/4 NE1/4, and a portion of the SE1/4 NW1/4, of Section 06, Township 3 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of Section 06, Marked with a found brass monument;

Thence S 01° 05' 41" W a distance of 1436.20 feet along the east boundary of Government Lot 1 to the northeast corner of the SE1/4 NE1/4 and the **POINT OF BEGINNING**;

Thence S 01° 05' 29" W a distance of 1269.03 feet along the east boundary of the SE1/4 NE1/4;

Thence N 88° 59' 29" W a distance of 213.00 feet parallel with the south boundary of the SE1/4 NE1/4;

Thence N 01° 05' 29" E a distance of 313.62 feet parallel with the east boundary of the SE1/4 NE1/4 to a point on the approximate centerline of the Mora Canal;

Thence along the approximate centerline of the Mora Canal the following courses and distances:

Thence N 59° 42' 30" W a distance of 106.21 feet;

Thence N 58° 57' 26" W a distance of 197.05 feet;

Thence N 51° 22' 57" W a distance of 1021.01 feet to the beginning of a curve;

Mason & Associates Inc.

Professional Engineers, Land Surveyors and Planners Page 1 of 2

Thence a distance of 59.89 feet along a curve to the left, having a radius of 90.00 feet, a central angle of 38° 07' 29", the long chord of which bears N 70° 26' 41" W a distance of 58.79 feet;

Thence N 89° 30' 26" W a distance of 641.07 feet;

Thence N 88° 56' 13" W a distance of 624.59 feet to the beginning of a curve;

Thence a distance of 44.06 feet along a curve to the left, having a radius of 175.00 feet, a central angle of 38° 07' 29", the long chord of which bears S 83° 51' 03" W a distance of 43.94 feet;

Thence S 76° 38' 19" W a distance of 109.47 feet to the southeast corner of Garrett Ranch Ridge Subdivision in Book 38 at Page 40 in the Canyon County Recorder's Office;

Thence leaving the approximate centerline of the Mora Canal, N 01° 06' 07" E a distance of 193.39 feet along the easterly boundary of Garrett Ranch Ridge Subdivision to the northeast corner of Garrett Ranch Ridge Subdivision;

Thence N 89° 37' 01" E a distance of 127.03 feet along the north boundary of the SE1/4 NW1/4 to the northwest corner of the SW1/4 NE1/4;

Thence S 89° 00' 58" E a distance of 1315.18 feet along the north boundary of the SW1/4 NE1/4 to the northwest corner of the SE1/4 NE1/4;

Thence S 89° 09' 28" E a distance of 1314.98 feet along the north boundary of the SE1/4 NE1/4 to the **POINT OF BEGINNING**.

This parcel contains 26.202 acres more or less.

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.



Mason & Associates Inc.

Professional Engineers, Land Surveyors and Planners
Page 2 of 2



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651 Ph (208) 454-0256 Fax (208) 467-4130 Email: wmason@masonandassociates.us

LETTER OF EXPLANATION REZONE AND COMPREHENSIVE MAP CHANGE PRELIMINARY PLAT

This is a request to rezone a portion of parcel number R33211 and a comprehensive map change and rezone for a small portion of parcel R33212. Please see the site drawing to further clarify. These properties are located west of Van Slyke Road and south of Ustick Road. The request to rezone to residential (R-1) is for portions of both parcels R33211 and R33212.

Both properties are currently zoned agricultural in Canyon County. A large portion of parcel R33211 is in the County's future land use as residential.

The desire is to combine the property north of the Mora Canal Extension, along with the existing residence south of the Canal, to create residential property for a future subdivision, saving the larger portion of both parcels for continued farm use. Combining the narrow portion of the property north of the Canal with the larger future residential portion keeps residential use out of the prime farm ground.

The request for R-1 zone allows for large enough parcels to maintain a country feel while utilizing the land to its greatest potential.

Portions of the property have grades that are steeper than 15%. These areas are clearly marked on the plat and the property owner can choose not to build in the steepest areas.

The majority of the property to be rezoned is in the City of Greenleaf's impact area.

A waiver of sidewalk, curb, gutter and landscaping has been requested and sent to the City of Greenleaf.

Describe control device

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^{*} Signature of Principal Driller and rig operator are required.

63

1. WELL TAG NO. D 0083426 Drilling Permit No. 892808	12. STATIC WATER LEVEL and WELL TESTS:								
Drilling Permit No 892808	Depth first water encountered (ft) 1/8 Static water level (ft) 98								
Water right or injection well #	Water temp. (°F) Bottom hole temp. (°F)								
2. OWNER:	Describe access port Bottom note temp. (*F)								
Name Alpine Carpentry									
Name Alpine Carpentry Address 13728 Garrett Ronch	Drawdown (feet) Discharge or Test duration Discharge or Test duration								
City 13.11cc State 10 zip 83676	yield (gpm) (minutes) artesian								
3 WELL LOCATION:	200 20 21/4 0 0 12 0								
Twp. 3 North 12 or South Rge. 4 East or West 14 Sec. 6 5 1/4 NW 1/4 150 screen 1/4	Water quality test or comments:								
See A A A A A A A A A A A A A A A A A A	13. LITHOLOGIC LOG and/or repairs or abandonment:								
Sec	Bore From To Remarks, lithology or description of repairs or Water								
Gov't Lot 13 County Carry on Lat. 43 0 37 467 (Deg. and Decimal minutes) Long. 116 0 51, 4.75 (Deg. and Decimal minutes) Address of Well Site 13728 Garret Rosan	(in) (ft) (ft) abandonment, water temp.								
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Long. 1/6 51, 9.75 (Dec and Deciral minutes)	12 27 Tan Clay								
Address of Well Site 13728 Garret Rosa	27 32 Sand								
[Give all footh name of road + Distance to Road or Landmort) City W, / & V	6 38 1/9 Tan Clay w/ small								
(Give of least name of road + Distance to Road or Landmint)	6 38 1/2 Tan Clay w/ small								
Lot. /3 Blk. 2 Sub. Name	6 118 143 Fine Sand								
4. USE:	6 143 184 Tan C/Ay								
Chomestic	6 184 187 Fine Sand								
5. TYPE OF WORK:	6 187 217 Tan Class								
New well Replacement well Modify existing well	1 217 223 Fine Sold X								
Abandonment Other	6 223 C/Ay								
6. DRILL METHOD:									
Air Rotary Mud Rotary Cable Other									
7. SEALING PROCEDURES:									
Seal material From (ft) To (ft) Quantity (lbs or ft') Placement method/procedure Med. Chip 0 38 1000 Power									
1128.CMF 0 38 1000 F 000 0									
8. CASING/LINER: Diameter From (ft) To (ft) Gauge/ Material Casing Liner Threaded Welded	DECEIVED								
(nominal) From (II) 10 (II) Schedule Material Casing Liner Threaded Welded	RECEIVED								
6 +18° 216 . 252 Steel 1 0 0	CED AT AGO								
	FEB 0 5 2020								
	WATER RESOURCES WESTERN REGION								
Was drive shoe used? ★ Y □ N Shoe Depth(s) 2/6									
9. PERFORATIONS/SCREENS:									
Perforations Y N Method									
Periorations Lift In Method									
Manufactured screen DXY IN Type Johnson									
Method of Installation Was hed in									
From (ft) To (ft) Slot size Number/ft Diameter (nominal) Material Gauge or Schedule	Completed Depth (Measurable): 223								
223 2/8 .010 5 5.5. , 250									
	Date Completed.								
	14. DRILLER'S CERTIFICATION: !We certify that all minimum well construction standards were complied with at								
Length of Headpipe Length of Talipipe	the time the rig was removed.								
Packer Y N Type	The second of th								
	Company Name MUSUR UNICL LOUING Co. No. 560								
10.FILTER PACK:	Principal Driller Date 2-3-2010								
Filter Material From (ft) To (ft) Quantity (lbs or ft ²) Placement method	*Drille 1-28-20								
	12 /								
	*Operator II Date								
11. FLOWING ARTESIAN:	Operator MIMIL Date Z-3-2620								
Flowing Artesian? Y Artesian Pressure (PSIG)	* Signature of Principal Driller and rig operator are required.								
Describe control device	3 or Frintelipal Striker and hig operator are required.								

Form 238-7 6/07

idaho department of water resources well driller's report

1. WELL TAG NO. D D0093586 Drilling Permit No. 902064									12. ST	ATIC W	ATER	LEVEL a	ind WELL TES	STS:					
Drilling F	ermit N	o	10.5	06	4					Depth first water encountered (ft) 105' Static water level (ft) 145'									
Water rig					<u>'</u>									Bottom ho	ile temp. (⁰	F)			_
2. OWNE	R: Ca	meron	Brown	<u> </u>						Descri	oe acces	s port]	urtle C	ap					_
Name _		1 10/ 0	anile e							Well te		I Die	charge or	Test duration		ethod:		Elo	wing
Address City Bo	1219	I VV. A	mity		Id		02	700			lown (feel)	yie	kd (gpm)	(minutes)	Pump	Bailer	Air	arte	eslan
				Sta	te <u>lu</u>	z	ip <u>03</u>	709		200'		27 G	РМ	90 Minutes	- -				
3.WELL				_	04				_	Water	guality te	st or co	mments:	J			_	١	_
Twp. 03	Nor	th 🗵 o	r South	ים יו	Rge. <u>04</u>	Ea	ist 🔲	or W	∕est 🔀					repairs or aba	ndonmer	nt:	***************************************		
Sec. 06			10 acres	1/4 35	1/4	150 acre	1/4			Bore Dia.	From	To	Remai	rks, lithology or de	scription of	repairs or		Wat	er
Gov't Lot		Co	ounty Ca	anyon						(in)	(ft)	(ft)		abandonment,			- '	۲	N
Lat		<u>43 ° 3</u>	7.667'			(Deg	, and D	ecimal mir	nutes)	10" 6"	0' 38'			Sandy Clay Sandy Clay				\dashv	X
Long.	-1	16 •5	2.017'			_ (Deg	and D	ecimal mir	rules)	6"	105'				\mathbf{x}^{\dagger}				
Address	f Well S	ite <u>237</u>	40 Ga	rrett Ra	inch R	oad				6"	130'		Brown Clay W/ Streaks of Sand Fine Sand					X	
Gwe al took no				City	, Wilde	r	•			6"	150'		Brown Clay						Х
Lot.										6"	162'		Sand W/ Streaks of Brown Clay					_	<u>X</u>
4. USE:										6"	220'		Brown	Clay				, 	<u>X</u>
☑ Dome	Domestic Municipal Monitor Irrigation Thermal Inject								Injection	6	236'	246	Sand				+	X	
Other																	+	_	
5. TYPE New w			amont we	II 🗆 M	adifu evis	etina we	М												
Aband	onment	Oti	ner	·	Odily exit	oung we	=11												
6. DRILL				_	_												+		
X Air Ro	tary [☐ Mud F	Rotary	Cable Cable		her							-					\dashv	
	7. SEALING PROCEDURES: Seal material From (fi) To (ft) Quantity (tbs or ft*) Placement method/procedure								cedure				1	SEP 22	VE		+		
3/8" Ch						Pour		A THOUSE	County _						-V-E-1) 	\top		
			1											SEP 22	2024				
8. CASIN	IG/LINE	ER:											├	Value -	2021				
Diameter (nominal)	From (ft)	To (8)	Gauge/ Schedule	Mat	erial	Casing	Liner	Threaded	Welded				<u> </u>	VATER RESO WESTERN RE	URCES			-	
6"		235'	250	Steel		X			X				 		GION	-	+	-	
		-									<u> </u>						+		
5"	230'	236	188	Steel	_		X		X										
- "	230	230	100	Oleei															
					11.7-3] —	_	_	_									_	
Was drive					epin(s) _													\dashv	
9. PERF													 				+		
Perforation	ons 🔲 '	אנצו א	Method		hneon	1/_1//	ro.						1				_		
Manufact	ured sci	reen ⊠ Di	N ∐N	Туре ос	11113011	V-44	11.0												
Method o	f installe	ation	IIIDack	In .									<u> </u>						
From (ft)	To (ft)	Slot size	Number/f	Diamete (nominal		terial	G	auge or So	chedule	Compl	eted Dept	h (Meas	urable):2	46'					
236'	246'	010	10'	5"	S.S.		.25	0			larted: 0			Date C	ompleted: C	9/22/2	021		
													TIFICAT		•				
		L		<u></u>							ertify tha			II construction s	itandards v	vere com	plied v	vith a	at
Length of	Headpi	ре		Len	gth of Ta	ilpipe _					•			. o Caulan			700		
Packer	XY 🗆] N Тур€	<u>Dbl. F</u>	in K-P	acker					Comp	any Nam	e <u>vall</u>	ey Pum	p & Equipm					
10.FILTI	RPAC	K:								*Princ	ipal Drille	r	1	111		Date 09	12212	021	
Filler	Material	Fro	m (ft) 1	ro (ft) C	uanlity (lbs	or (t³)	Pla	cement m	nethod	*Drille	•	-		4.1	-	Date			
												<	_	77/					
										*Oper	ator II					Date			_
11. FLO	WING A	ARTESI	AN:							Opera	tor I					Date			_
Flowing /	Flowing Artesian? Y X N Artesian Pressure (PSIG)						* Slan	ature of	Princia	oal Driller	r and rig opera	tor are rec	uired.						
Describe	rescribe control device								9										

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1. WELL TAG NO. D D0085430	40.0	TATIO 1								
Drilling Permit No. 89439 2	12. STATIC WATER LEVEL and WELL TESTS:									
Water right or injection well #	Depth	inst wal	ter enco	untered (ft) Static water level (ft)	113					
2. OWNER:	Water	temp. ('	F) 001	Boltom hole temp. (°F)						
Name Shervik Signature Homes (Beuschlein)			ss port	5 Turtie Cap						
Address 23752 Garrett Ranch Way	Well t		T Di	Test method:						
City Wilder State Idaho Zip 83676		down (fee	າ yk	eld (gpm) (minutes) Pump Bailer	Air	Flowing artesian				
3.WELL LOCATION:	150'	- 7	60 C		X					
	18/2422									
Twp. 3 North ★ or South ☐ Rge. 4 East ☐ or West ★ Sec. 6 1/4 SE 1/4 NW 1/40 Scree 1				omments:						
Sec. 5 1/4 SE 1/4 NVV 1/4	13. LIT			and/or repairs or abandonment:	-,					
Control Canyon	Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	<u> </u>	Water				
Gov't Lot County Canyon Lat. 43	10"	0	1	Top Soil	Y					
. 116 •52 007"W (Deg and Decimal minutes)		2		Tan Clay		X				
Address of Well Site Same (Deg and Decimal minutes)		33		Tan Clay w/ Sand Streaks	-	 x				
Address of Well Site Sallie	6"	88		Sandy Clay	+	†				
City Wilder		126		Sandy Clay w/ Sand Streaks	T _X					
Lot. 11 Bik. 2 Sub. Name Garrett Ranch Ridge		146		Tan Clay	+~	X				
4. USE:		149	173	Medium Coarse Sand	X					
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection		173	201	Sandy Clay w/ Sand	X					
Other		201	226	Medium Coarse Sand	X					
5. TYPE OF WORK:		226	231	Sandy Clay	1	X				
■ New well										
Abandonment Other						\top				
6. DRILL METHOD:						1				
☑ Air Rotary ☐ Mud Rotary ☒ Cable ☐ Other	-									
7. SEALING PROCEDURES: Seal material From (fit) To (fit) Quantity (the or fit) Precedent method (secondary)			<u> </u>							
Seal meterial From (ft) To (ft) Quantity (ibs or ft*) Placement method/procedure 3/8" Bentonite 0 63 1500 lbs. 10" Overbore			<u> </u>							
3.5 Boritonite 0 63 1300 lbs. 10 Overbore	-			DECENIE.	b _					
	—			RECEIVE	P					
8. CASING/LINER:	<u> </u>				—	4_				
(nominal) From (ft) To (ft) Schedule Material Casing Liner Threaded Welded				FEB 0.8 2921	—					
6" 3 208 .250 Steel 🗵 🗆 🖫	-			WATER GEROVIERE		—				
5" 204 209 .258 Steel				WATER RESOURCES WESTERN REGION						
5" 219 231 .258 Steel	 -				┼	-				
		_				┿				
					+	┼─-				
Was drive shoe used? ☒ Y ☐ N Shoe Depth(s)					+	┼				
9. PERFORATIONS/SCREENS:					+-	+				
Perforations Y X N Method					┿	+				
Manufactured screen ☑ Y ☐ N Type Johnson					+	+-				
Method of installation Pullback					 	1				
					 	+				
From (ft) To (ft) Slot size Number/ft Diameter (nominal) Material Gauge or Schedule	Comple	ted Depti	h /Meseu	rable). 231'						
209 219 .014 10' 5" Stainless 304		arted: De			21					
				22.5 30/11/2/303.						
	14. DR	ILLER'	S CERT	IFICATION:						
Length of Headpipe 5' Length of Tailpipe 11.8	the time	the rig	was rem	mum well construction standards were compli- loyed.	od with	at				
Packer X Y N Type Rubber K-Packer					2					
	Compa	ny Name	200111	is Phipps Well Drilling In Co. No. 33						
10.FILTER PACK:	*Princip	al Drille		Date Jan 2	2, 20	21				
Filter Material From (ft) To (ft) Quantity (lbs or ft ³) Placement method			7	Date						
N/A	*Driller		4	Date						
	*Opera	tor II	Conel	Date Jan 2	Date Jan 22, 2021					
11. FLOWING ARTESIAN:										
Flowing Artesian? Y X N Artesian Pressure (PSIG)	Operate			Date						
	* Signa	ture of I	Principa	Driller and rig operator are required.						
Describe control device				• • • • •						

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IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

SEP 1 3 2019

WATER RESOURCES

1. WELL	1. WELL TAG NO. D D0082870								WESTERN REGION 12. STATIC WATER LEVEL and WELL TESTS:										
	Drilling Permit No. 390197								Depth first water encountered (ft) Static water level (ft) 159'										
Water ri	ght or inj	ection we	ell#						Water	temp. (°	F) Cold	Bottom hole temp. (°F)							
										be acces	ss port 6	5" Turtle Cap							
Name E	3ill Pu	gh Coi	nstructio	on (Ho	shaw)		_		Wellte		po	Test method							
Address	<u> 2376</u>	4 Gar	rett Ran	ch Wa	y _{te} Idaho					down (feet) Dis	scharge or Test duration		Flowin					
City W	ilder			Sta	_{te} Idaho	Zip 83	676		200'		25 G	aid (Abril) (ilinio(68)		ertesia	n				
3.WELL											200	SPM 1 HR. 🗵 🗆		ä					
			or South	. —	B 4		1	A/a-4 (57)	Water	quality t	est or co	omments:	_	_					
C== 6			oi souti	SE	Rge. 4 1/4 NW	:05t 🔲	or v	vest ix				and/or repairs or abandonment:							
									Bore	From	То	Remarks, lithology or description of repairs	or	Water	_				
Gov't Lot	<u> </u>	C	county Ca	nyon	(De				Dia. (in)	(ft)	(ft)	abandonment, water temp.	" Y	N	_				
Lat 43		<u> </u>	37.680'N	1	(D)		= >:		10"	0		Top Soil		X					
Long 11	6	—_ ₀ 5	2.038'V	V	(0)	and L	Jecimei mi	nutesj		2		Hard Pan		X					
Address	-6144-11	Sal	me		(D6	g and D	Jecimal mi	nutes)		6		Brown Clay		X					
Modress	Ot AAGII :	Site	-		Wilder					13	42	Sandy Brown Clay		Х					
(Greather)	been to sense	Distance to	Road or Landma	m City	, Wilder				6"	42		Brown Sandy Clay		X	_				
Lot. 10	BII	<u>, 2</u>	_ Sub. Na	_{ame} Ga	rrett Ranch	ı Ridç	ge			136		Fine Brown Sand		X					
4. USE:										149 201		Brown Sandy Clay		X					
M Dome	stic 🗀	Municip	al 🔲 Mo	onitor [Irrigation [] Then	mal 🔲	Injection	·	201		Fine Brown Sand	X						
☐ Other				**		-			<u> </u>	241		Sandy Clay Brown Clay w/ Sand	\rightarrow	X	_				
5. TYPE									<u> </u>	285	200	Blue Clay	X	X	,-				
New y	vell L	J Replac	ement wel	Ц М	odify existing v	reli				200		blue Clay		+^	-				
			161			- 01	_							+	\dashv				
6. DRILL			Rotery [XI Cable	Other _									+	\dashv				
7. SEAL				<u></u> 02010	CI Outor _									+-	\dashv				
Seal	material	From	(ft) To (ft)	Quantity	(lbs or ft³) Plac	ement r	nethod/pro	ocedure	,						\dashv				
3/8" B	entonit	e 0			lbs. 10"	Overt	ооге						\neg	+	\dashv				
													$\neg \vdash$	+-	┨				
8. CASII	VG/LINI	ED.							'						┪				
Diameter (nominal)	From (8)	To (#)	Gauge/	Mate	odal Carlo		Theresides							1	┪				
		$\overline{}$	Schedule				Threaded												
6"	2	243	.250					X											
4"	5	225	SD17	PVC		X	X												
į l																			
														\perp					
Moe driv	n oboo	ood? E		Chan D	epth(s) 243			_						\perp					
				Shoe D	eptn(s)									Щ.	_				
			REENS:											_ _	_				
Perforation	ons 🔲 ,	Y 🗵 N	Method						<u> </u>					-	_				
Manufact	ured sci	reen 🗵	Y 🔲 NT	_{Type} En	vironmenta	ıl Ma	nufact	uring	—					+-	_				
Method o	f installa	tion Dr	op In						-					+	\dashv				
From (ft)	To (ft)	Sint eize	Number/ft	Diameter	Material		suge or So		ı -		l	2951			\dashv				
225			60'	(nominal)				nequie		ted Dept				31					
225	285	.020	80	4"	PVC	חפ	R17		Date S	tarted: Ju	ın 28, 2	2019 Date Completed: Jul 22,	2019						
		<u> </u>	<u> </u>						14. DF	RILLER'	8 CERT	TIFICATION:							
									I/We c	ertify tha	t all mini	imum well construction standards were cor	nplied wit	h at					
Length of	Headpi	_{pe} 220'	'	Leng	th of Tailpipe	N/A				e the rig									
Packer [JY 🗵	N Type	3						Compa	ny Nam	_e Deni	nis Phipps Well Drilling In Co. No.	332						
10.FILTE													ug 1, 20	19					
	Material		m (ft) To	(fi) Qi	iantily (ibs or fi ³)	Pli	cement m	ethod] Princi	pal Drille	r ————————————————————————————————————	Date ^	-9 ., 20						
12/20	-		···	**	00 lbs.				*Driller		<u> </u>	D_ Date_							
12/20	JIIIVA C	10 1	2	00 18	טו וטא.	Pour			*Opera	itor II	1/2	h/ m//	ug 1, 20	19					
				<u>l_</u>] Obers	W II		Date.	3 , 30						
11. FLO									Operat	or I		Date							
Flowing A	Vrtesian'	Y	⊠ N Arte	esian Pre	ssure (PSIG)				* Sian:	ature of	Princin	al Driller and rig operator are required.							
Describe	scribe control device																		



1. WELL IAG NO. D 0064699				ER LEVEL and						
Drilling Permit No. 9445 Lale - 370 (25)	Depth f	irst wat	er enco	ountered (ft) 136	Sta	tic water	level (ft)	119		
Water right or injection well #	Watert	emp. (°	F) 56	Boi	ttom hole t	lemp. (°F	7)			
2. OWNER	Describ	e acce	ss port	сар						
Name Darren Uranga	Well te	st			1	Test met	hod:			
Address P.O Box 711	Drawdov				eration				Flov	ving
City Homedale State Id Zip 83686 3. WELL LOCATION:			J		utes)	Pump	Bailer	Air	arte	_
3. WELL LOCATION:	8	6	<u> </u>	35 1	hr			\boxtimes	L	╛
Twp. 3 North ☑ or South ☐ Rge. 4 East ☐ or West ☑										
Sec. 6 1/4 SW 1/4 NW 1/4 100 1/60 acres 1/60 acres			<u> </u>							
10 acres 40 acres 160 acres				r comments:						
Gov't Lot County canyon Lat. 43 ° 37.677 (Deg. and Decimal minutes) Long. 116 ° 52.049 (Deg. and Decimal minutes)	13. LI	THOL	.OGIC	LOG and/or re	pairs o	rabano	donme	nt:		
Lat. 43 ° 37.677 (Deg. and Decimal minutes)	Bore		_							
Long. 116 ° 52.049 (Deg. and Decimal minutes)	Dia.	From	To	Remarks, lithol				or	Wa	_
Address of Well Site 23802 Garrett Ranch Way	(in) 10	(ft)	(II)	aband top soil	donment, v	vater ten	np.		Y	N
City Wilder (City Wilder	10	3	10	brown clay						X
(Give at least state of read - Distinct to Road of Landmark	10	10	13	gravel					\dashv	X
Lot. 9 Blk. 2 Sub. Name Garrett Ranch Way 4. USE:	10	13	38	brown clay					-	$\hat{\mathbf{x}}$
	6	38	135	gravel brown clay brown clay wit	h thin s	and st	rios		\dashv	$\hat{\mathbf{x}}$
Domestic Municipal Monitor Irrigation Thermal Injection	6	135	147	fine brown sar	nd				x	
Other	6	147		brown clay wit		and st	rips		X	
5. TYPE OF WORK check all that apply (Replacement etc.)	6	185	196	fine brown sar					X	\neg
New Well Replacement well Modify existing well		194	204	brown clay						X
Abandonment Other	6	204	212	brown sand					X	
6. DRILL METHOD:										
Air Rotary Mud Rotary Cable Other		\longrightarrow							_	
7. SEALING PROCEDURES	$\downarrow \rightarrow$									
Seal material From (ft) To (ft) Quantity (fbs or ft ³) Placement method/procedure										
3/4bentonite 0 38 950lbs pour									_	
	-									\dashv
8. CASING/LINER:									-	\dashv
Diameter From To Gauge/ (norminal) (ft) (ft) Schedule Material Casing Liner Threaded Welded				-						
				RE	CE	TV	ED			\dashv
							7.3		\neg	_
5 194 207 .250 steel				M	W 12	7 708	2			\neg
Was drive shoe used? X Y N Shoe Depth(s) 197				1						
9. PERFORATIONS/SCREENS:				WAT	ER RES	OURCE	S			
				WES	STERNE	REGION	4			
Perforations Y N Method										
Manufactured screen X Y N Type johnson					CE	5 V/ 5				
Method of installation wash in	 									
From (ft) To (ft) Slot size Number/ft Diameter Material Gauge or Schedule	\vdash			1:5	718	2013				
OCT CAS AS TO THE STATE OF THE	-			353	2 1 0	in to so				
20/ 212 .10 5 ft 5 ss .250					r. nesc					
	Compl	ated Dr	onth /A4	easurable)	FERN A	ECION	-			212
				easurable) 10-4-13		\	J 40	0.42		214
Length of Headpipe 13 Length of Tailpipe	Date:			CERTIFICATION	. C	complete	a 10-	9-13		
Packer Y N Type three wing	14. U	orlifi, il	J C 712 n ile ter	ninimum well const	Y ruction of	andarda	Wara e-	malica	áth c	
10. FILTER PACK:				removed.	Juction St	anuaros	Mete CO	триеа W	nun a	1
Filter Material From (ft) To (ft) Quantity (lbs or ft³) Placement method				/aterpro Well Di	rillina		Col	No. 626		
na na na na na		-	_	4					_	
44 51 000000 000000000000000000000000000	*Princi	pal Dril	ler	Monte 1	024		Date	100	10	13
11. FLOWING ARTESIAN:	*Driller	•					Date	1		
Flowing Artesian? Y N Artesian Pressure (PSIG)			. .		N. C		_	40.		<u></u>
Describe control device	*Opera	ator II <u>\</u>	rel	remonhi	rem	SM	Date	10.	- 1	<u>احت</u>
	Operat	tor I		·			Date	:		
	•	_	* Sk	onature of Principal	Driller and	ria oner				

Form 238-7

IDAHO DEPARTMENT OF WATER RESOURCES

Form 238-7 IDAHO DEPARTMENT OF WATER RESC	-	CES		l	Well ID No.	41529	13	
WELL DRILLER'S REPORT	Γ				Inspected by	R: SERVE		
1. WELL TAG NO. D D0047765						RgeSec _		
DRILLING PERMIT NO.						1/41		
Water Right or Injection Well No.	12. V		ESTS:	UNDER	Lat: :		:	
		X P		S Bailer	. Air ⊡	Flowing Artesian		
2. OWNER: Name BRIAN BURKS		Yield gal.		Drawdown		ng Level	Time	
	-	38		180'	30	0' 1'	12 h	3.
Address 1128 NORTH ROPER PL. City MERIDIAN State ID Zip 83642	<u> </u>							-
on state to zip State	Moto							
3. LOCATION OF WELL by legal description:							emp.	
You must provide address or Lot, Blk, Sub. or Directions to well.	vvale	r Quality	rest or					
Twp North Ø or South □ Rge.	40.1	171101	00101		De	pth first Water Enco	ounter_	
			OGIC I	LOG: (Describ	e repairs or aba	ndonment)	Wa	ater
Sec	Bore Dia.	From	То	Remarks: Li	thology, Water Qu	ality & Temperature	Y	N
Lat: 43:37:678 Long: 116:52:095	10"	0	2	TOP	SOIL		-+	7
Address of Well Site 23863 APPLEWOOD WAY		2	18		W CLAY		-	5
OH LOUDED	6"	18	40		NA CLAY		+	2
(Gree at least name of road + Distance to Road or Landmark)		40	60	SAND	w lowy.	STRKS		XXXXXXX
Lt. 7 Bik. 2 Sub. Name BARRETT RANKH RIDGE		60	100		CUMY W/S	HALE STRIKS	+	X
			137		IN CLAY		 	X
4. USE:			165		BROWN S		17.0	X
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation		165	184	Beo	WW CLAY			X
☐ Thermal ☐ Injection ☐ Other	<u></u>	184	186	FINE	BROWN S	AND DIAR	X	
		186	195	C	LAY		100	X
5. TYPE OF WORK check all that apply (Replacement etc.) New Well Modify Abandonment Other		195	223	SANS) w/CLAY	STEKS.	×	2000
X New Well ☐ Modify ☐ Abandonment ☐ Other	<u> </u>	223	245		CLAY		571	×
6. DRILL METHOD:	<u> </u>	245	270	E	INE BROW	N SAND	×	
M Air Rotary			280		ciny			X
		280	284	F	INE SAND)	X	1 1
7. SEALING PROCEDURES		 		 -				
Seal Material From To Weight / Volume Seal Placement Method	-							+ -
5/2 BENTONITE O 18 500 165 10"OVERBORE		 						
W. I	-	 			. =			
Was drive shoe used? XY \(\sigma N \) Shoe Depth(s) \(\begin{array}{cccccccccccccccccccccccccccccccccccc	<u> </u>	 						1 = 1
Was drive shoe seal tested? ☐ Y 🗹 N How?	1	†						+ -
8. CASING/LINER:							- +	= {
Diameter From To Gauge Material Casing Liner Welded Threaded								† †
6 74 296 250 5765				2-27.0			-	† †
5" 236 249 158 STEEL 1 1 1								† 1
	L_			BEC	SIVED			1 1
Length of Headpipe 13. Length of Tailpipe NA Packer XY N Type BUBBER K-PACKER	<u> </u>			L				\Box
Packet WT IN Type Charles F-PACESC	-	ļ		20 G	* *****			$I \supset$
9. PERFORATIONS/SCREENS PACKER TYPE		ļ						$\perp \Box$
Perforation Method SAND PACKED		ļ		V ::-				1
Screen Type & Method of Installation JOHNSON / PULLBACK	100			77.37				
From To Slot Size Number Diameter Material Casing Liner	-	<u> </u>	ليا	·	va!			
249 269 .012 304 5" 5.5.	Col	mpleted	Depth		167		Measura	· 1
249 269 ,02 304 3" S.S. 1	Dat	te: Star	ted	1/30/0	7 c	Completed 2/2	30/0	7_
	14. E	PILLE	R'S CE	RTIFICATION	1			
10. FILTER PACK	I/We	certify th	nat all m	inimum well cor	nstruction standar	ds were complied v	vith at th	ne
Filter Material From To Weight / Volume Placement Method	time	the rig w	as remo	oved.	8 SE			
20/40 SILICA SAND 249 269 250 105. PRINC BETWEEN TWO	Com	pany Na	me	0 6	MD	Firm	No. 3	37
S. NOOLS ! SOMED	•	-		-01	A	7	<u></u>	~~
11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:		ipal Drill	er	The man	139	Date _ 2/	911	07
150 ft. below ground Artesian pressuretb. Depth flow encounteredft. Describe access port or control devices:	and Drille	r or Ope	rator II			Date		
Depth flow encounteredft. Describe access port or control devices:	, .					Date		
	Oper	ator I		Osimale - LO 10	d D' - O	Date		
				Frincipal Utilier	and Rig Operato	r Heavired.		

Form 238-7 6/07

Describe control device _

1. WEL	Drilling Permit No									12. STATIC WATER LEVEL and WELL TESTS:									
Drilling	Permit I	No	111	008	- & ¢	11/7	5_							182 St		lovel (ft)	180		
										Water	temp. (°	F) 58		Bottom hole	toma (a)	E1			_
2. OWN										Descr	ihe arre	es port	Well Cap		romp. (
		Garret								Well t		so poit.			Test m	niho di			
Addres		17 Но л									down (fee) Di	scharge or	Test duration	Pump		Air	Flov	ving
City W	filder			St	_{le} Idah	0 2	₃₀ 83	676		95		40	eld (gpm)	(minutes) 4 Hr			_	arte	sian
3.WELL										95		 10 -	-	4 [][1 14				
			or Sa	uth 🔲	e 4	_		i 11	Att 🖼	Water	quality t	est or c	omments:		. –			_	-
гир. <u>-</u>		411 E	UI 301	SV	rige	NRA/	ersk 🗀	or v	vest 🔀				_	pairs or aban	donmen	H			_
Sec. <u>-</u>			10 edles	_1/4 SV	T/4	160 ag	 1/4	ŧ		Bore	From	То		s, lithology or desc			\neg	Wate	r
Gov't Lo	t	c	ounty C	Canyon						Dia. (in)	(ff)	(ft)		abandonment, w	ater temp.	-parts of	Y	_	N
Lat. 43		;	37.630)		/Day		n Nacional cul	a.daab	10	0	2	Top Soi				$\neg \neg$	_	X
1 ong 1	16	0.5	2.130)		— (Det	J. and D	received ora	nuus)	10	2	3	Gravel					\top	х
Addesee	of Wall	pin 23	872 G	arrett R	anch W	_ (UA) /av	j. and y	ecimai mir	nutes)	10	3	5	Tan Cla	ν					х
										10	5	7	Sand					\Box	x
Cove al least	name of med	• Cristance to	Pleast or Lave	Git	y vviido	<u> </u>				10	7		Brown C	Clay					X
Lot. <u>3</u>	84	k. <u>2</u>	_ Sub.	Name Ga	rrett R	<u>anch</u>	Way			6	42		Sand						X
4. USE:										6	55		Sand						x
X Dom	estic [Municlp	al 🔲	Monitor (] Irrigatio	n 🗖	Therr	nal 🗌	Injection	6	65		Tan Cla					4	X
☐ Other										6	141		Fine Sa				+		Х
5. TYPE	YPE OF WORK:									6	143		Tan Cla					_	Х
New t	New well Replacement well Modify existing well									6	165		Fine Sar Tan Cla				+-	- -	Х
	PRILL METHOD:								=	6	182		Fine Sar					+	X
	JRILL METHOD: Air Rotary Mud Rotary Cable Other									6	212		Sandy C			.	×	+	
7. SEAL							-	-		6	240		Fine Sai				 	-	X
	material	From	(R) To (t) Quantity	(lbs or ft ²)	Ptace	ment m	ethori/oro	cedure	6	256		Sandy C				X	_	
3/4 B	entonite					Pou				6	261		Fine Sar				 x	_	X
									-	6	278		Sandy C				- -^	_	x
. CASI	MG/I IM	ED.								6	280		Fine Sar				×		^
Diameter	From (8)	To (b)	Gauge/	Matu		Casion	lless '	Threaded	144-14-4	6	291		Sandy C				 ^	_	x
			Schedule	-		Campy			_	6	292		Fine Sar				×		
6	+2	337		Steel					×	6	312	336	Fine Sar	nd			X	_	
4.5	304	324	.250	PVC			X	\boxtimes		6	336		Tan Clay	/				_	x
										6	337	344	Sand Ste	one			X	\neg	
														RECE	VE	D.	\perp		
Mae delu	o choo i	read? [V	IV II	N Shoe D		36			_				•	160					
					abiu(s) <u>n</u>	-00				-				SEP-28	2016		\perp		
). PERF										-				361 23	2010			_	
Perforation										-				WATER RES			—	\bot	
				і Тура <u>Р\</u>	/C								-	WESTERN	REGION			-	
dethod o	f installa	_{ation} <u>Se</u>	<u>t In</u>	_													+-	+	
From (ft)	To (ft)	Slot size	Number	Diameter		dal	0-	uge or Sch	and uta				044						
	• • •			(nominal		nieu		-	nedule	Comple	ked Dept	h (Meas	_{urable):} 344						
324	344	.20	20	4.5	PVC		Sho	i. 40_		Date St	arted: Se	ptem	ber 6, 201	6 Date Com	oleted: Se	ptemb	er 14,	201	6
									14. DR	ULLER'S	S CERT	IFICATIO							
1			<u> </u>							I/We co	ertify that	ali mini	mum well c	onstruction stan	dards we	re compl	ied witi	h at	
ength of	Headpi	рв <u>20</u>		Leng	ith of Tail	pipe 0				the tim	e the rig	was ren	noved.						
acker [JY 🗵	N Type							_	Compa	ny Name	Wate	erpro We	il Drilling	Co	. No. <u>6</u> 2	26		
O.FILTE	R PAC	K:								455-1I	-1.50	22	Bator	12-		_	2 25	2/	Z
	Material		n (ft)	To (ft) Q	antity (lbs o	r 631	Din	cement me	Mond	Princip	Sell Drille		SMAT	11	D	ale _Z	40	7/	
		-	"	- 1-17	(IND C	/	F 140	- resulting	, , , , , ,	Date 9-						-28	2/6	ś	
		-								*Opera	tor II		10						-
										Opera	m 11 —				D	ale			-
1. FLO										Operati	or1				Da	te			_
Flowing Artesian? Y X N Artesian Pressure (PSIG)							* Signature of Principal Driller and rig operator are required.												
										-					1 - 1 11	- www.			

Form 238-7 6/07

1. WELL TAG NO. D 0085463	12. STATIC WATER LEVEL and WELL TESTS:									
Drilling Permit No. 874417	Depth first water encountered (ft) 180 Static water level (ft) 180									
Water right or injection well #	Water	temp. (°I	_{F)} 65	Bottom hole temp	(°F)					
2. OWNER: Nicholas & Beth Demeter	Descri	be acces	ss port V	veli cap Bottom hole temp						
NameAddress 23883 Applewood Way	Well to			Test	t method:					
Address 2000 Applewood vvay		down (feet	' yi≼	na (dbin) (minatés)	np Bailer		lowing rtesian			
City Wilder State ID Zip 83676	214		19	60		X				
3.WELL LOCATION:	10/-4									
Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒ Sec. 6				omments:	4					
Sec. 0 1/4 5VV 1/4 100 acres 1/4 100 acres 1/4	Bore	From	To	and/or repairs or abandonm Remarks, lithology or description		Tw	ater			
Gov't LotCounty Canyon Lat 43	Dia. (in)	(ft)	(ft)	abandonment, water ter	пр.	Y	N			
Lat 43 • 37.680 (Dec. and Decimal minutes)	10"	0		Top soil			Х			
Long -116 •52.156 (Deg and Decimal minutes)	6"	40		Tan clay		X				
Address of Well Site 23883 Applewood Way		60		Brown clay w/sand streak Brown clay w/sand streak		-	X			
city Wilder	"	165		Brown clay	13	-	X			
Lot Blk Sub. Name	"	180		Brown clay w/sand streak	S	X	 ^			
4. USE:	"	195	200	Tan clay			Х			
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection	11	200		Tan clay			Х			
Other	-0	220		Fine sand		X				
5. TYPE OF WORK:	**	224		Tan clay Fine sand		 	X			
☐ New well ☑ Replacement well ☐ Modify existing well ☐ Abandonment ☐ Other		230	243	Fille Sallu		X	 			
6. DRILL METHOD:	-					+	├──			
☑ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other						1				
7. SEALING PROCEDURES:										
Seat material From (tt) To (tt) Quantity (ibs or ft') Placement method/procedure 3/4 bentonite 0 38 850lbs dry nour	1 h 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -									
3/4 bentonite 0 38 850lbs dry pour	dry pour									
						┼				
8. CASING/LINER: Diameter From (h) To (h) Gauge/ Material Casing Liner Threaded Welded						+	 			
(nominal) Plott (ii) Schedule Material Casing Liner Threaded Welded			_			-				
6" +2 238 .250 steel										
5" 233 238 180 steel										
	<u> </u>					-				
	<u> </u>			DECI	EIVEI	\leftarrow				
Was drive shoe used? ✓ Y □ N Shoe Depth(s) 238				neoi		1				
9. PERFORATIONS/SCREENS:				1111 0	1 2020 -	 	t			
Perforations Y X N Method				וֹחַרְ חַ	<u> </u>					
Manufactured screen ☒ Y ☐ N Type Alloy				WATER RE	SOURC ES	ļ	<u> </u>			
Method of installation wash in				WESTER	FEIGNON	┼				
From (ft) To (ft) Slot size Number/ft Diameter Material Gauge or Schedule				2/3 #						
238 243 .012 5" stainless	Comple	ted Dept	h (Meas	urable):243 ft	1 44					
- Commod	Date St	arted: Ju	ın 11,∡	2020 Date Completed:	Jun 16, 20	20				
				TIFICATION:	aa aaaaii	حافات د ام	-4			
Length of Headpipe 5 ft Length of Tailpipe N/A	the tim	e the rig	was ren	mum well construction standards noved.	were compli	ou with	al			
Packer N Y N Type double wiper	Comps	ny Nam	Cool	se Well Drilling & Pump	Ca Na 40	9				
10.FiLTER PACK:			16	Luce Aspello	CO. NO.	10 20				
Filter Meterial From (ft) To (ft) Quantity (lbs or ft ³) Placement method		pal Drille		my E. Csome						
N/A	*Driller	ner	W T	Ole C	Date Jun	19, 20	20_			
1907	*Opera	tor II								
11. FLOWING ARTESIAN:	·					_				
					•					
Flowing Artesian? Y X N Artesian Pressure (PSIG) Describe control device	* Signa	ature of	Princip	al Driller and rig operator are re	equired.					
Describe Control device										

Form 238-7 6/07

1. WELL TAG NO. D 00 76908	_ 12. STATIC WATER LEVEL and WELL TESTS:								
Drilling Permit No. 885127	Depth first water encountered (ft) 189 Static water level (ft) 16.3								
Water right or injection well #	Water temp. (°F) Bottom hole temp. (°F)								
2. OWNER:	Describe access port								
Name Liberty Enterprise	Well test: Test method:								
Address P. U. Bay. 450	Orawdown (feet) Discharge or Test duration Pump Bailer Air Flowing artesian								
City Marsing State 10 zip 83639	320 45 2HR 0 0 80								
3.WELL LOCATION:									
Twp. 3 North or South Rge. East or West Sec.	Water quality test or comments:								
TWP. 3 North M. of South L. rige. 7 East L. of Viest Ja	13. LITHOLOGIC LOG and/or repairs or abandonment:								
Sec	Bore From To Remarks, ithhology or description of repairs or Ols. (ft) (ft) shandonment, water temp.								
Gov't Lot County County Con	(in) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1								
Lat. 13 0 37. 668 (Dag and Decimal minutes)	10 0 1 709 30,2								
Long. 116 052. 158 (Deg. and Decimal minutes)	10 1 3 Brown Clay								
Address of Well Site Garret Ranch Way	6 38 47 Tan C/An								
cin W. lde	47 74 Sands Fan Clay								
(G:003)(03)(10) pcf (x) pd + D Warce In HOS9 of Lend + 4 b)	74 93 Brown Sinns								
Lot Bik Sub. Name	93 148 Tan Class								
4. USE:	148 157 Brown Sund								
Other Municipal Monitor ☐ Imigetion ☐ Thermal ☐ Injection	15/ 12) Tan C/An								
	189 213 Brown Samed X								
5. TYPE OF WORK: Shew well Replacement well Modify existing well	213 237 Tan C/an								
Abandonment Other	237 239 Blue C/24								
6. DRILL METHOD:	239 246 Fine Blue Sound X								
☑Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other	246 354 Dark Bown C/24								
7. SEALING PROCEDURES:	3 / 5 / 5 / 5 / 5								
Seal material From (ft) To (ft) Quantity (tibs or ft') Flacement method/procedure	361 387 Tom Clay 387 319 Brown Sund w/ mad								
578 Chip 0 38 950 lbs Powed	Stone Strips								
	319 323 Blue Sund X								
8. CASING/LINER:	323 324 Baken Blue C/A1								
Chameter From (ft) To (ft) Gauger Casing Liner Threaded Welded	324 326 Sand Store X								
6" +18"324, 250 Steel 10 0 1	326 331 Baked Blue C/34								
41/2 333 13 250 PVC 1 13 120 1	331 333 Sund Stone X								
	333 340 Baked Blue Clay								
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	RECEIVED								
Was drive shoe used? ⚠Y □ N Shoe Depth(s) 324									
9. PERFORATIONS/SCREENS:	JUL 0 9 20!3								
Perforations Y N Method									
Manufactured screen XY NType Curture	WATER RESOURCES WESTERN REGION								
Method of Installation Set in	WED ENWINEGION								
Diameter	522								
Printi (ii) 10 (ii) Sitt size (deficer/it (nominal) material Cadge of defication	Completed Depth (Measurable): 333								
333 313 .020 41/2 PVC .250	Date Started: 8-24-17 Date Completed: 9-5-17								
	14. DRILLER'S CERTIFICATION:								
	I/We certify that all minimum well construction standards were complied with at the time the rig was removed.								
Length of Headpipe Length of Tailpipe									
Packer Y N Type	Company Name Irecsuse Valley Drillingo. No. 560								
10.FILTER PACK:	*Principal Driller Date 96-17								
Filter Material From (ft) To (ft) Quantity (lbs or ft ²) Placement method	9-11-17								
10-20 5.10 333 303 500 165 Powed	*Driller Date / Co								
3.114.3.35 300 300 100 100	*Operator II Date								
	Operator i Date								
11. FLOWING ARTESIAN:									
Flowing Artesian? Y N Artesian Pressure (PSIG)	 Signature of Principal Driller and rig operator are required. 								
Describe control device LGP									

OCT 2 1 1992

STATE OF IDAHO DEPARTMENT OF WATER RESOURCES

7 15880

USE TYPEWRITER OR BALLPOINT PEN

Department of Water Resources

WELL DRILLER'S REPORT

State law requires that this report be filled with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well,

					CITE O	THE WOIL			
¹.	WELL OWNER	•	WATER						
	Name KEITH & ACHUS Address WILDER FRAMO 83676		Static v	vater le	vel	120 feet below lan	nd surface		
	Address HILLDRA TANAM SERVICE		Flowing	?	Yes	Ø [™] No G.P.	M. flow		
ŀ	- CA		Artesiai	n close	d-in p	ressurep.s.i.			
	Drilling Permit No. 63-92-W - 53900	י לב	Control	led by:	'	Valve ☐ Cap ☐	Plug		
	Water Right Permit No.	'	Temper	ature _	Door	°F. Quality 2 / 6/	RUS,		
_					Descri	oe artesian or temperature zone	as below.		
2.	NATURE OF WORK	a	WELL .	TEST I	DATA				
	№ New well □ Deepened □ Replacement	1							
	☐ Well diameter increase ☐ Modification		□ Pur	ηp	ЖВ	ailer 🗆 Air 🗖	Other		
	☐ Abandoned (describe abandonment or modification procedures	-	Discharg	e G.P.M.		Pumping Level	Hours P		
	such as liners, screen, materials, plug depths, etc. in lithologic		10			120	2	umpea	
	log, section 9.)					. / /			
3.	PROPOSED USE								
		9. 1	LITHOL	OGIC	LOG				
	☐ Industrial ☐ Stock ☐ Waste Disposal or Injection	Bore							
	Other (specify type)		From	pth To	ł	Material			ter
		Z	0	3	0 5	POWN CLAY		Yes	No
4.	METHOD DRILLED		3	16	0	CAUCL HAR		_	
	☐ Rotary ☐ Air ☐ Auger ☐ Reverse rotary		16		C'7'	aky BROWN C	L.A.		1
	Cable Mud Other		35	47	RE	COUN SAUD	717		
	(backhoe, hydraulic, etc.)		47	35	BA	ROWN CLAY		_	
_			65	83	BK	OWN SAND			
5.	WELL CONSTRUCTION	<u> </u>	85	130	BA	ROWN CLAV			./
	Casing schedule: Steel Concrete Other		130	135	B	ROWN SALO)		
	Thickness Diameter From To	<u> </u>		160		ROWN CLAY			1
	inchesinches +teet /8/7 teetinchesteetteet			165 175	1	COUNT SAND	41'TTLE		
			275	1800		EDWIN CLAY	1.00	_	4
	was casing drive shoe used? ★ Yes □ No			205	1	BOWN CLAY	Litthe		
	Was a packer or seal used? ☐ Yes 🙀 No			210		COENT CLAY			
	Perforated?				RR	DEUN CLAY			
	How perforated? Factory Knife Torch Gun		220	240	RL	UCCLAY			
	Size of perforation? inches by inches		140	245	B	ROWN CLAV			
	Number From To		2/5	255	B	POWN CLAYLS	MUSICA		
	perforations teet teet								
	perforationsfeetfeetfeetfeetfeetfeetfeetfeetfeetfeetfeetfeetfeetfeetfeet								
	Well screen installed? ☐ Yes 🗷 No								
	ManutacturerType								\dashv
	lop Packer or Headpipe				37.3	eaty as a			\neg
	Bottom of Tailpipe					CONTRACTOR OF THE PERSON OF TH	(2)		_
	Planet and a second a second and a second an				100	M D D D D	111		
	Diameter Slot size Set from teet to feet				100	63			
	Diameter Slot size Set from teet to teet		-			SFP-8 1992	Uj j		
	Gravel packed?		\vdash		1).	0 1332			
					- vpa;	tinent of the Afsources		—— <u></u>	
	Surface seal depth 28 Material used in seal: Cement grout				.,,	caletu Be to a campaire	13 m = .		
	Bentonite					27.	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		
	Sealing procedure used:					Dro :		+	
	☐ Temp. surface casing ☐ Overbore to seal depth		\Box	I		DEC 04	1902		
	Method of Joining casing: ☐ Threaded ► Welded						ν <u>υς</u>		
	□ Solvent Weld □ Cemented between strata	10.							
	Describe access port		A4		0,0	and you are			
		1	Work st	arted 🚜	406	Finished	AUG-10	<u> </u>	2
6.	LOCATION OF WELL	40				(3) 4	And the second		\dashv
•						ICATION			1
	Sketch map location must agree with written location.	1	l∕We ce	artify th	nat all	minimum well construc	ction standa	rds w	ere
	Subdivision Name	•	complie	ed with	at the	time the rig was remov	red.		1
	w • · · · · · · · · · · · · · · · · · ·	1	Firm N	ame £	PI,	LING PR	yo. 93	•	J
	Lot No Block No					BOX 3_ Firm N			[
	County C ANYON	4	Address	HOU	400	ALE FOR Date	906-25	-9.2	_
		9	Signed	by Drii	lina s	unarvisor K	21 95	_	j
	Address of Well Site ALL CUDAL RO. (give at least name of road)	•		اانۍ ور	y 3	upervisor Kunner	a-gu		- [
	T. 3 N S or S				uiu	10 5	2		
	SW 14 NW 14 Sec. 6 .R. 4 E 0 or W F			(Ope	erator)	KINK MIS	(1)		
						(If different than the L	Orilling Super	rvisor)	

Form 238-7 6/07

	1. WELL TAG NO. D 00/3006									12. STATIC WATER LEVEL and WELL TESTS:								
Orilling	Drilling Permit No. 97 41129 - 88120								Depth first water encountered (ft) 108 Static water level (ft) 104									
Water r	ight or In	ection w	eli #			T-1				- Water	temp. (°	F) 58		Bottom hole	temp (0	E1 58		
2. OWN	IER:										ihe arre	ss nort	Well Cap		resup. (7 ===		
		Grave								- Well 1		30 port_			Test m	athart.		
Addres	s 1453	32 N. F	resed	io Loa	þ			_			down (feel	DE		est duration	Pump		Alr	Flowing
City N	ampa			5	iate Idal	סר	Zio 83	3651		45		25	eld (gpm) 1 hi	(minutes)			<u> </u>	ertesian
3.WELL							-r <u></u>			- 45		125	1111		1 8	H		
			A. CA	4L 🗆	Rge. <u>4</u>			1	14/a=1 (5)	Water	quality t	est or c	omments:		,	_		
S 6			01 300	S	W 1/4	NBA/	:ast	7 OL	AABSI 🔽	13, LIT	-		and/or repair	s or aban	donman			
										Bore Dia.	From	То	Remarks, lith				TV	Vator
Gov't Lo	ŧ.	c	County C	апуог)					(In)	(ft)	(ft)	aba	ndonment, w	eter temp.		Y	N
Lat 43		0 ;	37.614			(De	o. and I	o Nacimal m	Andrea	10	0	4						х
Long. 1	16		2.179			(De	g, card (Sedmal -		10	4		Sticky Tan (X
Address	of Well	SHa 24	848 G	arret F	lanch V	(o	A min r	NOCHHEI II	muussj	10	36		Brown Clay					Х
74001000	OI VIOII	UII0			Wilde	er				. 6	39		Brown Clay				Д	X
(Give al Teas)	name of road	• Ulebance to	POST OF LINE		Wilde					. 6	48		Tan Clay w\		Sand		 	X
Lot. 6	Lot. 6 Bik. 2 Sub. Name Garrett Ranch Way									. 6	88 108		Hard Pan Ta Fine Sand	an Clay				X
4. USE:			2000		_		_	_	_	<u> </u>	114		Sticky Tan (Nov			X	+
Control Control	estic 🛴	Municip		Monitor	☐ Imigati	on 🗀	Then	mal [Injectio	6	134		Hard Pan, B		110		$+\!-$	X
_										6	138		Hard Pan, F				×	X
5. TYPE			amant w	o)7 🗖	Modify ex	latina	الم			6	163		Fine Sand	ine Canc	IA CIGA		→ ^	+
Aban	donment		her		thoully ex	Dung w	W			6	180	100	Tan Clay				 ^	×
6. DRIL																	_	1
			Rotary	☐ Cab	te 🗆 O	ther_											1	
7. SEAL	.ING PR	OCEDI	JRES:															
					ly (ibs or \$7)	Plac	ement n	nethod/pr	ocadura]								
3/4 B	entonit	e 0	39) .	100	Han	d Po	ur										
]			- p-r					
8. CASI	NG/LIN	ER:								-			חב	CEI	VE	D		
(nominal)	From (ft)	To (ft)	Gauge/ Schedule	М	aterial	Casing	Liner	Threaded	d Welded					0=				-
6	+2	158	.250	Steel					X				ļU	CI 18	2016		+	-
5	153	163	.250	Steel		×			X	-			WAT	ER RESOL	100-		+-	+
- `-	100	100		0.001			П						WE	STERNIE	GION		+-	
				-	~	1 =	_								-1017			
<u> </u>				L				ш								÷	+-	+
Was driv	e shoe u	ised? 🔀	Y 🗆	N Shoe	Depth(s)	158											+-	
9. PERF	ORATI	ONS/SC	REENS	:														
Perforati	ons 🔲	Y 🖾 N	Metho	d										_				
Manufac	tured sci	reen 🖾	Y 🗆 N	Type	/lesh													
Method o						-				·								
		Siot size			ar I		I			,			L					
From (tt)				nomin	m/	terial	G	suge or S	chedule	Comple	eled Dept	h (Mess	urable): 169					
163	169	mesh	6	5	\$.\$.25	0		Date S	O henne	ctober	7, 2016	Date Comr	Jahadi OC	tober 1	11.201	6
													TEICATION:	Date Com	Action Co.			
										I/We c	ertify that	all min	mum well const	ruction stan	dards we	re compl	ied with	at
Length o				Le	ngth of Ta	ipipe _				the tim	e the rig	was ren	noved.					
Packer [3 Y 🗆	N Type	Three	Rib I	Packe	r, x2				Compa	my Nami	Wate	erpro Well.Di	rilling	C	o. No. 62	26	
10.FILTI					-	_	~			AP. 1		m	ato to	1	`		10	11
	Material		n (ft)	To (R)	Quantity (lbs	Or 821	Din	cement m	nelbod] *Princi	pal Drille	Z.E			—— ₽	8la <u>20</u>	10-1	6
-		1					FIR	wentern II		*Driller						ate		
		_		\rightarrow					_									
44 = 3										,						_		
11. FLO											or 1				Da	ate		
Flowing A	Artesian?	? 🗆 Y	⊠ N Ai	tesian F	ressure (F	'SIG)_				* Sign:	ature of	Princie	al Driller and riç	nneretor :	ira rassi	inad		
Describe	escribe control device									311				A-intra	m a radin	rau.		

0072000

(- MDSHICIS

1. WEL	L TAG	NO. D 💆	JU130C	סו					12.8	TATIC W	ATER	LEVEL and	WELL TECT	re.			
Drilling	Permit	No										Intered (ft) 10				104	
Water	ight or in	jection w	eii #						Motor	toma (0)	er encou	Intered (II)	50 St	atic water	level (ft) _ 5Ω	104	
2. OWN									******	temp. (-) <u>-00</u>	Well Cap	Bottom hole	e temp. ("I	F) <u>JU</u>		
		Grave	Э						Well t		s port_	rron oup					
Addres	s <u>1453</u>	32 N. F	resed	io Loop						down (feet	Dis	charge or	Test duration	Test me			Flowing
City N	ampa			Ste	te Idaho	Zip 8	3651		45	domi (leat	25	oki (gpm)	(minutes) hr	Pump		- All	artesian
3.WELI	LOCA								75		25		TIF			H	
TWD. 3	No	orth 🔀	or Sou	ıth 🖂	Rge. 4	East [7 00	\Moet ☑	Water	quality to	at or co	omments:		, -	_	_	ш
Sec. 6				1/4 SV	V 1/4 N	1W 4		AAGS! [V]	13. LIT	HOLOG	IC LOG	and/or rep	airs or aban	donmen	t:		
					Cres 1/4	80 scres	/4		Bore Dia.	From	To	Remarks, I	lthology or desc	cription of r		V	Vater
Gov't Lo	t	0	county C	anyon			_		(in)	(A)	(ft)	а	bandonment, w	rater temp.		Y	N
Lat. 43		0	37.614			(Deg. and	Decimal r	ninutes)	10	0	4	Sandy Ta				↓	х
Long. 1	16	<u> </u>	<u> 2.179</u>			(Deg. and	Decimal n	ninutes)	10	4 36	<u>36</u> 39	Sticky Tar		·		┿	X
Address	of Well	Site <u>24</u>	848 G	arret Ra	anch Way	/			6	39	48	Brown Cla				$+\!\!-$	X
Man allasii				Cit	wilder Wilder				6	48	88	Tan Clay		Sand		┼	X
Lot 6	RI	ν 2	Sub I	Mama Ga	arrett Rar	ich Wa			6	88		Hard Pan		Oand		 	X
4. USE:		··-	_ 000.1	Valido <u></u>		1011 110	.,		6	108		Fine Sand				$\frac{1}{x}$	 ^ -
		Municip	al 🗆 l	Monitor [Irrigation	☐ The	rmal [7 Injection	6	114	134	Sticky Tar	Clay			 ``	×
Other	r								6	134	. 138	Hard Pan,	Brown Cla	ay		1	X
5. TYPE									6	138		Hard Pan		dy Clay		х	
New New	well [Replac	ement w	ell 🔲 M	todify existin	ig well			6	163	180	Fine Sand				Х	
			uper						6	180		Tan Clay					Х
6. DRIL			Poton.	Coble	Othe	_										—	
7. SEAL				- Capie									·			┼—	┼
7. Seal	material	From	JKES:) Quantity	(lbs or ft ²)	Placement	methodio	moodure	,						 -	┿	┼
3/4 B	entonit	e 0				and Po		CORLOIG								┼─	
																+	+
8. CASI	NG/LIN	ER:				<u>-</u>			'				DE	CE	WE	—	+
Diameter (nominal)	From (ft)	To (ft)	Gauge/	Mate	eria) Ca	sing Liner	Threade	hablaW b						UE.	I V E	ヤー	-
6	+2	158	Schedule 250	Steel				× 115435						CD.	2017		
5												<u></u>	<u>_</u>	EB 1:	3 ZU17		
5	153	163	.250	Steel				×	<u> </u>				WAT	TER RES	OURCE		
ļ													WE	STERN	REGION	1	
					1.											↓	-
Was driv	e shoe u	used? 🗵	Y 🔲	N Shoe D	epth(s) 15	8_			<u> </u>				7			-	-
9. PERF	ORATI	ONS/SC	REENS	3:								Drion a	th 1 50	HOTT	MILLER	#	-
Perforati	ons 🔲	Y 🖾 N	Methor	d								- J -	1			' 	+-
				туре Ме	esh							T.	1100	()		 	+
Method o														10			
												VOV	1/18	13			
From (ft)		Slot size		Diameter (nominal)		ı G	auge or S	chedule	Comple	ted Depti	n (Meası	rable): 169	arlor	VICVIT'	(5) OK	t	
163	169	mesh	6	5	S.S	.25	50					7, 2016	Date Com	1 1 1 1 C	toher 1	1 201	16
														pleted:	TODE! I	1, 201	
												TIFICATION: mum well con		ndarde we	re compli	ad with	at
Length o	f Headpi	ре <u>10</u>		Lenc	th of Tailpip	L)8			the tim	e the rig	was ren	noved.			. J within	Se ALINE	- GI
			Three	Rib K	Packer,	x2			Compa	nv Name	Wate	rpro Well	Drillina	•	. No 62	6	
10.FILT									Compa	ily ivaline	n	erpro Well ente la	D. 3	C	o. No. 🚾	<u> </u>	
	Material		0 (8)	Fo (8) O	and the state of	3, 5,			*Princij	oal Driller	1/1	mer so	72	D	ale <i>20</i>	<u> 20.</u>	16
rater	**************************************		n (ft) 1	Fo (ft) Qu	antity (lbs or f	-/- Pl	ecement r	nethod									
-						+											
									l								
11. FLO									Operat	or I				Da	ate		
Flowing /	Artesian'	Y 🔲 Y	⊠ N Ar	tesian Pre	ssure (PSi	3)						t Driller and					-
Describe	control	device _							~igit		· · · · · · · · · · · · · · · · · · ·	Simer and	A obeigiot	ara redul	reu.		



Describe control device

1. WEL	L TAG	NO. Đ 🤇	00775	i 07					42 0	TATIC V	VATED			•				
Drilling	Orilling Permit No. <u>886100</u>								12. STATIC WATER LEVEL and WELL TESTS: Depth first water encountered (ft) 206 Static water level (ft) 145									
Water r	ight or in	jection w anway	eli#	-					Water	temp. (°	F) 65	intered (II)	Bottom hole	temo (⁰ F	:) Jeann (11)			-
									Descri	ibe acce	ss port			wiip. (i	/			-
Name	022	7 (8/ 12/	ancho	ide Lar					Well t					Test me	thod:			-
Address City_	is 923	/ VV D	3acris	iue Lai	State Id	Zin	83714		Draw	down (fee		charge or old (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowin	an
3.WELL	LOCA	TION:									-		1000		R		- H	
Two. 3	No	eth 53	or So	uth 🗖	Rge. 4	Faci	ı∏ ar ¹	Mact Rd	Water	quality t	est or co	mments:		,			Ч	
Sec. 6			J. 00	1/4 S	W 1/4	NW "	1/4	AACST EM	13. LIT				epairs or aband	donment	:		0.0	Ť
									Bore Dia.	From (ft)	To (ft)		ks, lithology or desc	ription of re			Water	
Gov't Lo	t		ounty	0	Ranch W				(in) 10	0	2	top soil	abandonment, w	ster temp.		ν		N X
Lat.	16		37.30 37.30	a		(Deg. ar	nd Decimal m	inutes)	10	2	5	clay				-		<u>X</u>
Long		23	906 C	erret F	Ranch Walde	(Deg ar	nd Decimal in	inutes)	10	5	7	gravel				-		X
Address	of Well	Site	000 0		Wilde	r -			10	7	39	clay st	icky				- 1	X
(Give al least	name of road	+ Distance to	Road or Lan	idmark) C	Wilde	<u> </u>			6	39	208	clay						χ̈
LOI		k	_ Sub.	Name _					6	206	207 216	fine sar	10			×		_
4. USE:		1		3		_		_	6	216	260		wn sand			×		X
Other	estic L	_ Municip		Monitor	☐ Irrigation	n □∏	nermal [Injection		<u> </u>						+-^	-	_
5. TYPE	-					-										_	+	
X New	weil [Replac	ement v	vell 🔲	Modify exis	ting well												_
			her								ļ							
6. DRIL			Potenz	₩ Cab	le 🔲 Ott	har										-	_	
		ROCEDI		Ed Can		LG1										+	+-	_
Seat	material	From	(ft) To ((ft) Quanti	ity (libs or fi ³)	Placeme	ent method/pn	ocedure					0.50			+-	+	
Dento	nite chi	p 0	39	9 15	00ibs	poured	forn top	_					REC	EIV	ED	土		
8. CASI			Council										אוטר	19 20	18	—		
Diameter (nominal)			Gauge/ Schedule	9 M			ner Threaded						WATER RE	SOUD/	250	+-		
	239	+1	.250	steel] []	X					WESTER	V HEGI	ON	+-	+	_
] [
]		ļ									
_									-									
Was driv	e shoe u	used? 🗵	Y	N Shoe	Depth(s)	239										+	-	\dashv
9. PERF	ORATIO	ONS/SC	REEN	S:												+	_	
Perforati	ons 🔲	Y 🔣 N	Metho	od bc										***************************************				_
Manufac	tured sci	reen 🔀	Y. 🗆 i	N Туре <u>ј</u>	ohnson s	creen			ļ							\bot		
Method o	of installa	ation DL	III bac	K					\vdash								+	\dashv
From (ft)	To (ft)	Slot size		Diame		rial	Gauge or 8c	hedule				26	0					\dashv
260	240	10	20	(nomin	stainle		250		Comple	ted Dept	<u>h (Measi</u> /22/40	ırable):	-	0.5	7/10			_
				+						arted: 5			Date Comp	eleted: 0//	7710			
			 									TFICATIO	N: construction stan			سن اموا	h ct	
ength of	f Headpi	pe 5'	<u> </u>	Lei	ngth of Tailp	nine 3/8	welded	plate	the tim	e the rig	was ren	toved.		Daids Mei	e compi	led Wil	n at	
		N Type	3 lip	k pack	er			-	Compa	ny Nam	High	line Dril	ling LLC	a Co	No. 7	69		
IO.FIL.TI		•								oal Drille		AT I	Caloka)	1	ite <u>6</u>	1.0	110	
	Material	Fron	n (ft)	To (ft)	Quantity (lbs o	r ft³)	Placement m	ethod	Thncij	dai Lyrille	1100	4 1	1100	Da	ale 12/	15/	10	
1	ĀVĀ	_		+					*Driller					Da	rte			
		_			·	_			*Opera	tor II				Da	ite			
1. FLO	WING A	RTESIA	AN:												,			
				rtesian P	ressure (PS	SIG)									te			
					· Journa / (i C	/			* Signa	iture of	Principa	ıl Driller a	nd rig operator	are requi	red.			

1. WELL TAG NO. D 0085361									
Drilling Permit No. 893483		TESTS:							
Water right or injection well #		Depth	first wa	ter enco	untered (ft) 188' Sta	tic water level (ft)	178'		
2 OWNED Mariona Codin		ANSIG	temp. (°F) <u>03</u>	Bottom hote	temp, (°F) 63			
Name Marlena Carlin		Desc	ioe acce	ss port	Watertight Well Cap				
Address 23957 Applewood Way		Well (Test method:			
City Wilder State ID	zin 83676		down (fee	"∣ yi	scharge or Test duration eld (gpm) (minutes)	Pump Bailer	Air	Flowing	
3.WELL LOCATION:	210	220		21g	pm 90Minutes		X	artesiar	
Twp. 3 North or South Rge. 4		Water	auglitu t		omments:				
Sec. 6 NW 1/4 SW 1/4 NW 1807	East∐ or West⊠	13 117	HOLOG	est or co	omments:			<u> </u>	
	icres 1/4		From	To	and/or repairs or aband	onment:			
Gov't Lot County Canyon		Dia, (in)	(ft)	(ft)	Remarks, lithology or descr abandonment, was	iption of repairs or ter temp.	1	Vater	
Lat. 43 • 37.642 (D. Long116 • 52.221	90. and Decimal migutor)	10"	0	3'	Sand & Large Gravel		Y	+ %	
	g. and Decimal minutes)	10"	3'	68'	Brown Sandy Clay		-	X	
Address of Well Site 23957 Applewood Way	-9. Bito Decimal Himoles)	6"	68'	88'	Sand		+	$\frac{X}{X}$	
(Createsting - Ethan - Dalance in Road or Language City Wilder		6"	88'	188'	Tan Clay w/ Sand Str	eaks	1 -	T X	
		6"	188'		Sand		X		
Lot 8lk Sub. Name		6"	196'		Tan Clay			X	
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐	1 =	6"	229' 240'		Fine Sand		X		
Other	Thermal Injection	-	240	242	Tan Clay			X	
5. TYPE OF WORK:			- 1					_	
New well Replacement well Modify existing w	ell						_	ļ	
CI Abandoninent CI Other							-	 	
6. DRILL METHOD:							-	-	
☑ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _							-	-	
7. SEALING PROCEDURES:							-	-	
Seal material From (ii) To (ii) Quantity (ibs or it') Place 3/8" Bent Chips 55' 0' 1750lbs Pour	oment method/procedure			127					
378 Bent Chips 55' 0' 1750lbs Pour	ed				POFLVED		-	-	
8. CASING/LINER:				!	RECEIVED		1		
Diameter Canada Gauret									
(nominal) (ii) Schedule Malerial Casing	Liner Throaded Welded				APR 15 2020				
6" +2' 226' .250 Steel		-		-					
				-W	TER RESOURCES				
5" 222' 230' .250 Steel				yv	ESTERNINGUION				
Was drive shoe used? ☑ Y ☐ N Shoe Depth(s) 226'									
9. PERFORATIONS/SCREENS:						. —			
								\dashv	
Perforations Y X N Method									
Manufactured screen Y N Type Johnson V-Wir	re	-= -	_				-	-	
Method of installation Pull Back				_					
From (ft) To (ft) Slot size Number/ft Diameter Material	2								
OCOL CACA (nominal)	Gauge or Schedule	Complete	Depth (Measura	oble): 240'		1.		
230 240 .012 10 5" S.S.	.250	Date Start	ed: 4-0	7-2020		04 14 2020			
					ICATION:	ed 04-14-2020	-		
Lange City of the		I/We certi	fv that a	ll minimi	im well construction abanda-	de ween"	4 10		
Length of Headpipe 8' Length of Tailpipe 0'		the time t	ne rig wa	s remov	/ed,	na were combiled	with at		
Packer X Y N Type Dbl. Fin K-Packer		Company	Name [Dayis V	Mell & Rump Co.	Co. No. 101			
10.FILTER PACK:				13	hu 1) in	Co. No. 10 1		_	
Filter Material From (ft) To (ft) Quantity (lbs or ft²)	Placement method	*Principal	Driller_	m	12) News	Date 04-14-	2020	_	
		*Driller			11	Date			
		*Operator	 1	2	HH	Date 04-14-		-	
1. FLOWING ARTESIAN:		Operator I	~		24-1211	Date	2020	ime.	
lowing Artesian? 🔲 Y 🗵 N Artesian Pressure (PSIG)						_ Date			
Describe control device	*	' Signatur	e of Pri	ncipal D	riller and rig operator are	required.			



1. WELI	L TAG N	10.∑	06486	1					12. STATIC WATER LEVEL and WELL TESTS:							
Drilling	0rilling Permit No. 914368-870427								Depth first water encountered (ft) 187' Static water level (ft) 176'							
									Water	temp. (°	_{F)} 62	Bottom hole	temp (OF	. 62		
2. OWN	ER:											Dottom note	temp. (r	7		
Name	BOB S	TEVE	NS						Well t		aa port_		Total	41-4-		
Addres	_s 2390	9 APP	LEWO	OD W	AY ate ID				-	down (feet	Dis	charge or Test duration	Test me		A1-	Flowing
City W	ILDEF	₹		Ste	te ID	7in 8	3676				7 yie 22	eld (gpm) (minutes)	Pump	Baker	Air	artesian
3.WELL					160	Zip			-	<u> </u>	22	1.5HR			⊠ □	
_				. —	4			–	Water	quality t	est or co	omments:	,		ч	Ц
Twp. 0	No	rth 🔀 i	or Sout	ᆘᄔ	Rge. 4	East L] or \	West ⊠				and/or repairs or aband	dan			
Sec. O			10 scres	.1/4 <u>3 V</u>	1/4 NV	1/	4		Bore	From	To					Water
Gov't Lo									Dia. (in)	(ft)	(ft)	Remarks, lithology or desc abandonment, wa	npuon or r star temp.	epairs or	Y	
43	٠		37 670				-		10"	0	6'	SAND AND GRAVEL			+	X
Lat. 10	16		2 208		(D	eg. and	Decimal m	inutes)	£1	6'	43'	TAN CLAY			\top	X
Long	10	220	200 AE	DI EVA	OOD WAN	eg. and i	Decimal m	inutes)	6"	43'	56'	TAN CLAY			\top	X
Address	of Well	Site <u>233</u>	JUJ AF	PLEVV	OOD WAy				11	56'	73'	BRN CLAY			\top	X
(Give at least	been to amen	Distance to 1	Road or Landin	Cit	WILDER				It	73'	85'	SAND				X
Lot. 4	BII	. 2	Sub. N	lame G	ARRETT E	STAT	ES		11	85		TAN CLAY W/ SAND	STRE	AKS		X
4. USE:			_						11	122'		HARD TAN CLAY				_ X
⊠ Dome	estic 🗀	Municip	al 🔲 N	lonitor	Irrigation [] The	mal 🗀	Injection	"	148'		TAN CLAY W/ SAND	STRE	AKS		X
Other									"-	161'		TAN CLAY				X
5. TYPE									#1	176'		FINE SAND W/ CLA	Y STRE	EAKS	X	
New '	well [Replac	ement we	ell 🔲 N	fodify existing	well			11	187'		TAN CLAY			- 	X
			ner						11	192'		FINE SAND			X	
6. DRIL			D-4	Поль	Пои				<u> </u>	196' 204'		TAN CLAY	OTDE	11/0		X
			-	Capie	Other_	-			11	221'		TAN CLAY W/SAND	SIRE	AKS	X	
7. SEAL	ING PR			Quantit	(ibs or ft ³) Pla				1 11	235'		TAN CLAY W/SAND	CTDE	AVC	- -	_ X
	. CHIP				DLBS. DR			ocedure	"	236'		HARD TAN CLAY	SIRE	AKS	X	
	CHIPS		+ ''	+	DEBO. DIX		011		11	243'		VOID BETWEEN CL	AV (42)	CDM	+	X
			i						1 1 11	244'		HARD TAN CLAY	AT (IZ	GFWI	^	X
8. CASI	NG/LIN	ER:	Gauge/						ii	258'		FINE SAND			+x	
Diameter (nominal)			Schedule			_	Threaded					THE OTHER			 ^	
6"	+2	256'	.25	STEE				×			<u> </u>				+	-
5"	254'	259'	.25	STEE		X		X				F. 62 62 62			1	
												RECEIL	/ED)	_	
-																
				<u> </u>		_		u				MOV G 6 28	713		1	
					Depth(s) <u>256</u>											
9. PERF	ORATI	ONS/SC	REENS	:								WATER REGOUR	CES			
Perforati										ļ	ļ	WESTERN REG	ON			
Manufac	tured sc	reen 🗵	Y 🗆 N	Type S	TAINLESS	WIR	E MES	SH		-						
Method (of installa	ation W	ASH-D	NWO												
From (ft)	To (ft)	1	Number/f	T Bi		· · ·			,		1	OCA ET				
			-	(nomina			auge or S	chedule	Compl	eted Dep	th (Meas	urable): 264 FT				
259'	264'	N/A	5'	5"	SS	М	ESH_		Date S	tarted: 1	0/28/1	3 Date Com	pleted: 10)/31/13	3	
												TIFICATION:	protoo.			
L									I/We d	ertify tha	it all min	imum well construction star	ndards we	ere comp	olied wit	th at
Length o	f Headp	ipe <u>5'</u>		Len	gth of Tailpipe	NON	E		the tin	ne the rig	was rei	noved.		•		
Packer	XY C	N Type	DOU	BLE-W	IPER K PA	CKE	R		Comp	anv Nam	e CO	DNSE WELL DRILLI	NG C	o. No. 4	109	
10.FILT										•		La. 1. 11.				
	r Material		m (ft)	Γο (ft) C	tuantity (lbs or ft ³)		200	moths of	¹Princ	ipal Drille	er :	any to CA	la	2ate	1/13	
		1 110	(11.)		mainty (103 Of IC.)	ļ <u>"</u>	acement n	nemog	*Drille	r				Date		
N	ONE	82				 				-t !!	,				442	
						1			*Oper	ator II	.	2.7		Date 111		
11. FLO	WING A	ARTESIA	AN:						Opera	tor I	Ser	May	D	ate 11	11/13	<u> </u>
Flowing	Artesian	? 🛮 Y	⊠ N Ar	tesian Pr	essure (PSIG)		<u></u>		* Slan	ative of	Princin	al Driller and rig operator	250 505.	ulrad		_
Describe	control	device _							g.		отр	mer and 118 oberator	are redu	meu.		



Describe control device ___

1. WELL TAG NO. D D053167	12. STATIC WATER LEVEL and WELL TESTS:
Drilling Permit No.	Depth first water encountered (ft) 55 Static water level (ft) 180
Water right or injection well #	Water temp. (°F) 72 Bottom hole temp. (°F)
2. OWNER: DOWN CUCC	Describe access port
Name	Well test: Test method:
Address 23962 Applewoody,	Drawdown (fact) Discharge or Test duration Duran Botton Flowing
City WII Der State To zip	2/5 30 /3-0 S D D D D
3.WELL LOCATION:	
Twp. 3 North or South Rge. 4 East or West	Water quality test or comments: Clear 8. PH 20HWD 0
Sec. 6 1/4 SW 1/4 MW 1/4	13. LITHOLOGIC LOG and/or repairs or abandonment:
	Bore From To Remarks, lithology or description of repairs or Water
Gov't Lot County Canyon	(iii)
Lat. 43 ° 37 4/ (Deg. and Decimal minutes)	10 0 15 Dorly Gravel +
Long. 116 0 5 2 16 (Deg. and Decimal minutes)	10 15 18 TAN'Sandy clay Haro 7
Address of Well Site 23962 Reflewort WV	6 27 29 Brown Fine SAND +
OFF COMPUSTIC/Aller City WilDer (Gire all read come of the distance to record of Landmark)	6 29 41 TON Sandy clay +
Lot Blk Sub. Name Garre H Ranch Ridge	6 41 46 Brown Sundy clay
	6 46 53 Fine BranssanDwckaylayersk
4. USE: **Opmestic Municipal Monitor Irrigation Thermal Injection	6 53 55 FINE BRWN SAND
Other	6 55 122 TAN SANDY Clay
5. TYPE OF WORK:	6 122 137 Fine Brun SOAD Withincher & Trans
New well Replacement well Modify existing well	6 137 152 Hard MUCKLY
Abandonment Other	6 152 228 TM xin DY Clary
6. DRILL METHOD:	6 28 24 Hard Miclay
Air Rotary Mud Rotary Cable Other	6 239 238 SANDY TAN Clay
7. SEALING PROCEDURES: Seal material From (ft) To (ft) Quantity (por ft³) Placement method/procedure	6 238 245 DATK BROWN Clay
	6 245 250 Bran and Thick chapers
	6 257 262 Brun sand This day layers X
BONT A CARMOUNED	6 262 263 300 SandY Clay Trov
8. CASING/LINER:	C 1212 121/ 12 A 1883 (C 7/10/1)
(nominal) (ft) 10 (h) Schedule Material Casing Liner Inreaded Welded	1 266 269 Sundy Chay TAN
6" +3 217.250 STEEL DO 0	367 273 Brown Stindmed x
5" 231 267 ,250 STEEL A	273 274 TANCICLY
5" 76/267 1250 STEEL 1 1 1 1 1	
Was drive shoe used? ☑Y ☐N Shoe Depth(s) 317	DECEIVED
9. PERFORATIONS/SCREENS:	RECEIVED
	OCT 1 4 2008
Perforations Y N Method	OCT 14 2008
Manufactured screen BY N Type Sohn Sn Sur lock	WATER RESOURCES
Method of installation Set in	WESTERN REGION
From (ft) To (ft) Slot size Number/ft Diameter (popular) Material Gauge or Schedule	Completed Depth (Measurable): 374
211 231 ,020 20' 4/5 PVC 30	
and the state of the state of	Date Started: 9-9-0 Date Completed: 9-26-08
267 274 012 5° 5" STRINGS	14. DRILLER'S CERTIFICATION:
	I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Length of Headpipe 7 430 Length of Tailpipe	Amount Amount to
Packer TY XN Type	Company Name Co. No. 45
10.FILTER PACK:	*Principal Driller Have Undownson Date 9-26-08
Filter Material From (ft) To (ft) Quantity (or ft ²) Placement method	
8-12 231 213 150 Sku Rur	*Driller Date
SILICASUND W/WATER	Operator II Greg Nelson Date 9-26-18
11. FLOWING ARTESIAN:	Operator I Date 9 - 26 - 68
Flowing Artesian? TY An Artesian Pressure (PSIG)	
	* Signature of Principal Driller and rig operator are required.

Form 238-7 6/07

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IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

NOV 0 8 2019

1. WELL TAG NO. D 0083124	12. ST	ATIC W	ATER	LEVEL and WELL TESTS:	WEST	ERN RE	MOLE
Drilling Permit No. 892009				untered (ft) 180 Static water	er level (ft)	173	
Water right or injection well #	Water	temp (°F	62d	egF Bottom hole temp.	(°F)		
2. OWNER:	Descri	be access	s port V	vell cap	/		
Name Mike Tenhulzen	Well to		. po		method:		
Address 17754 Van Slyke Rd.		down (feet)	Dis	charge or Test duration Dumo			lowing
City Wilder State ID Zip 83676			60	eld (gpm) (minutes)		X	rtesian
3.WELL LOCATION:							
Twp. 3 North 🗓 or South 🗍 Rge. 4 East 🗍 or West 🗓	Water	quality tes	st or co	omments:			
Gec. 5 1/4 SW 1/4 NW 1/4 NW 1/4	4***	HOLOGI	C 1.00	and/or repairs or abandonme	nt:		
	Bore Dia.	From	To	Remarks, ilthology or description of	f repairs or	the state of	ater
Gov't Lot County Canyon	(in)	(ft)	; <u></u>	abandonnient, water temp). 	. Y	N
1 at 45 937.720 (Dec and Decimal minutes)	10'	0 2	<u>4</u>	sandy brown clay			X
Long 116 v51.067 (Deg and Decimal minutes)		6	18	gravel and sand			- <u>^</u> -
Address of Mail City 17/04 Vall Siyke NO.	11	18	56	fine brown sand			X
City Wilder	110	56			et i maleuri	J 10000	Х
Control of the Control of Control		120	135	tan clay tan clay with fine sand stre	aks		Х
Lot Bik Sub. Name	17	135		tan clay			Х
4. USE: Dornestic Municipal Monitor Irrigation Thermal Injection	H	167		sandy tan clay with sand s	trips	Х	
Other	11	190		fine brown sand		X	
5. TYPE OF WORK:		195		light tan clay			_ X
New well Replacement well Modify existing well		251	315	light tan clay with fine sand	streaks	X	
Abandonment Other						-	
6. DRILL METHOD:							
Air Rotary Mud Rotary Cable Other	110.00						
7. SEALING PROCEDURES: Seal material From (ft) To (ft) Quantity (lbs or ft*) Placement method/procedure							
3/4 bentonite 0 240 3750lbs dry pour							
					000000000000000000000000000000000000000		
8. CASING/LINER:							
Diameter (From (ft)) To (ft) Gauge/ Material Castro Lines Threaded Welded	ļ	ll					
Comminal) Florin (ii) Schedule Material Casaly Ellie Illiand Weilder C							
Was drive shoe used? Y X N Shoe Depth(s)							
9. PERFORATIONS/SCREENS:							
Perforations TY X N Method	-						
Manufactured screen ☒ Y ☐ N Type pVC							
Method of installation placed							
Diameter		L		244			
From (tt) 10 (tt) Slot size Numberiti (nominal) Material Gauge of Schedule	Compl	cted Dept	h (Mea:	surable).314			
254 314 .020 4.5" pvc sdr-17	Date S	Narted: Oc	ct 28,	2019 Date Completed:	Nov 5, 20)19	
	11.5			RTIFICATION:			
				nimum well construction standards	were comp	olied with	at
Length of Headpipe Length of Tailpipe		ne the rig					
Packer TY N Type	Comp	any Nami	00ني	pre Well Drilling	Co No. 4		
10.FILTER PACK:	*Princ	ipal Drine		hus 9 Coolbe	Date No	v 5, 201	19
Filter Material From (ft) To (ft) Quantity (lbs or ft ³) Placement method			17	50h	Date No		
12-20 silica 240 314 3500lbs tremie	*Drille	· 1	ההקיר	SULVIL	Date 110		
	*Oper	ator II			Date		
11. FLOWING ARTESIAN:	Opera	itori /K.	יוציי.	don to be man	Date No	v 5, 201	19
	•	11		-0,1			
Flowing Artesian? TY X N Artesian Pressure (PSIG)	1 Sign	ature of	Princi	pal Driller and rig operator are re	quired		
Describe control device							



Describe control device ___

1. WELL TAG NO. D 0069026	12. ST	ATIC W	ATER	LEVEL and WELL TESTS:			
Drilling Permit No. 448980 - 875 037				intered (ft) 193' Static water level (ft)	193'		
Water right or injection well #	Mater t	omn (⁰ f	. 61.5	Bottom hole temp. (°F)			
2. OWNER: Mike TenHulzen	Describ	emp. (1	, V	vell cap		—	
Name Mike TenHulzen			a port _				
Address 3621 Arthur Street	Well te	st: own (feet)	Dis	Test method:	1	Flowing	
City Caldwell State ID Zip 83505	Diawo	owii (ieet)	yio	eld (gpm) (minutes) Pump Bailer		artesian	
3.WELL LOCATION:	-		40 g	pm 180 min	N 		
	Water	mality to	et or co	omments:	ш		
Twp. 3 North S or South Rge. 4 East or West S Sec. 5 1/4 NW 1/4 N				and/or repairs or abandonment:			
Sec	Bore	From	To		1 14	ater	
Govern Canvon	Dia. (in)	(m)	(ft)	Remarks, lithology or description of repairs or abandonment, water temp.	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	N	
1 dt 43 0 37.729	10	0	3	topsoil	╁	+ "	
Gov't Lot		3	5	hardpan	_	_	
Long. 116 •51.066 (Deg. and Decimal minutes) Address of Well Site 17754 Van Slyke Rd		5		The state of the s		1	
Address of Well Site 17704 Vall Style 14	6"	42	143	tan clay			
(Give at least name of road + Distance to Road or Landmark)		143		tan clay stone	-		
Lot Blk Sub. Name	ļ	157		tan clay			
4. USE:		171		tan clay stone			
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection		193	207	clay stone with sand streaks	X		
Other		207	223	brown sandy clay			
5. TYPE OF WORK:		223	253	tan clay			
New well Replacement well Modify existing well		253 287		tan clay stone with fine sand	<u> </u>	 	
Abandonment Other		300		tan clay tan and clay stone with fine sand	 ,		
6. DRILL METHOD: Air Rotary Mud Rotary Cable Other		312	325	brown sand layers of sand stone	X		
		325		blue clay	+^	┼	
7. SEALING PROCEDURES: Seal material From (fit) To (fit) Quantity (libs or fit') Placement method/procedure		353	359	blue clay stone with sand streaks	X	+	
3/4" bentonite 0 42 2000 lbs pour				bide day stone with saild streaks	1 ^	┼	
					 	+	
8. CASING/LINER:					+	+	
Diameter F. (a) Gauge/				RECEIVED	+	+-	
					 	+	
6" +2 353 250 steel				MAY 0.7 2015		1	
5" 349 354 258 steel 🗵 🗆 🗵						\top	
				WATER RESOURCES			
				WESTERN REGION			
Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 153'					<u> </u>		
	—						
9. PERFORATIONS/SCREENS:	-						
Perforations Y X N Method							
Manufactured screen ☒ Y ☐ N Type Johnson					-	┼	
Method of installation washed in					-	┿	
From (ft) To (ft) Slot size Number/ft (nonlest) Material Gauge or Schedule	ļL			350'			
354 359 .14 5" stainless	Complet	ed Dept	h (Meas	surable):359'			
334 339 .14 5 Stainless	Date Sta	arted: Ap	or 20, 3	2015 Date Completed: Apr 28, 20)15		
				TIFICATION:			
	I/We ce	rtify tha	all min	imum well construction standards were compl	ied with	at	
Length of Headpipe 5' Length of Tailpipe 0	the time	_					
Packer XY N Type double k	Compa	ny Nam	Coo	nse Well Drilling . Co. No. 40	09		
10.FILTER PACK:	*Princip	- 1		JAKE 4 (Apm Date Apr		15	
Filter Material From (ft) To (ft) Quantity (lbs or ft ²) Placement method	Princip	ai phile		7000			
	*Driller	11/11	4/	Date Apr	29, 20	15	
	*Opegai	or II	•	Data Data	060	Ţ.	
44 St OMBIO 4 STECIAN				Date			
11. FLOWING ARTESIAN:	Operato	or I		Date			
Flowing Artesian? Y N Artesian Pressure (PSIG)	* Signature of Principal Driller and rig operator are required.						

63	838264	
Form 238-7 IDAHO DEPARTMENT OF WATER RESC	Office Use Only URCES Well ID No. 47864	
WELL DRILLER'S REPORT		<u>e</u>
1. WELL TAG NO. D 00 4 2 3 3 4	Twp RgeSec	
DRILLING PERMIT NO	1/4 1/4 1/4	.
Water Right or Injection Well No	12. WELL TESTS: Lat: : Long: : MAir ☐ Flowing Artesian	:
2. OWNER:	West and district	me 🔟
NameSID_GRIPPITH	25 AH 220 21/21	7 A
Address % HIBBARD CONST. 716 E CLEVELAN	50 MA 300 1/2 A	r Hi
City CALDWELL State D Zip 8360.5	20 NA 240 2 Day	
3. LOCATION OF WELL by legal description:	Water TempBottom hole tem Water Quality test or comments: Cleav	P. PYA
You must provide address or Lot, Blk, Sub or Directions to well.		. 2A7
Twp North X or South □ Rge East □ or West X	Depth first Water Encoun 13. LITHOLOGIC LOG: (Describe repairs or abandonment)	
Sec 5 1/4 SW/4 NW/4	Bore From To Borneyles Litheles White Coulty & Tour	Water
Gov't Lot County County 160 acres	Dia.	YN
Address of Well Site 22756 AP Road	10 0 4 Sandy Soil	X
City Wilder	10 6 18 Cemented Gravel	Y.
(Give at treet name of road + Distance to Road or Landmark)	6 18 22 Conjerted Gravel	X
Lt Blk Sub Name	6 22 39 Gray Clay	Y
	6 39 45 Ben Sandy Clay	X
4. USE:	6 45 135 Hard Brn Clay 6 135 160 Brn Clay Thin North Lauers	K
Somestic ☐ Municipal ☐ Monitor ☐ Irrigation☐ Thermal ☐ Injection ☐ Other	6 135 160 Brn Clay Thin Nave Layers 6 160 205 Brn Clay	N.
•	6 205 225 Soft Ben Clay Thin Hard Layer	K 1
5. JYPE OF WORK check all that apply (Replacement etc.)	6 225 258 Bin Clay, 1	\d
New Well Modify Abandonment Other	6 258 262 Soft Brn Clay This Hard Layers	K '
6. DIJILL METHOD:	6 262 298 Blu Clay	×
Air Rotary	6 295 302 Brn Clay Thin Lauers Pine	X X
7. SEALING PROCEDURES	Sand Sand	K
Seal Material From To Weight / Volume Seal Placement Method		\dashv
Dry granutar 0, 18 48016 Overbore		
Bestonite + cuttings		
Was drive shoe used? Y Shoe Depth(s) 398 Was drive shoe seal tested? Y Show?		
Was drive shoe seal tested? Y How?		
8. CASING/LINER:		+
Diagreter From To Gauge Material Casing Liner Welded Threaded		
6 +2 298 /4 Steel & 0 X 0		
	RECEIVED	\perp
Length of Headpipe Length of Tailpipe		+
Packer DV \(\D\) Type \(\frac{\frac{194}{94}}{194} \)	FEB 2 3 2006	
9. PERFORATIONS/SCREENS PACKER TYPE // //	WATER RESOURCES	
Perforation Method Sand Fock Washu	WESTERN REGION	
Screen Type & Method of Installation Stainless Steel Screen		
From To Stot Stze Number Diameter Material Casing Liner	Completed Depth / / 312 //Meas	furable)
	1/2/2/2/2/2/	36
	Date: Started Completed	
10. FILTER PACK	We certify that all minimum well construction standards were complied with a	t the
Filter Material From To Weight / Volume Placement Method	ime the rig was removed SYLVAN ADAM SON	1/0-
	Company Name DOMESTIC PUMP + DRIVERM No	183
	0160 21.	1/1
	Principal Driller Date 1/4	706
Depth flow encounteredft. Describe access port or control devices:	Driller or Operator II My ffm Date 2/14/6	26
San Toma Well Can	Operator I Date	
	Principal Driller and Rig Operator Required	
FORWARD WHITE CORY TO	Operator I must have signature of Driller/Operator II D WATER RESOURCES	

		- (47)(44)	83	553	4	-	
Form 238-7 IDAHO DEPARTMENT OF WATER RESC	NUDGEG		Off	ice Use O	nly		
Form 238-7 IDAHO DEPARTMENT OF WATER RESC 6/02 WELL DRILLER'S REPORT			Well ID No. Inspected by				
	•		Twp		Sec	_	
1. WELL TAG NO. D DRILLING PERMIT NO.	29		1/4	1/4 _	1/4	_	
Water Right or Injection Well No.	12. WELL TESTS:			Long		<u>: </u>	
	☐ Pump Yield gal./min.	☐ Bailer ☐ Drawdowr		Flowing A	rtesian		
2. OWNER: Name Herbert + Betty Mitchell	27	NH	3	60	152	lin	
Address 1402 Hwy 155	20	NA	2	40	301	lin	
City Mc Call State Zip 83638	L	ما			L	-11	1.
3. LOCATION OF WELL by legal description:	Water Temp55			Botto	m hole tem	p. /	A
You must provide address or Lot, Blk, Sub. or Directions to well.	Water Quality test or	comments: C	7	epth first Wa	4 5		4
Twp. 3 North 2 or South □ Roe. 4 East □ or West 25	13. LITHOLOGIC L	LOG: (Descrii				iter <u>/</u> Wa	20
	Bare From To		ithology, Water Q		·	Y	
Gov't Lot	Dia. Horri 18			Ually & Telli	heratore	•	N
Lat: : Long: Address of Well Site 22938 AP Road	1 10 33	Sandy	780				K
Address of Well Site 22-138 AF FOOT G	6 28 35	Gravel	, Cury	 			N
(Give at least name of road + 0istance to Road or Landmark)	6 35 125	Claus			9		Ŷ
Lt Blk Sub. Name	6 125 195	MARO	Clay	,			K
	6 195 205	Thin Sa	nd 4 Clay	Layer.	ς	K	م
4. USE:	6 205 245	Maro ('Igy	Laue	a.C	K	K
ØDomestic □ Municipal □ Monitor □ Irrigation □ Thermal □ Injection □ Other □ Other	6 25/ 274	Hard	lau >	1 vale		7.	K
	6 274 285		AU Cla	4 Laur	45	K	
5. TYPE OF WORK check all that apply (Replacement etc.)	18			-			
New Well Modify Abandonment Other							<u> </u>
6. DRJLL METHOD:	 						
Mud Rotary ☐ Cable ☐ Mud Rotary ☐ Other							
7. SEALING PROCEDURES			PECEL	VED	-		
Seal Material From To Weight / Volume Seal Placement Method			ADC OO	OAAP			<u> </u>
39 Kent + 0 18 45015 Over sore			AUU Z Y	2000			
Was drive shoe used? XY \(\sum \) N Shoe Depth(s) 272			WATER RESO WESTERN R	URCES	-		
Was drive shoe seal tested? DY MN How?				EGION			
•				_			
8. CASING/LINER: Diameter From To Gauge Material Casing Liner Welded Threaded							├—
6 +2 272 1/4 Steel & 0 X					_		
					_		
		-					
Length of Headplpe Length of Tailpipe Length of Tailpipe							_
							\vdash
9. PERFORATIONS/SCREENS PACKER TYPE Perforation Method					41		Т
Screen Type & Method of Installation			(+)				
From To Skot Size Number Diameter Material Casing Liner			100			L.	
	Completed Depth	0/ 10	180	86	(Me	asura	ble)
7000	Date: Started	124/0	<u></u>	Completed	126	103	\leq
10 FILTER PACK	14. DRILLER'S CE						
10. FILTER PACK Filter Material From To Weight / Volume Placement Method	I/We certify that all m time the rig was	inimum well col	nstruction standa	Irds were co	mplied with	at the	е
Trademant matter	37	W/ (2017)	7 (P) (1) (A)) <u>j.</u> /_	eul.	4	٠:
	Company Name DO	TIVE PLANT	nrum	4 DK		1	• -
11. STATIC WATER LEVEL OR ARTESIAN PRESSURE: 12. It. below ground Artesian pressurelb.	Principal Driller	MOO	Louises	Dat	te 8/20	6/0	<u>ک</u> ر
	and Driller or Operator II				te		
Depth flow encounteredft. Describe access port or control devices:							
son tang well cap	Operator I	Principal Date	and Rig Operat	Dat	e		
	Оре	erator I must ha	r and Rig Operat ve signature of C	or <i>nequired</i> Filler/Operat	Ior II.		

IDAHO DEPARTMENT OF WATER RESOURCES

inspected by		
Twp	Rge	Se

WELL DRILLER'S F	REPORT Twp Rge Sec
1. WELL TAG NO. D 0048305 DRILLING PERMIT NO.	1/4 1/4 1/4 11. WELL TESTS:
Other IDWR No. 4/940(2. OWNER: Name Bartlett Homes	Pump Bailer X Air Flowing Artesian Yield gat./min. Drawdown Pumping Level Time 40 gpm 480' 1 Hr.
Address 3756 E. Wormwood Ct. City Boise State ID Zip 83716	30 gpm 440' 1.5 Hrs.
	Water Temp. 56 Bottom hole temp. 56
3. LOCATION OF WELL by legal description: Sketch map location must agree with written location.	Water Quality test or comments: Depth first Water Encounter 187*
N	12. LITHOLOGIC LOG: (Describe repairs or abandonment)
	Water
Two 3 North X or South	Dia From To Remarks Lithology, Water Quality & Temperature Y N
E Rge4 East or West X Sec. 5 1/4 SW 1/4 NW 1/4	10" 0 5' Sandy Soil 10" 5' 7' Hard Pan
10 acres 40 acres 160 acres	10" 7' 18' Pea Gravei
lat 42 27 674' long: 446 50 959'	6" 18' 23' Pea Gravel
Address of Well Site Homedale Rd & Van	6" 23' 41' Gray Clay
Slyke Rd. City Wilder	6" 41' 47' Sandy Brown Clay
(Give at least name of road + Distance to Road or Landmark) Lt. Blk. Sub. Name	6" 47' 141' Hard Brown Clay 6" 141' 163' Sticky Brown Clay
S RESERVE S GRADER II STRACKING	6" 163' 268' Sticky Brown Clay w/Voids X
4. USE:	6" 268' 298' Blue Clay
X Domestic Municipal Monitor Irrigation Thermal Injection Other	6" 298' 304' Sticky Brown Clay X
Themas injection only	6" 304' 326' Brown Clay 6" 326' Sticky Brown Clay w/ Sand
5. TYPE OF WORK: check all that apply (Replacement etc.)	381' Stips X
X New Well Modify Abandonment Other	6" 381' 461' Fine Black Sand
6. DRILL METHOD:	6" 461' 480' Blue Clay
X Air Rotary Cable Mud Rotary Other	6" 480' 487' Fine Black Sand X
7 CEALING DECCEPTIBES.	reserved frames of receiver to the
7. SEALING PROCEDURES: Seal/Filter Pack AMOUNT METHOD	
Material From To Sacks or Pounds Bentonite 0 18' 10 Sacks Overbore	Pump producing 10gpm is highly recommended due to fine black sand.
	Tine black sand.
Was drive shoe used? X Y N Shoe Depth(s) 478'	
Was drive shoe seal tested? XY N How? Air	
8. CASING/LINER:	BEGING
Orameter From To Guage Material Casing Liner Welded Threaded	
6" +2' 478' .250 Steel X	Acia II Vical
	MATER RICONA DO
Length of Headpipe Length of Tailpipe	WESTERN REGION
9. PERFORATIONS/SCREENS:	
Perforations Method	
Screens Screen Type	Completed Depth 484* (Measurable)
From To Slot Size Number Diameter Material Casing Liner	Date: Started 10/17/2007 Completed 10/24/2007
	13. DRILLER'S CERTIFICATION: N/We certify that all minimum well construction standards were complied with at
	the time the rig was removed.
40 074710 MATER LEVEL OR ARECOVAL RE	Company Name Treasure Valley Drilling Firm No. 560
10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:	Firm Official Date 10/25/2007
182 ft. below ground Artesian pressure Ib. Depth flow encountered 481 ft. Describe access port or control	and 1.1 - 1/23/2007
devices: Cap	Driller or Operator Date 10/25/2007
AND THE PART OF TH	(Sign once if Firm Official & Operator)



1. WELL TAG NO. D 0063957	12. S1	TATIC W	ATER	LEVEL and WELL TESTS:		
Drilling Permit No. Q116245-867474	- Depth			untered (ft) 110 Static water level (ft)	53	
Water right or injection well #	- Water	temp (⁰)	cold	Bottom hole temp. (^a F)		
2. OWNER:		he arres	s port F	emovable well cap		
Name Mitchell White	Well to		.5 port_	Test method:		
Address 11597 Rio Lobo St		down (feet		scharge or Test duration Duran Ballac	Air	Flowing
City Caldwell State ID Zip 83607	181		40	eld (qpm) (minutes) Pump Barer	×	ertesian
3.WELL LOCATION:					Ö	H
Twp. 3 North 2 or South 1 Rge. 4 Fast 1 or West 1	0 Water	quality to	estorco	omments;		
Twp. 3 North ☑ or South ☐ Rge. 4 East ☐ or West ☑ Sec1/4 N/E 1/4 S/W 1/4	13. LIT	HOLOG	IC LOC	and/or repairs or abandonment:		
Dates Date Winter	Bore Dia.	From	To	Remarks, lithology or description of repairs or	V	Vater
Gov't Lot County Canyon	(in)	(ft)	(ft)	abandonment, water temp.	Y	N
Gov't Lot County Canyon Lat. 43 n 37.44792 (Deg and Decimal minutes) Long. 116 n 51.77694 (Deg and Decimal minutes)	12	0	30	topsoil		Х
Long. 116 • 51.77694 (Deg and Decimal micutes)	12	30		clay sticky tan clay		X
Address of Well Site 23512 Homedale Rd	_ 6	40		sticky tan clay		X
(Cool of Magnitude of House of Factor (Association)	_ 6	65	80	tan clay		X
Lot Bik Sub. Name	6	80	110	sandy clay	_	X
4. USE:	- 6	110	150	fine sand	Х	
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irngation ☐ Thermal ☐ Injection	6	150	<u> </u>	1		×
Other	6	166	181	fine brown sand	Х	
5. TYPE OF WORK:		ļ				
New well Replacement well Modify existing well						
☐ Abandonment ☐ Other	-					
6. DRILL METHOD: ☑ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other		 				
7. SEALING PROCEDURES:						
Seal material From (it) To (it) Quantity (lbs or ft') Pracement method/procedure					-	-
3/4 Teague 0 38 1,250 overbore dry pour					+	+
						1
8. CASING/LINER:					1	1
Diameter From (ft) To (ft) Gauge Material Casing Liner Threaded Welde	d			RECEIVED		
6 +1.5 156 .250 steel		ļ		THE CHIVED		
3 11.5 155 1555 1555	-			Asia Asia		
			<u> </u>	JAN 46 7700		
		 		CARE TO BE TO BE CONTINUE AND INVESTIGATION		
	-	 	-	VWWER REMOUNCES VESTERN WESTERN	+-	-
Was drive shoe used? ■ Y □ N Shoe Depth(s) 156	_					+
9. PERFORATIONS/SCREENS:					_	
Perforations Y X N Method						1
Manufactured screen ✓ Y □ N Type 10 slot johnson						
Method of installation wash into sand	_					
Dinestre	<u> </u>	<u> </u>	<u> </u>			
(nominal)	Compl	eled Depl	h (Meas	surable): 181		
153 171 5" steel head pipe .258	Dale S	larted: N	ov 9, 2	012 Date Completed: Nov 12, 2	012	
171 181 10 5" stainless .250				TIFICATION:		
	I/We c	ertify tha	t all min	imum well construction standards were comp	lied with	1 at
Length of Headpipe 18' Length of Tailpipe wash in valve 5"	_	e the rig				
Packer ☑ Y ☐ N Type 3 lip rubber K pack	Comp	any Nam	_e Nu A	Acre Drilling LLC Co. No. 7	01	
10.FILTER PACK:	*Princi	nal Drille	r			012
Filter Material From (tt) To (ft) Quantity (lbs or ft ³) Placement method		hai mille		Date Nov	-, -,	
	*Drille	2	and	Date_/	-16-	13
	*Opera	ator II		Date		
11. FLOWING ARTESIAN:	_					
				Date		
Flowing Artesian? Y N Artesian Pressure (PSIG)	'Sign	ature of	Princip	pal Driller and rig operator are required.		
Describe control device						

Form 238-7 63

1. WELL TAG NO. D 0085247						
Drilling Permit No 893103				LEVEL and WELL TESTS:	12	
Water right or injection well #	Depth	first wat	er enco	untered (ft) 105 Static water level (ft) 6		—
2. OWNER: Steve Mesher	Water	temp. (°	F) 00	Bottom hole temp. (°F) n/a		
Name			ss port	turtle cap		
Address 24418 Tombstone ct	Well to	DST: down (feel	. D:	Test method:	. ,	lowing
City Middleton State ID Zip 83844	80	DOWN (rec	60	feld (opm) (minutes) Pump parer	~	nemeh
3.WELL LOCATION:	00	-	90		×	
Twp. 3 North E or South Rge. 4 East or West E	Water	quality t	est or c	ommente:	_	_
Sec. 6 1/4 NE 1/4 SE 1/4				3 and/or repairs or abandonment:		_
	Bore Ole.	From	To	Remarks, lithology or description of repairs or	W	eter
Govt Lot County Canyon	(ln)	(N)	(11)	abandonment, water temp.	٧	N
County Canyon	10	2	42	lop soil	 	X
(Deg. and Decimal minutes)	8	42	105	clay with sand strips		×
Address of Well Sile 20200 Ever Rose	8	115	140	ten clay	<u> </u>	×
the author-e atthetingerenniernentert- CIA Animat	в	140	152	tan clay with sand strips	×	
Lot Bik Sub Name	8	162	172	tan clay		х
4. USE:	6	172	176	sand	Х	
☐ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection ☐ Other	8	190	190	tanciay		X
5. TYPE OF WORK:			102	WOI 103	X	
Now well Replacement well Modify existing well		_				_
Abandonment Other						
6. DRILL METHOD:	n tesa					9.00
☑ Air Rotary	-					1980
7. SEALING PROCEDURES: Soal material Fram (it) To (it) Quantity (this or it ²) Placement method/procedure		(4)		RECEIVE	- 500	
3/4 chip 0 42 1200 10"overbore					D	
				SEP 08 2020		
8. CASING/LINER:				0.2, 0 0 2020		
Diameter From (h) To (h) Schedule Material Gasing Liner Threaded Wolden	\vdash			WATER RESOURCES WESTERN REGION		
6 +2 160 .250 steel				WESTERN PEGION		
5 152 192 258 steel				IOIV		-
						-
			Ūχ		- 1	
Was drive shoe used? ☑ Y ☐ N Shoe Depth(e) 160					-	
9. PERFORATIONS/SCREENS:						
Perforations Y M Method					 	
Manufactured screen 図 Y □ N Type alloy Method of installation wash down		W25-30			$\neg \neg$	
		200				
From (II) Fo (R) Stot size Number/R Drameter (nominal) Material Gauge or Schedule	Comple	led Depti	h (Meas	urable); 202		
202 192 .010 5 88 304		arted: 3-				
				Date Comploint 3-16-2020		
	I/We co	rtify that	all mini	imum well construction standards were complied	l with a	t
Length of Headpipe 40 Length of Tailpipe	the time	the rig	was ren	noved.		
Packer X Y X N Type 3 rib packer	Compa	ny Name	Hydre	o Drilling Co. Co No 789		_
10.FILTER PACK:	'Princia	al Dritter	(h)	Date 9-1	7-2	•
Filler Material From (ft) To (ft) Quantity (ibs or ft ³) Pracement method	•	1	1	0	0	גר
	*Driller	M	سر	Date 7	0-0	
	'Operal	6/11		Date		_
11. FLOWING ARTESIAN:	Operato	or I _		Date		
Flowing Artesian? Y X N Artesian Pressure (PSIG)	•		0-l1			_
Describe control device	aigna	wre of i	-uuci p i	al Orliler and rig operator are required		

1. WELL TAG NO. D D0085263	40.07	ATIO 15	1ATED			
Drilles Bornit No. 893398				LEVEL and WELL TESTS:	76'	
Water right or injection well #						
2. OWNER:	vvater	temp. (*I	-) - 0 0 10	Bottom hole temp. (°F)		
Name Jay Easterday			ss pon <u>-</u>			
	Well te	ist: lown (feet	Dis	Test method:	F	lowing
Address P.O. Box 602 City Caldwell State Idaho Zip 83606	120'	IOWII (TOOL	60 G	ald (gpm) (minutes) Pump Baller	A 8	rtesian
3.WELL LOCATION:	120		00 6			
	Water	uality t	est or co	Omments:	ч	
Twp. 3 North ☑ or South ☐ Rge. 4 East ☐ or West ☒ Sec. 6 NE 1/4 NE 1/4 SE 1/4 SE 1/4 SE 1/4				and/or repairs or abandonment:		
Sec. 9 1/4 1/4 3 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4	Bore	From	To	Remarks, lithology or description of repairs or	W	ater
Gov't Lot County Canyon	Dia. (in)	(ft)	(ft)	abandonment, water temp.	Υ	N
Lat 43 • 37.473'N (Deg and Decimal minutes) Long. 116 • 51.277'W (Deg and Decimal minutes)	10"	0		Top Soil		X
1000 116 051.277'W		3		Hard Pan		Х
Address of Well Site 23101 Everrose Rd.		6	42	Tan Clay		X
Cit. Wilder	-	42		Tan Clay w/ Sand Streaks	X	L.,
(TICHE AT INSTANCE OF THE SECTION OF	6"	112 123		Hard Tan Clay Tan Sandy Clay	-	X
Lot Blk Sub. Name		158		Tan Clay	-	X
4. USE:		164		Fine Brown Sand	X	 ^
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection ☐ Other			101	i ilic biowii calid	+^	
5. TYPE OF WORK:						
New well Replacement well Modify existing well						_
Abandonment Other						
6. DRILL METHOD:						
Air Rotary						
7. SEALING PROCEDURES:					1	
Seal material From (ft) To (ft) Quantity (lbs or ft') Placement method/procedure 3/8" Bentonite 0 123 3500 lbs. 10" Overbore						L
3/8 Beritofile 0 123 3500 lbs. 10 Overbore	-				+	
	-					
8. CASING/LINER: Diameter From (N) To (R) Gauge/ Motortal Control line Throates	-				-	
(nominal) Total (ii) Schedule Material Casing Liner Inreaded Welded				RECEIVED	+	-
6" 2 158 .250 Steel 🗵 🗆 🗵				NEOLIVED.	+	\vdash
5" 148 170 .258 Steel 🗆 🗵 🖂				APR 0 6 2020	_	
				71F N U U ZUZU		
				WATER RESOURCES		
				WATER RESOURCES WESTERN REGION		
9. PERFORATIONS/SCREENS:	\vdash					\sqcup
Perforations Y X N Method					+	-
Manufactured screen ☒ Y ☐ N Type Johnson	\vdash				+-	\vdash
Method of installation Washdown					-	\vdash
From (ft) To (ft) Slot size Number/ft (pomiss) Material Gauge or Schedule				181'		
170 180 .012 10' 5" Stainless 304	3	ted Dept		шарю).		
110 100 1012 10 0 000111035 004	Date St	_{erted:} M	ar 25, .	2020 Date Completed: Mar 26, 20)20	
				TIFICATION:		
218	I/We ce	ertify that the rig	inim ils i waa nan	imum well construction standards were compli	ied with	at
Length of Headpipe 21.8 Length of Tailpipe 7"		_		· · · = ·	22	
Packer ☑ Y ☐ N Type Rubber K-Packer	Compa	ny Nam	P Deill	nis Phipps Well Drilling In Co. No. 33		
10.FILTER PACK:	*Princip	al Drille	r <i>[</i> /	Date Mar	27, 20	20
Filter Material From (ft) To (ft) Quantity (lbs or ft ³) Placement method						
N/A	*Driller			Date		
	*Opera	OFF		Date Mar	27, 20	20
11. FLOWING ARTESIAN:	Operate	or I		Date		
Flowing Artesian? Y X N Artesian Pressure (PSIG)						
Describe control device	* Signa	ture of	Princip	al Driller and rig operator are required.		



REPORT OF WELL DRILLER State of Idaho

Department of Reclamation

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

WELL OWNER: Name Bernard Warnties	Size depti	of d	well: 300 Standing water ow ground: 155 Temp.	•
Address P. O. Box 909.	level	L bel	low ground: 15.5 Temp.	GDW.
Nampa, Idaho 83651	or_		rest delivery: 675 cfs Pump? Bail	-ghm
Owner's Permit No. <u>G 288 4 7 86/5</u> NATURE OF WORK (check): Replacement well	Size	of r	nump and motor used to make ter	at:
New well Deepened Abandoned	Lengt	h of	P 8" // Stage time of test: // Hrs.	fin.
Water is to be used for: Inigation	Draw	lown:	25 ft. Artesian pressure:	ľt.
	above	lan	nd surface Give flow com. Shutoff pressure:	rs .
Dug Other	Conti	colle	d by: Valve Cap Plug	
(explain) CASING SCHEDULE: Threaded Welded X	No co	ontro	ol Does well leak around co	sing?
"Diam. from ft. to ft.	Yes	EPTH	No MATERIAL	VATER
"Diam. from ft. to ft. "Diam. from ft. to ft.	FRUR	10	I E	OR NO
"Diam. from ft. to ft. "Diam. from ft. to ft.		FEET		50 HH
Thickness of casing: Material:	18	18	Land rangel	
Steel Z concrete wood other	46	50	ullas clay,	
	50	69 78	Haze saile	
(explain)	78	94	Hue distinguis	
PERFORATED? Yes No Type of	94	102	Sandy Play	
perforator used: 51au		147		
Size of perforations:" by"	179	209	Hardy July sandy	yes
Now perforations from 209 ft. to 2/5 ft.	249	215	Jacobb a shale	yes
Gramma perforations from 238 ft. to 290 ft.	320	338	Harty down sand	400
perforations from ft. to ft. perforations from ft. to ft.	250	262	Hund bales & albert Cheu shell	nea
WAS SCREEN INSTALLED? YES NO X	362	281	Blue pand & stale.	lyes
Type Model No.	287	308	Blue sand skaled a wood	year
Manufacturer's name Type				0
		-		
CONSTRUCTION: Well gravel packed? Yes				
No. size of gravel Gravel placed from ft. to ft. Surface seal				
provided? Yes No To what depth?		ļ		
ft. Material used in seal:				
Did any strata contain unusable water? Yes				
No. Type of water: Depth of strata ft. Method of sealing		 		
strata off:				
			001523	-
Surface casing used? Yes No.				
Cemented in place? Yes No				
borate well in section				_
4 3 2 x 1				
			ted: Jehol.1967	
	Work	fini	ished: Mar 30, 1967 Ller's Statement: This well wa	
Sec. 51			ander my supervision and this	
	is t	rue t	to the best of my knowledge.	1
			rus well Andling (des	energy)
	1	-	273 Dune Que nam	pa
			Wilme dans	227
LOCATION OF WELL: County Canyon	DTC 6	nsa y	No. 100 Date: april 3,1	40/
NW X NE X Sec. X T. 3 N/4 R. 4 4/W	}		(2)	
Use other side for	addi	tions	al remarks USCS	

USE TYPEWRITER OR BALLPOINT PEN

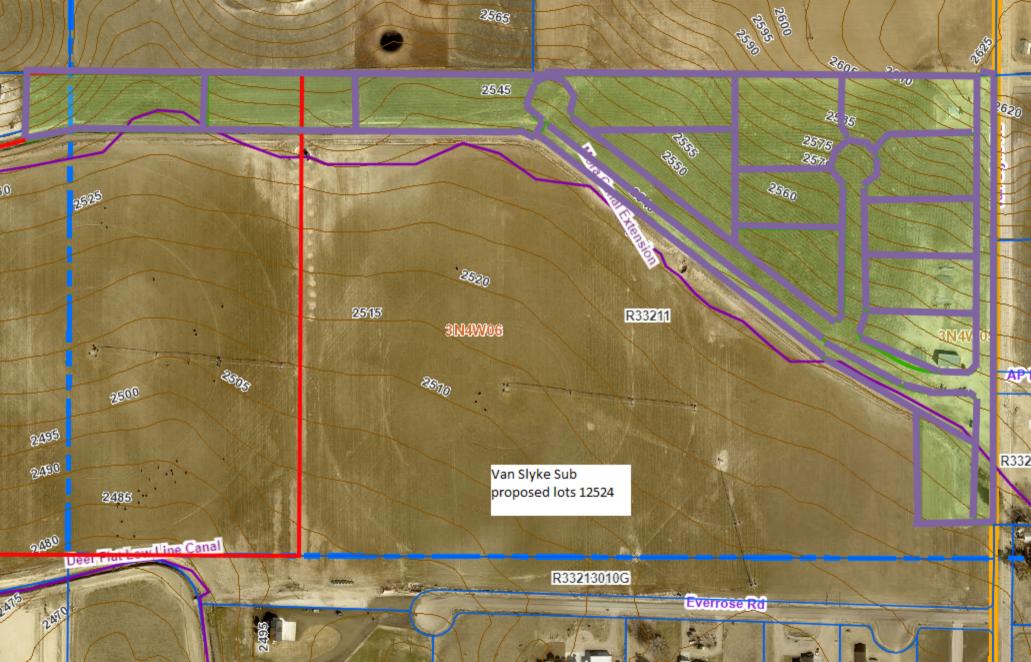
STATE OF IDAHO DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of within 30 days after the completion or abandonment of the w

Location Corrected by IDWR To: T03N R04W Sec. 6 NENWNE

1. WELL OWNER	7. 1	WATE	RLEV	EL			
Name Les Petersen	,	Static v	vater le	evel _286 feet below land su	ırface.		
Address Rt. 2, Wilder, Idaho 83676		Flowin	g? 🗆	Yes M No G,P.M. flow	·		_
	1 4	Artesia	n close	d-in pressure p.s.i.			_
Owner's Permit No. 63-9078	ļ '	Contro	lled by	: Cap Cap	Plug		
2. NATURE OF WORK	8. 1	WELL	TEST [DATA			
☑ New well ☐ Deepened ☐ Replacement	1	□ Pum	p	☐ Bailer ☐ Other			
☐ Abandoned (describe method of abandoning)	Di	scherye	G.P.M.	Drawdown	Hours Pum	ped	
	_						
3. PROPOSED USE	=	***					_
☐ Domestic ☑ Irrigation ☐ Test ☐ Other (specify type)	<u> </u>			1	()5177		
☐ Municipal ☐ Industrial ☐ Stock ☐ Waste Disposel	<u> </u>			LOG 1	OSTY		
or Injection	Hole Diam,		To	Material		West Yes	No
4. METHOD DRILLED	28	0	14	Sandy Soil			
☐ Cable X☐ Rotary ☐ Dug ☐ Other	<u> </u>	14	29	Sandy Clay Sand & Gravel			
	<u> </u>	29		Clay WXXXXX		$\vdash\vdash$	_
5. WELL CONSTRUCTION		48	58	Clay w/Sand			
Diameter of hole 28 inches Total depth 493 feet		58	168				
Casing schedule: 20 Steel	_	168 178	178 199		nd	-	
Thickness Diemeter From To		199	233				_
.250 inches 16 inches 313 feet 346 feet		233		Brn. Clay			
	<u> </u>	234 288		Sand Fine to Crse.			_
, 250 Inches 16 Inches 486 feet 493 feet	\vdash	311		Blue Clay		+	<u> </u>
inches inches feet feet		318	321	Limestone		+	
Was casing drive shoe used? ☐ Yes	<u> </u>	321	346	Grey Sandy Clay			
Perforated?	<u> </u>			Sand Crse.		\Box	
How perforated? ☐ Factory ☐ Knife ☐ Torch		360		Sandy Clay Sand Crse.		+	
Size of perforation inches by inches		361	368	Clay w/some Sand		+	-
Number From To	<u> </u>	368	460	Clay		\Box	
perforationsfeetfeetfeetfeetfeetfeetfeetfeetfeetfeetfeetfeetfeetfeetfeetfeetfeetfeet	$\vdash \vdash$			Dark Sand Blue Clay w/Sand		+	
perforations feet feet			480	Clay W/Sand		+	-
Well screen installed? II Yes □ No		480	483	Sand			
Manufacturer's name Roscoe Moss	\vdash	483	493	Clay		Щ	
Type Model No. Dismeter 12 Slot size 30 Set from 288 feet to 323 feet Diameter 16 Slot size 80 Set from 461 feet to 486 feet	_						_
Diameter 16 Slot size 80 Set from 461 feet to 486 feet						\neg	_
Grave packedr Au tes Linko Size of grave i <u>3/8 m√inus</u>			8				
Placed from 115 feet to 493 feet Surface seal depth 115 Material used in seal: Cement grout			GG		4		
III Puddling clay ☐ Well cuttings	\vdash			JUN 93 1978 1	-	\dashv	_
Sealing procedure used: Slurry pit Temporary surface			100				
casing 2 Overbore to seal depth	-		Λė	Partment & Wasse Resources		\Box	
A) Otenbore to scar deput							
6. LOCATION OF WELL							
Sketch map location must agree with written location.	10.						
N		Work	starte	d <u>6-1-78</u> finished	6-9-78		
Subdivision Name	•	.011.1.1				_	_
and the second s	''' '	MILL	ENS CE	ERTIFICATION			
	F	im\n	me Pe	te Cope Drilling Co.	Ipm No. 2	13	
Lot No Block No.			" P.	O. Box 561			_
8		Address	<u>Me</u>	ridian, Idaho	Date 6-10	<u>-78</u>	- !
County Canyon	٤	igned i	y (Fire	m Official)	1000		
				and			-
SE % SW % Sec. 31 , T. 4N N/S, R. 4W E/W			10	Operator) P.a. Cha	/- .		
			"	chargeon, St. 17 17 Cach	wa.		





From near crest of hill on Van Slyke near NE corner of parcel facing East.



From near crest of hill on Van Slyke near NE corner of parcel facing Southeast.



Near crest of hill on Van Slyke near NE corner of parcel facing South. The shop in the view on the right is on the subject property and will require removal if rezone and plat is approved.



From Van Slyke Road facing WEST near NE corner of property



From Everrose Road looking northward toward subject property. Property in the foreground is part of parcel R33211. Only the identified **26** acres to the north is to be rezoned and platted inclusive of one residential parcel beside the stand of trees on the right (where a residence was formerly located).



From Everrose Road looking westward—Garrett Ranch Ridge development in the distance. Indart Feedlot on the right adjacent to the subject property and a small administrative land division development on the left of Everrose.

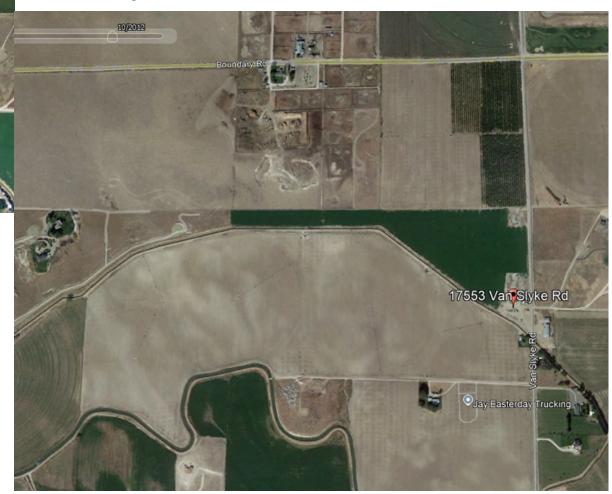




Google Earth Pro Aerial Review

The subject property 26+ acres lying north of the canal was in irrigated agricultural production to and through the 2018 season.

2012

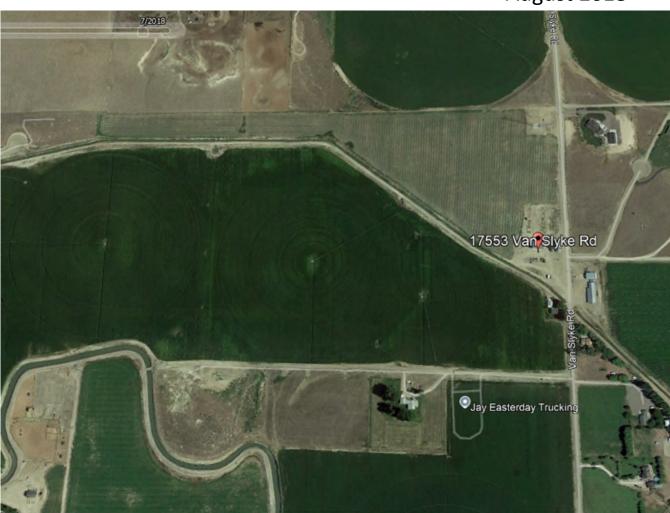




April 2015

Property had been in crop production with ground water rights. Irrigated with sprinkler irrigation —hand lines since 2010.

August 2018





August 2021 the property was left fallow and remains that way to date



Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605 ■ Engineering Division ■

Preliminary Plat Check-List

Applicant: Van Slyke Farms, LLC	Case Number: SD2021-0016 and RZ2021-0027
Subdivision Name: Van Slyke Farms Ridge	Plat Date (Review #): 7/27/2023 (3)
	Review included sheets titled Preliminary Plat, Irrigation & Drainage Plan, and Hillside Development Plan. But we also had Preliminary Road Profiles on file.

CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data. *Italicized items are supplemental to CCZO 07-17-09*.

GENERAL REVIEW ITEMS	Meets Code / Comments
1. Complete initial review of all information given graphically and by note on the plat	OK
1. Check for compliance with FCOs and/or Development Agreement from entitlement process if applicable	OK. Conditions from Conditional Rezone pending.
2. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	Note 17 references waiver granted by City of Greenleaf
3. Check for applicable agency comment. These comments could have been made at the entitlement stage or after.	<mark>OK</mark>
3. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner	N/A
Items A through E below are directly from CCZO 07-17-09. Italicize requirements found in ordinance and may not be	
A. FORM OF PRESENTATION	Meets Code / Comments
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission)	Meets Code

 2. Size of Drawing (No larger than 24' x 36") Obtain electronic version of all submittals 	Meets Code
B. IDENTIFICATION AND DESCRIPTIVE DATA	Meets Code / Comments
Proposed name of subdivision and its location by section, township, and range Name of sub needs to be reserved through DSD GIS	Meets Code
2. Reference by dimension and bearing to a section corner or quarter section corner	Meets Code
3. Name, address and phone number of developer	Meets Code
4. Name address and phone number of the person preparing the plat	Meets Code
5. North arrow	Meets Code
6. Date of preparation	Meets Code
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	Meets Code
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. • Check for consistency between pre-plat and vicinity map	Meets Code

C. EXISTING CONDITIONS DATA	Meets Code / Comments
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope	Meets Code
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	Meets Code
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract • Future use of remaining wells, if applicable	Meets Code
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract	Meets Code
 5. Existing zoning classification, by note Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application 	Meets Code
6. Approximate acreage of the tract, by note	Meets Code

7. Boundary dimensions of the tract	Meets Code
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract	Meets Code
D. PROPOSED CONDITIONS DATA	Meets Code / Comments
 Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract Confirmation that highway district will allow proposed access if new access is on an arterial Check alignment of stub streets with adjacent developments, if applicable Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) Private road names need to be reserved through DSD GIS. Private roads require a separate application. If typical sections are shown make sure they are consistent with what will be required 	Meets Code As long as lot 11 has a separate driveway onto AP Rd the proposed driveway for lots 12 and 13 can remain an unnamed driveway as apposed to a private road.
 2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot. Curve table is present and matches data shown graphically Minimum lot size Average lot size (calculated as total residential area divided by the number of residential lots) Check block numbering Consider any phasing shown 	Meets Code
 3. Location, width and use of easements Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat. Show easements for all shared infrastructure 4. Designation of all land to be dedicated or reserved for public use 	Meets Code Meets Code
with use indicated 5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any	N/A
6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided	Meets Code
7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development	Meets Code

Check mapping layers for above special development items.	
Include wetland and natural drainage ways.	
 Consider recommended conditions related to special development 	
areas and related reports	
8. All roads must be labeled as either "private" or "public" behind or	Meets Code
beneath the road name	
E. PROPOSED UTILITY METHODS	Meets Code / Comments
Sewage: A statement as to the type of proposed sanitary sewage facilities	Meets Code
 Preliminary location/layout of proposed sewage facilities 	Just a note that, to my knowledge, there
 Nutrient-Pathogen study if required by SWDH 	is currently no effective regulatory
 If sewage facilities will be shared, provide preliminary 	mechanism to ensure proper
arrangements for future operation and maintenance of the	operation/maintenance of nitrate
facilities, including financial arrangements. Also include	reducing septic systems. However, it
preliminary sewer plan. DSD should complete high level feasibility	seems like the proposed lots are now
review of shared utilities	bigger than evaluated in the NP study
	addendum. So, regular septic systems
	may be all that is required by SWDH
	after all.
2. Water Supply: A statement as to the type of proposed water supply facilities	Meets Code
 Preliminary location/layout of proposed potable water facilities 	Please consider providing some sort of
 If potable water facilities will be shared, provide preliminary 	disclosure for future residents related to
arrangements for future operation and maintenance of the	<u>nearby</u> elevated arsenic levels.
facilities, including financial arrangements. Also include	
preliminary potable water plan. DSD should complete high level	
feasibility review of shared utilities	
3. Storm Water Disposal: A statement as to the type of storm water	Meets Code
disposal facilities which may include evidence as may be required	
relative to the design and operation of proposed storm water system	
 Include statement that all storm water shall be retained on site, if 	
appropriate	
Consider any required protection for roadside swales during home	
construction and/or long-term protection from landscaping,	
roadside parking, regrading/filling swale, ect	
Maintenance easements for storm drain facilities treating drainage from public roads should be in place.	
drainage from public roads should be in place	Meets Code
4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design	ivieets code
and operation of any proposed irrigation system	
Irrigation Supply And Distribution Systems: The developer shall	
disclose, pursuant to Idaho Code section 31-3805, and file as	
part of the preliminary plat with DSD, evidence that an adequate	
irrigation supply and distribution system to serve the land within	
the plat to be recorded will be provided and must include	
the plat to be recorded will be provided and must include	

consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and Copies of the community association's or similar organization's documents which may be required precedent to the establishment of an irrigation distribution system within the proposed development. 5. **Utility Easement:** The utility easement width shall be a minimum of **Meets Code**

ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.

CURRNET COUNTY ENGINEER RECOMMENDED CONDITIONS

- 1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
- 2. Surface runoff shall remain on individual lots. Final plat shall include a note requiring engineered grading and drainage plans to be submitted with building permit applications. Plan will show adequate drainage for the developed area and will be reviewed and approved by the County Engineer prior to issuance of building permit. Engineer certification that construction substantially complies with the approved plans will be submitted to DSD prior to Certificate of Occupancy or Completion.
- 3. Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the next public hearing held for the preliminary plat and highway district signature on the final plat.
- 4. Development shall comply with irrigation entity requirements. Evidence shall include written correspondence from the irrigation entity prior to the next public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
 - a) Prior to Board of County Commissioner's signature on the final plat provide evidence of approvals from the Boise Project Board of Control, Wilder Irrigation District, and the City of Greenleaf to satisfy IC 31-3805.
- 5. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from Southwest District Health prior to the next public hearing held for the preliminary plat, Southwest District Health signature on the final plat, and approved subsurface sewage disposal applications provided with building permit applications when applicable.
- 6. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the next public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
- 7. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in DSD GIS mapping.
- 8. It is recommended that the <u>Development Agreement</u> have a condition requiring a public drinking water system for potable water supply if original development includes 15 or more residences.
- 9. Areas shown with slopes greater than 15% shall be labeled as no-development areas and fully located on the final plat.

	e pressurized irrigation system shall be provided with application of the Control
for final plat and recorded concurrently with t	tne tinai piat.
PRELIMINARY PLAT REVIEWED ON:	COMPLIANCE WITH CONDITIONS OF APPROVAL:
PRELIMINARY PLAT REVIEWED ON:	COMPLIANCE WITH CONDITIONS OF APPROVAL:
PRELIMINARY PLAT REVIEWED ON: Aug 8 – Aug 15	
	RZ2021-0027, converted to a conditional
	RZ2021-0027, converted to a conditional rezone is running concurrent with this
	RZ2021-0027, converted to a conditional
	RZ2021-0027, converted to a conditional rezone is running concurrent with this
	RZ2021-0027, converted to a conditional rezone is running concurrent with this

After County Engineer review is complete, schedule a meeting with assigned planner to do "hand off" meeting and explain review and any recommended conditions of approval.

Devin Krasowski

WQ: Arsenic and Nitrate pretty prevalent

1. 03N 04W 05AAB1

- a. Perfed from 140 to 260
- b. Arsenic > 58 micrograms/L
- c. One uranium sample in 2020 at 27 micrograms/L
- d. Nitrates Ranging from 7 to 11 mg/L with one close to zero. Samples from 1994 through 2020

2. 03N 05W 02DDA1

- a. Drilled to 230 open hole I think
- b. Arsenic from 14 to 15 micrograms/L between 1996a and 2018
- c. Nitrates very low

3. 04N 04W 33CDC3

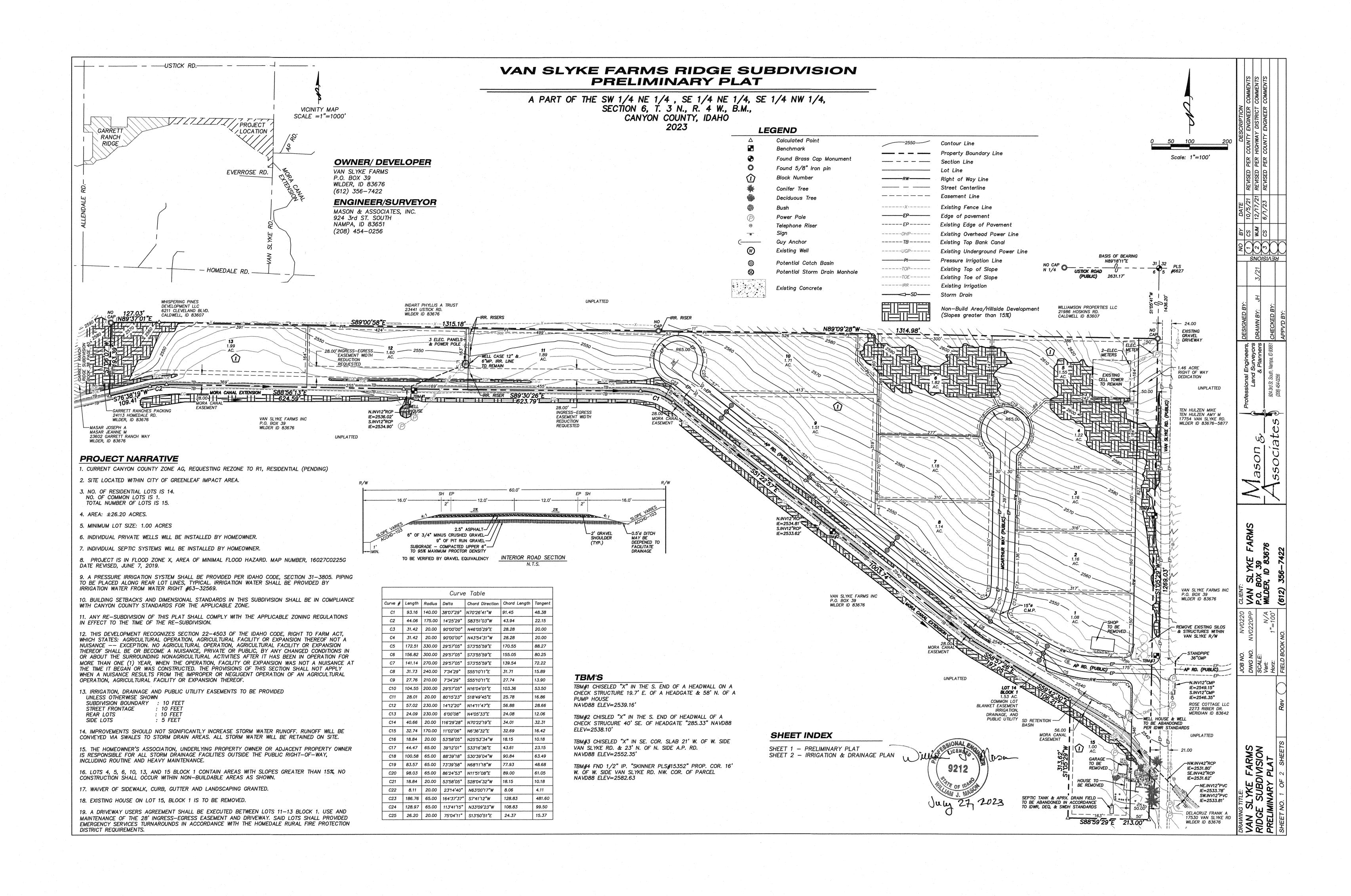
- a. Drilled to 270 with open hole
- b. Arsenic > 28 micrograms/L between 1992 and 2019
- c. Nitrates very low

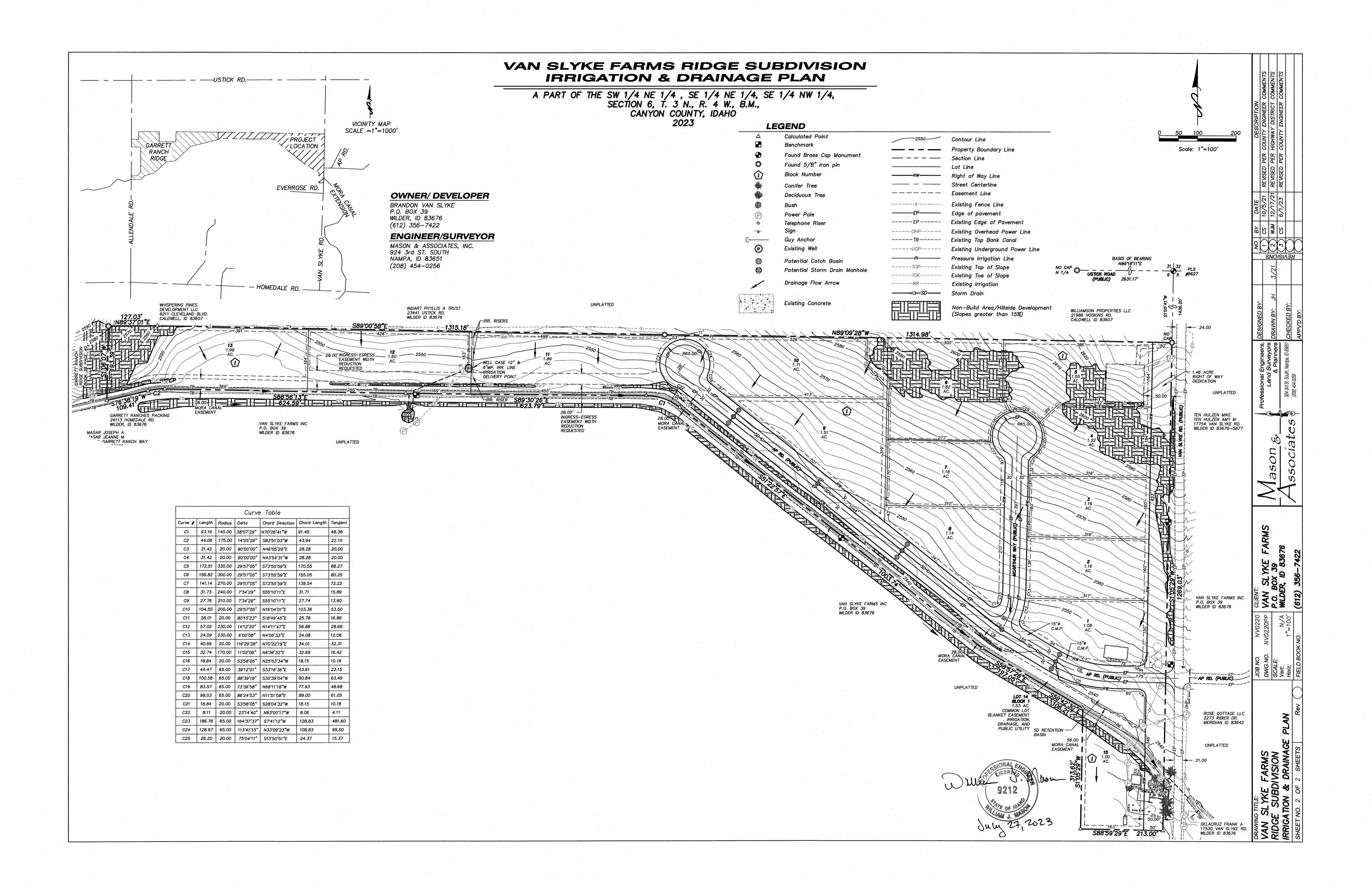
4. 03N 04W 04BDA1

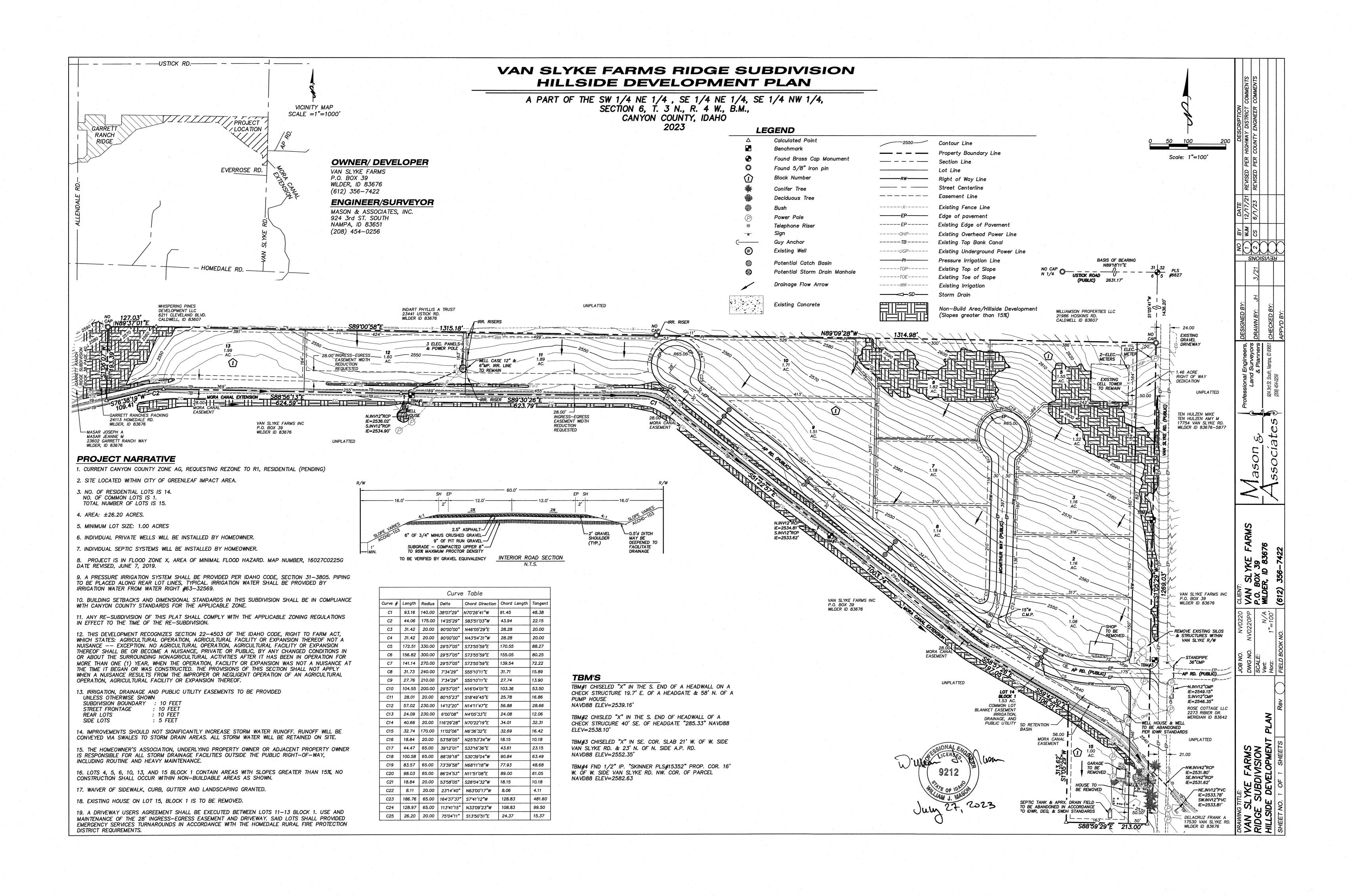
- a. Drilled to 92 with open hole
- b. Arsenic > 25 micrograms/L with samples from 2001 through 2020
- c. Uranium around 11
- d. Nitrates between 6 and 8 mg/L from 2001-2020
- 5. See Nitrate Priority map for other Nitrate data. Ground Water quality Monitoring and Protection map also shows the arsenic in those wells.

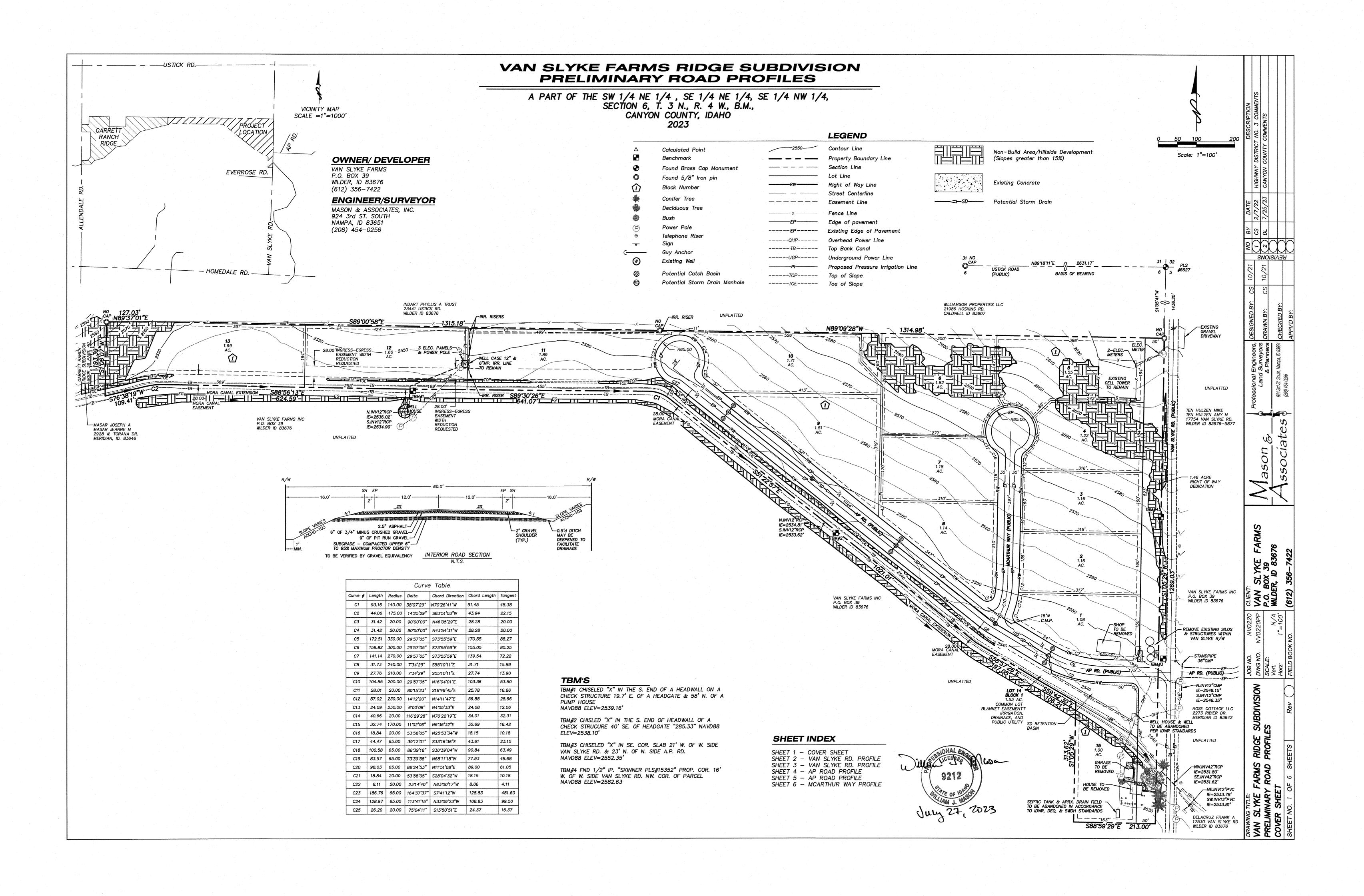
Water Levels:

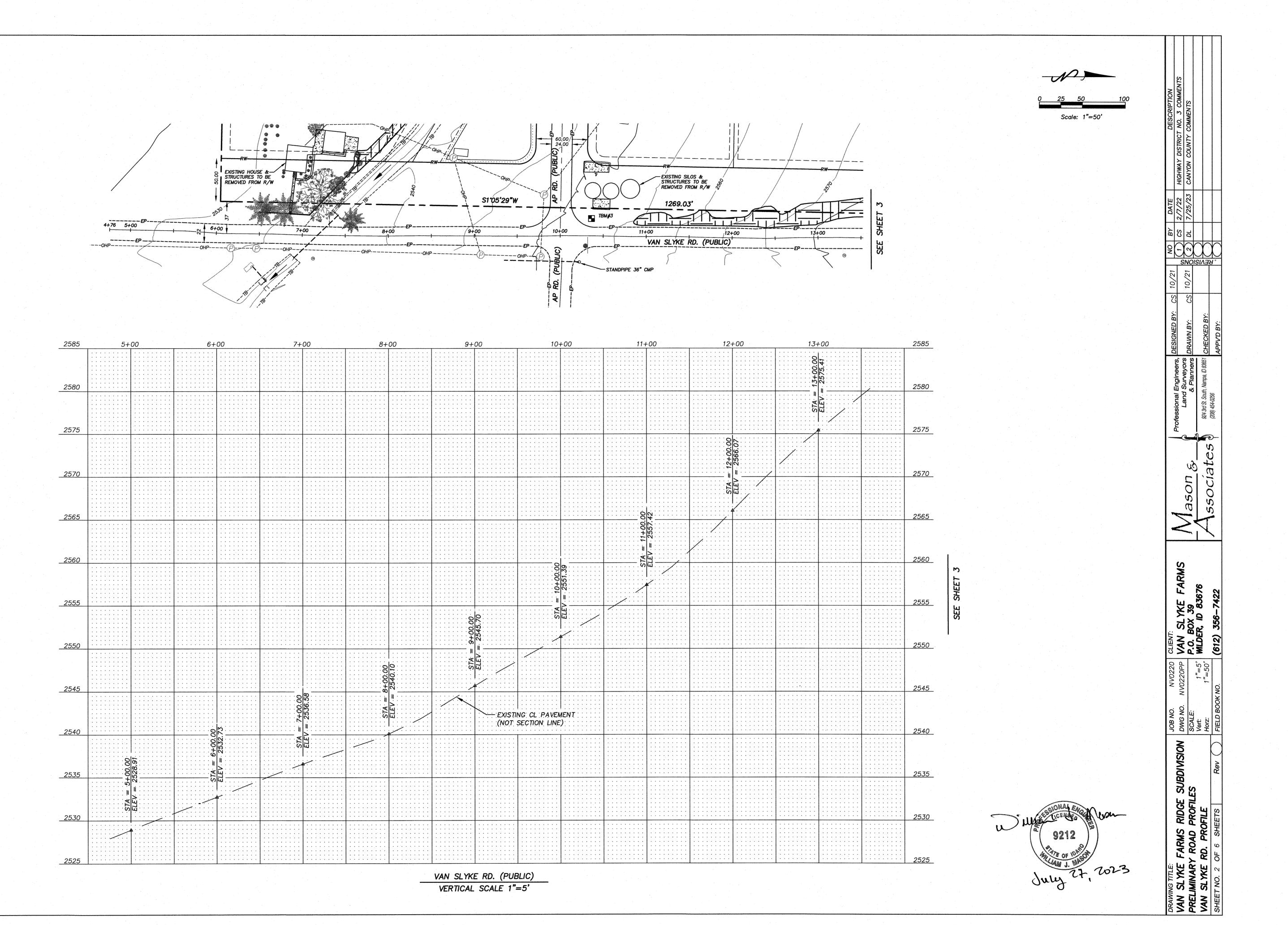
Not much representative data easily available.

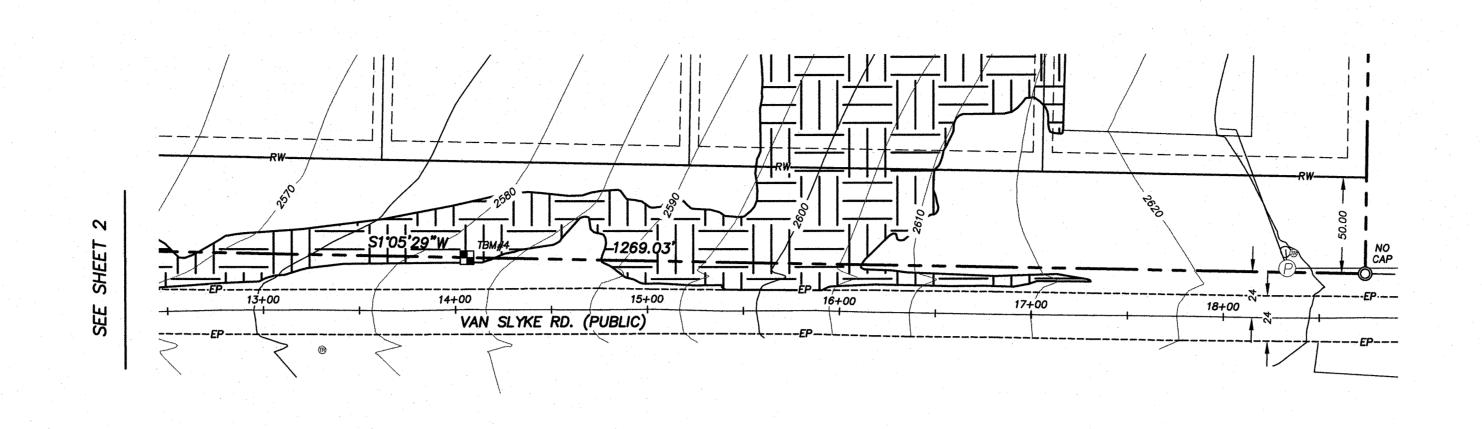


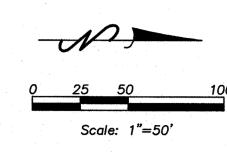




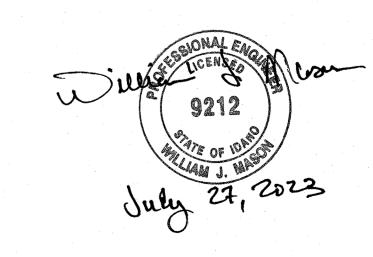








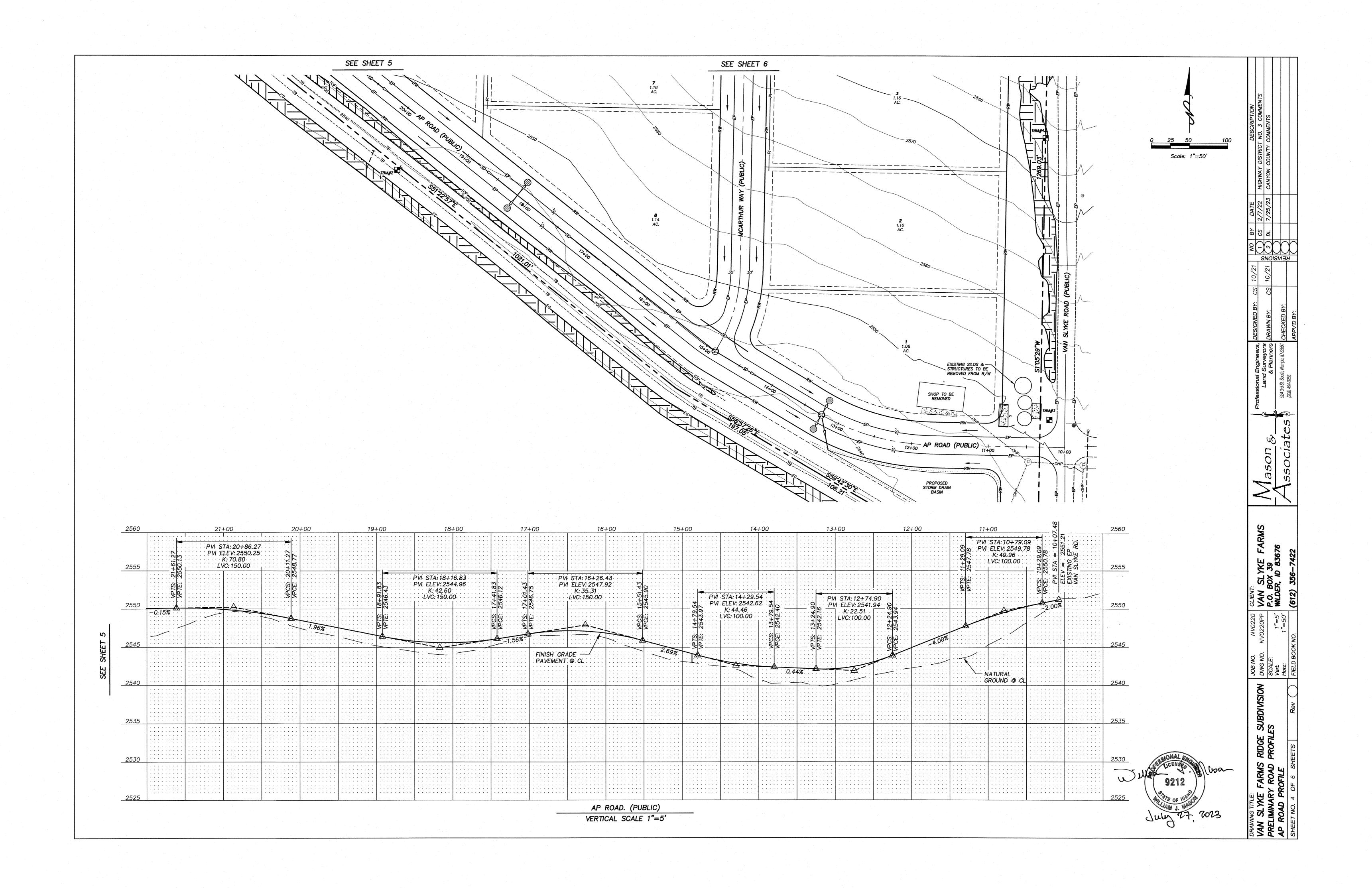
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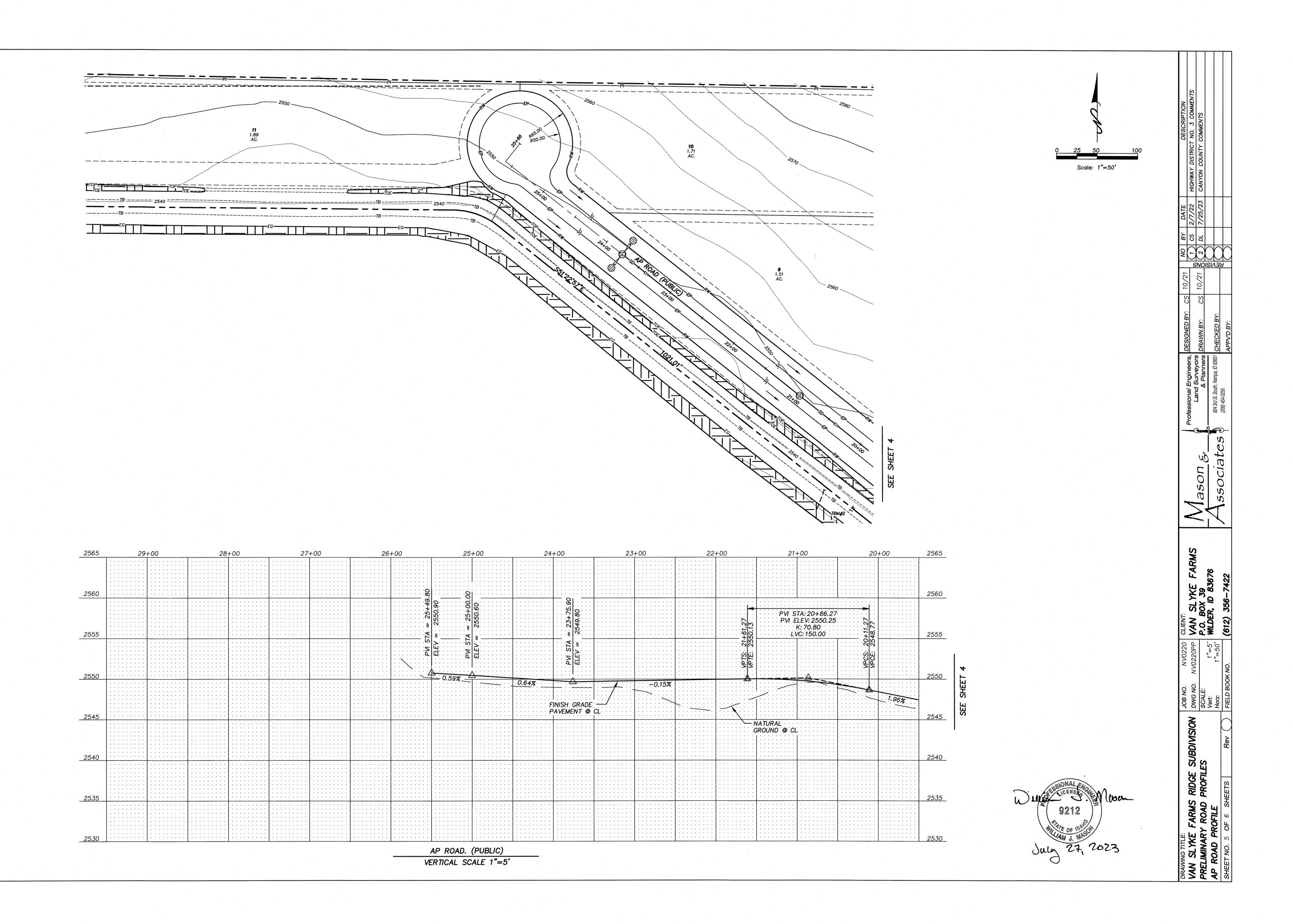


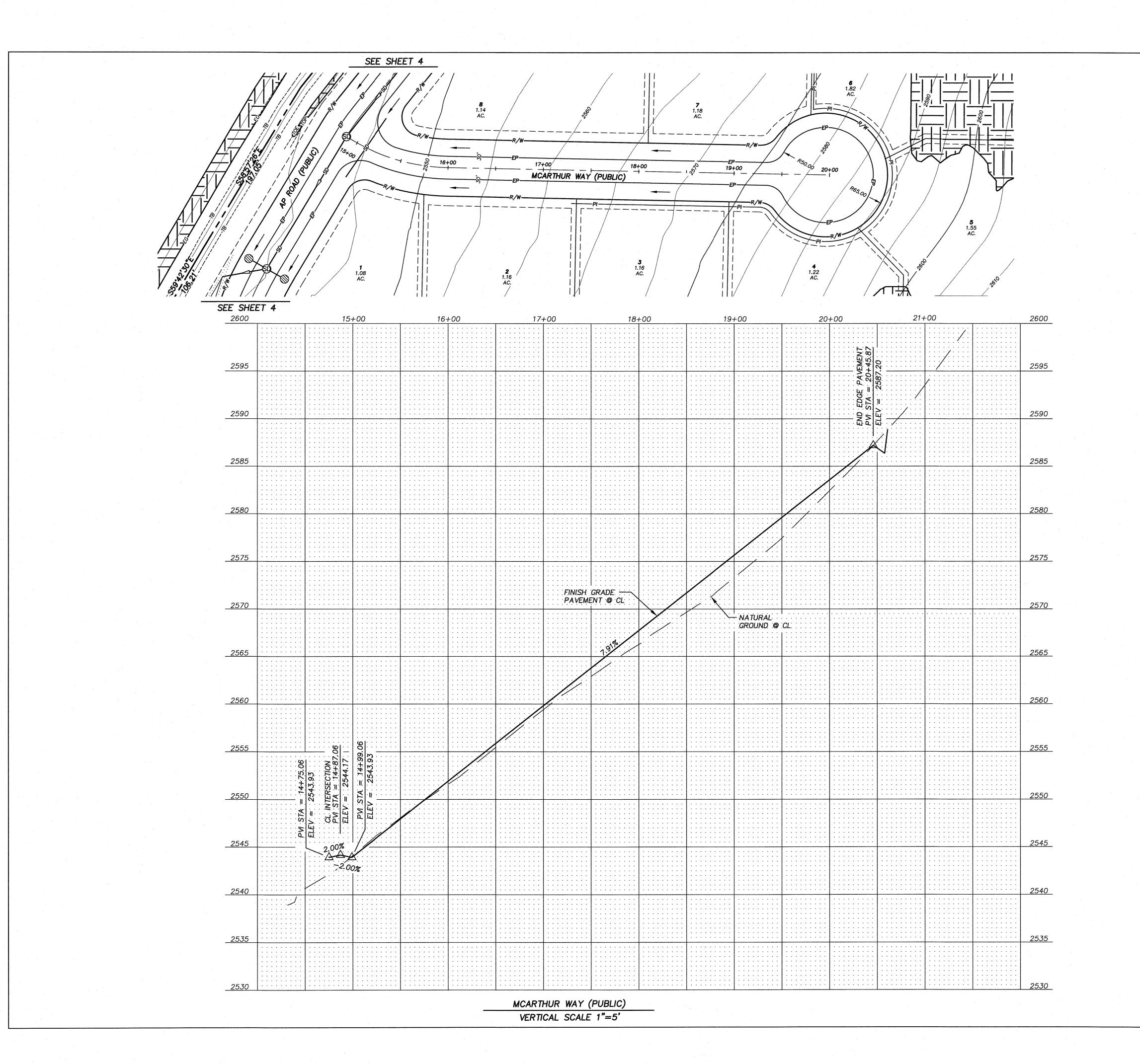
RMS RIDGE SUBDIVSION DAD PROFILES PROFILE

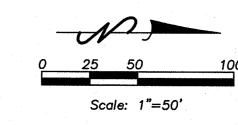
VAN SLYKE RD. (PUBLIC)

VERTICAL SCALE 1"=5"









3 TITLE:	JOB NO. NV0220 CLIENT:	CLIENT:			DESIGNED BY: CS 10/21	Г	NO BY L	DATE	DESCRIPTION
LYKE FARMS RIDGE SUBDIVISION DWG NO. NVOZZOPP VAN SLYKE FARMS	DWG NO. NV0220PP	VAN SLYKE FARMS					cs 2/1/22		HIGHWAY DISTRICT NO. 3 COMMEN
INARY ROAD PROFILES	SCALE	P.O. BOX 39	IVIason &	& Planners	DRAWN BY: CS 10	10/21 😽 (2)	Dr 7/:	5/23 CAN	2) DL 7/25/23 CANYON COUNTY COMMENTS
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Board of County Commissioners – Staff Report Van Slyke Farms – OR2021-0012 & RZ2021-0027

Hearing Date: June 2, 2022

Development Services Department

Owner: Van Slyke Farms LLC

Applicant/Representative:

Mason & Associates

Staff: Dan Lister, Planning Official

<u>Tax ID:</u> R33211 & R33212 (approx. 111 acres)

Current Zone :"A" (Agricultural)

2020 Comprehensive Plan Future Land Use Designation: Agricultural

Impact Area: Greenleaf Future
Land Use Designation:
Agricultural

Applicable Zoning Land Use Regulations: CCZO §07-06-03 & §07-06-05

Notification

4/27/2022 Agencies/JEPA 5/10/2022 600' Radius Notice 8/16/2021 Full Political 5/15/2022 Newspaper 5/24/2022 Posting

Exhibits:

- 1. OR2021-0012 FCOs
- 2. RZ2021-0027 FCOs
- Letter of Intent/submittal information including preliminary plat
- 4. Mason & Associates P&Z Presentation
- 5. Neighborhood Meeting
- 6. Maps
 - a. Aerial
 - b. Vicinity
 - c. Zoning
 - d. Future Land Use
 - e. Future Land Use Greenleaf
 - f. Subdivisions w/Report
 - g. Soils and Prime Farmland w/Report
 - h. TAZ Household
 - i. Nitrates and Wells
 - j. Dairy, Feedlot & Gravel Pit
 - k. Functional Classification
- 7. Agency Comments
 - a. Notus-Parma HWY District
 - b. DEQ
 - c. Wilder Irrigation Dist.
 - d. Boise Project BOC
 - e. City of Greenleaf
- 8. Public Comments
 - a. Gregory Parker (Opposed)
 - b. Joe and Jeanne Masar (Opposed)
 - c. John Williamson

Request

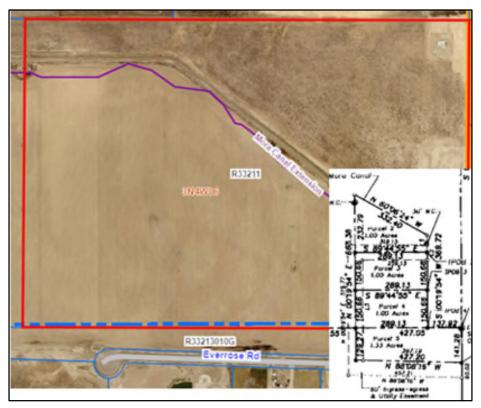
The applicant, Mason & Associates representing Van Slyke Farms LLC, is requesting a **comprehensive plan map amendment** (Case No. OR2021-0012) to amend a 26.2-acre portion consisting of a portion of parcels R33211 and R33212 from an "agricultural" designation to a "residential" designation. The request includes a **zoning map amendment** (Case No. RZ2021-0027) to rezone a 26.2-acre portion of the subject parcels from an "A" (Agricultural) Zone to an "R-1" (Single Family Residential) Zone). The parcels are located at 17553 Van Slyke Road, Wilder; also referenced as a portion of the NE' 4 of Section 6, T3N, R4W, Canyon County, Idaho

The request includes a **preliminary plat** with irrigation and drainage plat for Van Slyke Farms Ridge Subdivision (Case No. SD2021-0016), an 18 residential-lot subdivision with one (1) common lot. However, the plat requires more information; and therefore, cannot be heard at this time.

Background

Parcel R33212, 50.01 acres, does not have any building permits or land division available. The parcel is the remnant of the division approved in 2001 (CU2003-267) creating a portion of Garrett Ranch Ridge (SD2003-91). All development rights were transferred to R33211 (LS2003-369).

Parcel R33211, 61 acres, was approved for a land division with building permit relocation creating four parcels in 2003 (LS2003-369, see below). Therefore, there are no additional land divisions available.



- 9. CPR2008-2: Development Agreement Conditions
- 10. P&Z Minutes and FCOs
- 11. DSD Staff's P&Z Presentation

Applicable Standards and Regulations

Comprehensive Plan Amendment (CCZO §07-06-03)

The applicant is requesting a Comprehensive Plan Map Amendment to change the designation of 5.44 acre portion of the subject parcels from Agricultural to Residential. The amendment is required to meet the following criteria:

- A. Is the requested type of growth generally in conformance with the comprehensive Plan?
- B. When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?
- C. Is the proposed comprehensive plan amendment compatible with surrounding land uses?
- D. Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive Plan was adopted?
- E. Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?

Zoning Amendment (CCZO §07-06-05)

In conjunction with the comprehensive plan amendment request, the applicant is requesting to rezone a 26.2 acre portion of the subject parcels from "A" (Agricultural) to "R-1" (Single Family Residential). The amendment is required to meet the following criteria:

- 1. Is the proposed zone change generally consistent with the Comprehensive Plan?
- 2. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?
- 3. Is the proposed zoning map amendment compatible with surrounding land uses?
- 4. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?
- 5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?
- 6. Does legal access to the subject property for the zoning map amendment exist of will it exist at the time of development?
- 7. Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?
- 8. Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Analysis

Pursuant to CCZO Section 07-10-25(1), the purposes of the "A" (Agricultural) Zone are to:

- A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;
- B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;
- C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;
- D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and
- E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.

Pursuant to CCZO Section 07-10-25(3), the purpose of the "R-1" (Single Family Residential) zone is to promote and enhance predominantly single-family living areas at a low-density standard.

Comprehensive Plan

The Canyon County Comprehensive Plan designates the subject parcels as "Agriculture" and "Residential" (Exhibit 6d). Most of the subject property is located within the Greenleaf area of city impact. Greenleaf's future land use plan designates the area as "Agricultural" (Exhibit 6e). The subject property is approximately 2.9 miles south of Greenleaf city limits.

Surrounding Land Use/Character

Surrounding Land Oscionaracter				
	Existing Conditions within approximate vicinity	Primary Zone	Other Zones	
NW	R33224 (76.3 acres) appears to be an original parcel.	A	-	
N	R33209 (41.2 acres) appears to be original and contains a feedlot. R33208 (42.8 acres) is currently in agricultural use. The property is part of an approval for a CR-R-R zone (CPR2008-2).	A	CR-R-R	
NE	R33202 (87.1 acres) is currently in agricultural use. The property is part of an approval for CR-R-R (CPR2008-2).	A	CR-R-R	
Е	Land Division/Permit Relocation creating Parcels R33206013, R33206014B, R33206014B, R33206014B, R33206014A (4.56-acre average lot size)	A	-	
SE	R33206014 (2.02 acres); R33205 (61.72) in agricultural use; R33206010, R33206012 and R33206011 (3.71-acre average lot size, LS2002-593).	A	-	
S	A portion of R33211 was approved for land division/permit relocation creating four parcels with a 1.08-acre average lot size (LS2003-369); R33213, R33213010, R33213010A, C, D F and G (AD2014-62) with a 3.83-acre average lot size.	A	-	
SW	Large agricultural parcels: R33212 (50 acres), R33221012/12B (43 acres).	A	-	
W	Garret Ranch Ridge Subdivision (2006).	A	-	

A (Agricultural), R-R (Rural Residential), R-1 (Single-Family Residential), & CR (Conditional Rezone).

Site Visit Photos (Exhibit 11)



South view of the property and Van Slyke Road near the existing wireless facility site located on the north-east corner of the property.



West to south view of the property from Van Slyke Road near the existing wireless facility site located on the north-east corner of the property.



North to north-west view from the south-east boundary of the subject property.



North-east to north view from the center of Parcel R33211 near the Mora Canal.



West view from the west boundary of Parcel R33211 near of the Mora Canal of dwellings within Garrett Ranch Ridge Sub. (2006).

Recent Land Use Cases

There are no recent similar land use decisions within the vicinity. The only similar residential zone in the vicinity is the following:

• <u>CPR2008-1 & 2</u>: Comprehensive Plan Amendment to "Residential" and Conditional Rezone to a "R-R" (Rural Residential) Zone of 311 acres approved in 2008. Although 311 acres was conditionally zoned "R-R", the 311 acres remains in agricultural use. The development agreement (Exhibit 9) included landscaping, exterior lighting, open space, potentially community sanitary system, pressurized irrigation and other subdivision requirements which have not been met and could be considered abandoned.

Platted Subdivisions (Exhibit 6f)

The subject property is located within a one-mile radius of five (5) residential subdivisions with a total average lot size of 2.12 acres. The following are within close proximity to the request:

- <u>Garret Ranch Ridge Subdivision</u>: In 2006, 29.3 acres were subdivided via conditional use permit approval into 21 lots with a 1.4-acre average lot size.
- <u>Summerwind of Orchard Hills 1 & 2</u>: In 2007, 246 acres was subdivided via conditional use permit approval into 104 lots, 2.36-acre average lot size due to the open space created by the golf course and is served by a community water system.

Soil and Farmland

The subject parcel is zoned "A" (Agricultural), (see Exhibit 6c). Properties within the immediate vicinity (Exhibit 6b) are predominantly zoned "A" with an average lot size of 17.6 acres with a median lot size of 4.07 acres. The property consists of moderately-suited soils and that are not considered prime farmland (Exhibit 6g). However, USDA cropland report identifies the property and surrounding properties used for sugarbeets and alfalfa (CDL USDA 2009) and appears to be actively farmed south of the Mora Canal. The property is located within an active agricultural area including the Indart feedlot to the north (approximately 80 acres) and Williamson Orchards to the east.

Adequate Facilities

- <u>Sewer:</u> Future development will require individual septic systems. The applicant has provided comments from Southwest District Health regarding the nutrient pathogen study and limits development to no more than 19 residential lots based on preliminary review (Exhibit 3).
- Water: Future development will require individual wells. The property is located within a nitrate priority area where wells in the area show signs of nitrate contamination (Exhibit 6i). Within the nitrate pathogen study provided by the applicant (Exhibit 3), well reports within the area demonstrate average to high nitrate contamination rates. DSD staff recommends that compliance with DEQ's public drinking water requirements be required to serve the future development which will ensure nitrates contaminants to serve the development are adequately addressed. However, the applicant does not include a development agreement; and therefore, cannot be conditioned.
- <u>Irrigation:</u> The property does not have surface water rights from Wider Irrigation District (Exhibit 7d), but has water right from IDWR (Exhibit 3). Pursuant to comments from Boise Project Board of Control (Exhibit 7d), the property is bisected by the Mora Canal. Therefore, protective measures such as irrigation easements and development restrictions, such as maintaining runoff on-site and no fences or landscaping in the irrigation easement, are required to ensure the protection of the canal.

Access & Traffic

The property has frontage on Van Slyke Road. Notus-Parma Highway District requires future development to meet their access, approach and subdivision requirements which include preliminary plat revisions and corrections (Exhibit 7a). A traffic impact study is not required by Notus-Parma Highway District.

As questioned in Notus-Parma Highway District's comment letter (Exhibit 7a), the applicant is requesting a waiver of sidewalk, curb, gutter and landscaping requirements. Pursuant to the Area of City Impact agreement, County Code §09-03-09, the City of Greenleaf's subdivision ordinance within the area of city impact. The City of Greenleaf provided a letter waiving the required subdivision improvements on May 19, 2022 (Exhibit 7e).

Essential Services

The area is supported by Homedale Fire (over 5 miles from the subject property), County Sheriff, County Ambulance and Homedale School District. Comments received from affected agencies did not address essential services. The applicant does not address how future development will be accommodated by essential services.

Potential Impacts

The area predominantly consists of large agricultural properties and agricultural uses. The only residential zone in the area is a "CR-R-R" Zone that appears to be abandoned or expired. The existing residential subdivisions in the area were approved under a different ordinance and comprehensive plan; and therefore, do not reflect current goals and policies of the Comprehensive Plan.

The property and surrounding area are not within planned growth areas. The parcel is located within a 1,980-acre TAZ (Traffic Analysis Zone #2,555, Exhibit 6h). COMPASS (Community Planning Association of Southwest Idaho) maintains and uses the data as part of the Communities in Motion Regional Transportation Plan which uses future population, households and jobs forecasts to determine future transportation needs for the Treasure Valley. COMPASS forecasts do not indicate a population or household growth in the area due to existing large farmlands, agricultural uses and lack of infrastructures and amenities necessary to support residential growth.

Although the applicant is proposing development within a non-viable (less viable as it was in production of forage crops until 2018) portion of the property, the requested "R-1" Zone promotes low density single family residential development in an area predominantly supported by agricultural uses and zone. The request sets a precedence and supports the area for low-density residential growth without any community planning.

A letter from City of Greenleaf was received (Exhibit 7e) granting a waiver of subdivision improvements, but concludes with recommendations and concerns demonstrating the request and future residential requests in the area should be planned to consider the primary uses of the area (agricultural) and potential residential impacts to the existing agricultural use and character.

The following options should be considered instead:

- 1. Interested owners within the vicinity should apply for a comprehensive plan map and text amendment to create a specific plan for a planned residential node. The plan should include reasons why a residential node is necessary in that location, types of development allowed and how development transitions at the boundaries of the planned area, studies such as traffic, water, nitrate, geology, soils, hydrology to ensure the planned area can support the development appropriately, mitigation measures to address impacts to traffic, facilities, schools, and emergency services, and address potential impact to the City of Greenleaf where residential growth is planned.
 - This option should be considered after the 2030 Comprehensive Plan is adopted which supports considerations of planned sub-areas and supports advisory committees to consider these types of applications that help assess potential short and long-term impacts to the County and community.
- 2. Consider a conditional rezone to "R-R" and request lot sizes similar to the existing properties in the area to the east and south, 3-4-acre lot sizes. Per CCZO Section 07-06-07(3), the "CR"

Designation shall not constitute "spot" zoning and shall not be presumptive proof that the zoning of other property adjacent to or in the vicinity of the conditionally rezoned property should be rezoned the same. It does not set a precedence and does not guarantee surrounding owners the same approval. It also limits the approval to two-years which expires if the approval is abandoned or not completed.

O Although this option would have a development agreement with specific development limitations associated with the development of the subject property, it <u>does not promote orderly planning for the area</u> which is not a growth area and may still create unknown short and long-term impacts to the overall community.

The requested comprehensive plan amendment is inconsistent with, but not limited to, the following goals and policies of the 2020 Canyon County Comprehensive Plan:

- <u>Property Rights Policy #8:</u> "Promote orderly development that benefits the public good and protects the individual with a minimum of conflict."
- <u>Population Goal No. 1:</u> "Consider population growth trends when making land use decisions."
- <u>Population Policy No. 3:</u> "Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses."
- <u>Land Use Goal No. 2:</u> "To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area."
- <u>Land Use Policy No. 2:</u> "Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate."
- <u>Land Use Residential Policy #2:</u> "Encourage residential development in areas where agricultural uses are not viable."
- Agricultural Policy #1: "Preserve agricultural lands and zoning classifications."
- <u>Agricultural Policy #3:</u> "Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development."
- Natural Resources Goals #1: "To support the agricultural industry and preservation.

Planning and Zoning Commission

On October 7, 2021, the Planning and Zoning Commission (Exhibit 10) found the requests consistent with existing development in the area and that the request is generally consistent with the following Comprehensive Plan goal and policies:

- <u>Property Rights Policy No. 1</u>: "No person shall be deprived of private property without due process of law."
- <u>Land Use Goal No. 5</u>: "Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."
- Housing Policy #1: "Encourage a variety of housing choices that meet the needs of families, various age groups and incomes."

If the Board agrees with the Planning and Zoning Commissioners (Exhibit 10), staff recommends the Board at least consider a conditional rezone with conditions similar to CPR2008-2 (Exhibit 9) which includes landscaping, 10% dedicated for open space and exterior lighting provisions.

Comments

Public Comments

- <u>Gregory Parker (Exhibit 8a)</u>: The letter expresses that the request is unplanned and is proposed during a drought year where impacts to water are uncertain.
- <u>Joe and Jeanne Masar (Exhibit 8b)</u>: Questions with concerns about the development and impacts to Garret Ranch Ridge, and the request potentially setting a precedence that allows residential zoning to remove agricultural uses existing in the area.
- <u>John Williamson (Exhibit 8c)</u>: Not opposed, but believes the development should have similar conditions to CPR2008-2 (Exhibit 9). Also concerned that the request may trigger the expiration/termination of the existing development agreement approved by CPR2008-2.

Agency Comments

- See Exhibit 7 for agency comments.

Decision Options:

- The Board of County Commissioners may <u>approve</u> the comprehensive plan amendment and zoning map amendment; or
- The Board of County Commissioners may <u>deny</u> the comprehensive plan amendment and zoning map amendment and direct staff to make findings of fact to support this decision; or
- The Board of County Commissioners may **continue the discussion** and request additional information on specific.

Recommendation

Staff recommends the Board of County Commissioners open a public hearing and discuss Case No. OR2021-0012 & RZ2021-0027.

DSD Staff recommends **denial** of the request. However, the Planning and Zoning Commission recommends **approval** of the request (Exhibit 10). Therefore, the Findings of Fact and Conclusions of Laws provided for the Board's consideration are based on the Planning and Zoning Commission's FCOs for OR2021-0012 & RZ2021-0027.



Board of County Commissioners Van Slyke Farms LLC – Comprehensive Plan Amendment – OR2021-0012

Development Services Department

FINDINGS, CONCLUSIONS, & ORDER

Comprehensive Plan Map Amendment - OR2020-0012

Findings of Fact

- 1. The applicant, Mason Associates Inc. representing Van Slyke Farms LLC, is requesting a **comprehensive plan map amendment** to amend a portion (consisting of approximately 5.44 acres) of parcels R33211 and R33212 from an "agricultural" designation to a "residential" designation". The parcels are located at 17553 Van Slyke Road, Wilder; also referenced as a portion of the NE¼ of Section 6, T3N, R4W, Canyon County, Idaho.
- 2. The subject property is designated as "Agricultural" and "Residential" on the future land use map within the 2020 Canyon County Comprehensive Plan.
- 3. The property is located within the Greenleaf Area of City Impact. Greenleaf designates the subject parcel as "agricultural" within the City's Comprehensive Plan.
- 4. The subject property is located within Golden Gate Highway District, Homedale Fire District, Homedale School District, and Wilder Irrigation District.
- 5. The neighborhood meeting was held on February 5, 2021 in accordance with CCZO §07-01-15.
- 6. On October 7, 2021, the Planning and Zoning Commission recommended approval of this request.
- 7. On Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency and City of Greenleaf notice was provided on April 27, 2022. A full political notice was provided on August 16, 2021, Newspaper notice was published on May 15, 2022. Property owners within 600' were notified by mail on May 10, 2022. The property was posted on May 24, 2022.
- 8. The record herein consists of exhibits provided as part of the public hearing staff report, exhibits submitted during the public hearing on June 2, 2022 and all information in case file OR2021-0012/RZ2021-0027.

Conclusions of Law

For Case File OR2021-0012, the Board of County Commissioners finds and concludes the following regarding the Standards of Review for a Comprehensive Plan Amendment (§07-06-03 CCZO):

A. Is the requested type of growth generally in conformance with the comprehensive plan?

Conclusion: The proposed use is in conformance with the comprehensive plan.

<u>Finding:</u> The request is consistent with, but not limited to, the following goals and policies of the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 1: "No person shall be deprived of private property without due process of law."
- Land Use Goal No. 5: "Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."
- Housing Policy #1: "Encourage a variety of housing choices that meet the needs of families, various age groups and incomes."

The request is located adjacent to existing areas designated residential on the 2020 Canyon County Comprehensive Plan future land use plan.



B. When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?

<u>Conclusion:</u> The proposed designation change is more appropriate than the current comprehensive plan designation.

Finding:

The request area is found to be non-viable. The request allows area outside the requested location to be retained as viable farm ground for continued agricultural operations.

The request is located near similar residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

C. Is the proposed comprehensive plan amendment compatible with surrounding land uses?

Conclusion: The proposed comprehensive plan amendment is compatible with surrounding land uses.

<u>Finding</u>: The request is located near similar residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

D. Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?

<u>Conclusion</u>: The development trends in the general area support residential uses.

Finding: The request is located near existing residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

E. Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?

Conclusion: The proposed comprehensive plan amendment will not impact public services or facilities.

<u>Finding</u>: There has been no evidence received that the proposed comprehensive plan amendment would have an undue impact on public services and facilities. All comments received from affect agencies did not find the amendment to impact public services or traffic. Conditions of approval regarding traffic, access, irrigation, water and sanitary services can be addressed at the time of future development.

F. Idaho Statutes: Title 67 Chapter 65 §67-6537 USE OF SURFACE AND GROUNDWATER: (4) "When considering amending, repealing, or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the comprehensive plan would have on the source, quantity, and quality of groundwater in the area."

The property is located within a nitrate priority area. According to the nutrient pathogen study prepared for the subject property, up to 19 residential lot can be supported. Future development must comply with all applicable federal, state, and local laws with regard to water quantity and quality.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein, the Board of County Commissioners <u>approve</u> Case No. OR2021-0012, a <u>Comprehensive Plan Map Amendment</u> of a 5.44-acre portion of parcels R33211 and R33212 from "agricultural" to "commercial"

APPROVED this day of	, 2022.	
	Yes No	Did Not Vote
Commissioner Leslie Van Beek		
Commissioner Keri Smith		-
Commissioner Pamela White		
Attest: Chris Yamamoto, Clerk		
By:	Date:	



Board of County Commissioners Van Slyke Farms LLC –Rezone – RZ2021-0027

Development Services Department

FINDINGS, CONCLUSIONS, & ORDER

Rezone - RZ2021-0027

Findings of Fact

- 1. The applicant, applicant, Mason Associates Inc. representing Van Slyke Farms LLC, is requesting a **zoning map amendment** to rezone a 26.2-acre portion of parcels R33211 and R33212 from an "A" (Agricultural) Zone to an "R-1" (Single Family Residential) Zone. The parcels are located at 17553 Van Slyke Road, Wilder; also referenced as a portion of the NE¼ of Section 6, T3N, R4W, Canyon County, Idaho.
- 2. The subject property is designated as "Agricultural" and 'Residential" on the future land use map within the 2020 Canyon County Comprehensive Plan. The rezone request is being considered concurrently with a comprehensive plan map amendment (Case No. OR2021-0012) and preliminary plat regarding 18 residential lot subdivision with a 1.05-acre average lot size (Case SD2021-0016).
- 3. The property is located within the Greenleaf Area of City Impact. Greenleaf designates the subject parcels as "agricultural" within the City's Comprehensive Plan.
- 4. The subject property is located within Golden Gate Highway District, Homedale Fire District, Homedale School District, and Wilder Irrigation District.
- 5. The neighborhood meeting was held on February 5, 2021 in accordance with CCZO §07-01-15.
- 6. On October 7, 2021, the Planning and Zoning Commission recommended approval of this request.
- 7. On Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency and City of Greenleaf notice was provided on April 27, 2022. A full political notice was provided on August 16, 2021, Newspaper notice was published on May 15, 2022. Property owners within 600' were notified by mail on May 10, 2022. The property was posted on May 24, 2022.
- 8. The record herein consists of exhibits provided as part of the public hearing staff report, exhibits submitted during the public hearing on June 2, 2022 and all information in case file OR2021-0012/RZ2021-0027.

Conclusions of Law

For this request, the Board of County Commissioners finds and concludes the following regarding the Standards of Review for a Zoning Amendment (§07-06-05):

A. Is the proposed zone change generally consistent with the comprehensive plan?

Conclusion: The proposed zone change is consistent with the 2020 Canyon County Comprehensive Plan.

Finding: The request is consistent with multiple goals and policies of the 2020 Canyon County Comprehensive Plan including but not limited to:

- Property Rights Policy No. 1: "No person shall be deprived of private property without due process of law."
- Land Use Goal No. 5: "Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."
- Housing Policy #1: "Encourage a variety of housing choices that meet the needs of families, various age groups and incomes."

The request is located adjacent to existing areas designated residential on the 2020 Canyon County Comprehensive Plan future land use map.



B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?

Conclusion: The proposed rezone is more appropriate than the current zoning designation.

Finding:

The requested portion of property is found to be non-viable. The request allows area outside the requested location to be retained as viable farm ground for continued agricultural operations.

The request is located existing similar residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

C. Is the proposed zoning map amendment compatible with surrounding land uses?

Conclusion: The proposed conditional rezone is compatible with the surrounding land uses.

Finding: The request is located existing similar residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed zoning map amendment will not negatively affect the character of the area.

Finding: The request is located existing similar residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed conditional rezone?

Conclusion: Adequate sewer, drainage, irrigation, and storm water drainage facilities and utility systems will be provided to accommodate the proposed zoning map amendment at the time of development.

Finding:

<u>Sewer</u>: Future development will require individual septic systems. The applicant has provided comments from Southwest District Health regarding the nutrient pathogen study and limits development to no more than 19 residential lot based on preliminary review.

Water: Future development will require individual wells.

<u>Irrigation</u>: The property does not have surface water rights from Wider Irrigation District, but has water right from IDWR. Pursuant to comments from Boise Project Board of Control, the property is bisected by the Mora Canal. Therefore, protective measures such as irrigation easements and development restrictions, such as maintaining runoff on-site and no fences or landscaping in the irrigation easement, are required to ensure the protection of the canal.

F.	Does legal ac	ccess to the subject property for ent?	the zoning n	nap amen	dment exist or wil	l it exist at the time
	Conclusion:	The property has frontage along	g Van Slyke R	Road, a pub	olic road.	
	Finding:	The property has frontage on V development to meet their acce preliminary plat revisions/corre	ss, approach a		•	-
		As questioned in Golden Gate I waiver of sidewalk, curb, gutter Impact agreement, County Cod within the area of city impact.	r and landscap	ing requir	ements. Pursuant to	o the Area of City
G.	adequate acc traffic patter	posed zoning map amendment cess to and from the subject pro cns created by the proposed dev ts or traffic impacts?	perty to min	imize und	ue interference wi	th existing or future
	Conclusion:	The conditional rezone of the su future traffic patterns as propose		will not c	ause undue interfe	rence with existing or
	Finding:	The request to an "R-1" Zone has Notus-Parma Highway District of subdivision improvements and p	does not requi	re a traffic	impact study. Futu	
Н.		posed zoning map amendment i nd emergency medical services	-	-		-
	Conclusion:	Essential services will be provid time.	led to accomm	nodate the	use. No mitigation	is proposed at this
	Finding:	Based on comments received, the facilities.	ne request is n	ot anticipa	ted to impact essen	tial services or
Ba: Co	mmissioners a	indings of Fact, Conclusions of L pprove Case #RZ2021-0027, a z an "A" (Agricultural) Zone to an	oning map an	nendment o	of a 26.2-acre porti	
AP	PROVED thi	s day of		, 2022.		
				Yes	No	Did Not Vote
Co	mmissioner Le	eslie Van Beek				
Co	mmissioner K	eri Smith				
Co	mmissioner Pa	amela White				
Att	test: Chris Yan	namoto, Clerk				
By De	eputy			I	Date:	



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651 Ph (208) 454-0256 Fax (208) 467-4130 Fmail_wmason@masonandassociates.us

LETTER OF EXPLANATION REZONE AND COMPREHENSIVE MAP CHANGE PRELIMINARY PLAT

This is a request to rezone a portion of parcel number R33211 and a comprehensive map change and rezone for a small portion of parcel R33212. Please see the site drawing to further clarify. These properties are located west of Van Slyke Road and south of Ustick Road. The request to rezone to residential (R-1) is for portions of both parcels R33211 and R33212.

Both properties are currently zoned agricultural in Canyon County. A large portion of parcel R33211 is in the County's future land use as residential.

The desire is to combine the property north of the Mora Canal Extension, along with the existing residence south of the Canal, to create residential property for a future subdivision, saving the larger portion of both parcels for continued farm use. Combining the narrow portion of the property north of the Canal with the larger future residential portion keeps residential use out of the prime farm ground.

The request for R-1 zone allows for large enough parcels to maintain a country feel while utilizing the land to its greatest potential.

Portions of the property have grades that are steeper than 15%. These areas are clearly marked on the plat and the property owner can choose not to build in the steepest areas.

The majority of the property to be rezoned is in the City of Greenleaf's impact area.

A waiver of sidewalk, curb, gutter and landscaping has been requested and sent to the City of Greenleaf.





Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651 Ph (208) 454-0256 Fax (208) 467-4130 Email. wmason@masonandassociates us

EASEMENT AND ROAD REDUCTION REQUEST DIRECTORS DECISION

This request is being submitted with the comprehensive map change, rezone and preliminary plat requests for Van Slyke Farms Ridge Subdivision.

The request is for an easement reduction for two ingress/egress easements that are shown on the preliminary plat as 28 feet in width. These two ingress/egresses will each serve two lots. The 28-foot easements will provide adequate access to the two parcels along the north border and the two parcels to the west without harming the public interest.

Please consider this request.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633





GENER	AL
1.	HOW MANY LOTS ARE YOU PROPOSING? Residential Non-buildable Common
2.	AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS 1.08 ACRES
IRRIGA	TION
1.	IRRIGATION WATER IS PROVIDED VIA: Irrigation Well
2.	WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 90% %
3.	HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 94.5 AF
4.	HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?
	individual lots will contain swales to retain
	Storm water
5.	HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?
	The Common Lot in Block 2 will contain a storm
	drain retention area
ROAD	<u>s</u>
1.	ROADS WITHIN THE DEVELOPMENT WILL BE: Public Private N/A
* Priva Plat*	ate Road names must be approved by the County and the private road application submitted with the Preliminary
HILLSI	DE DEVELOPMENT
1.	OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%? Residential
2.	WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%? ☐ YES ☑ NO
*If YE	S, a grading plan is required.

SUBDIVISION WORKSHEET

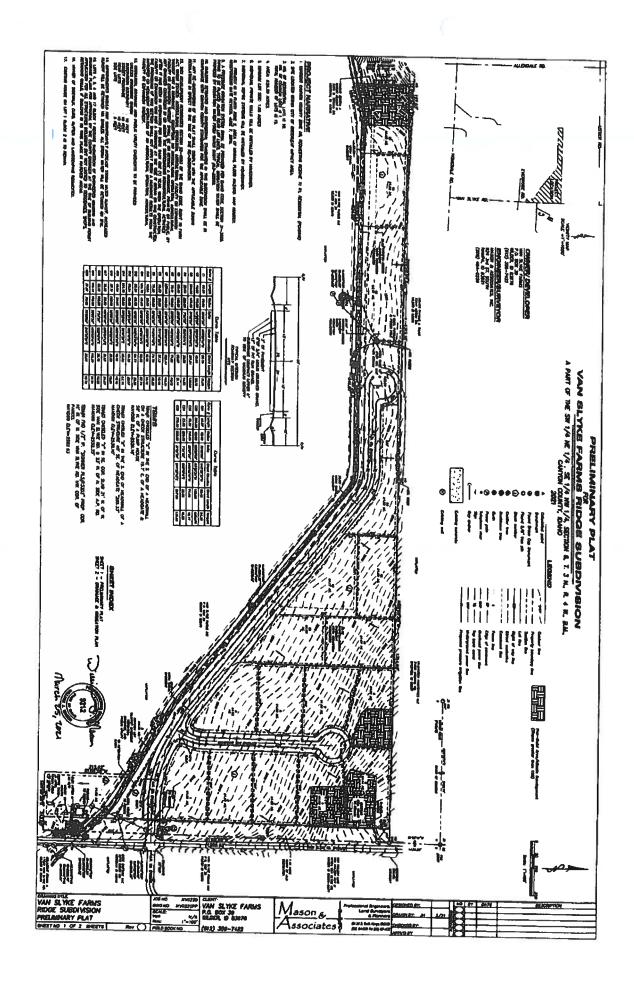
CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

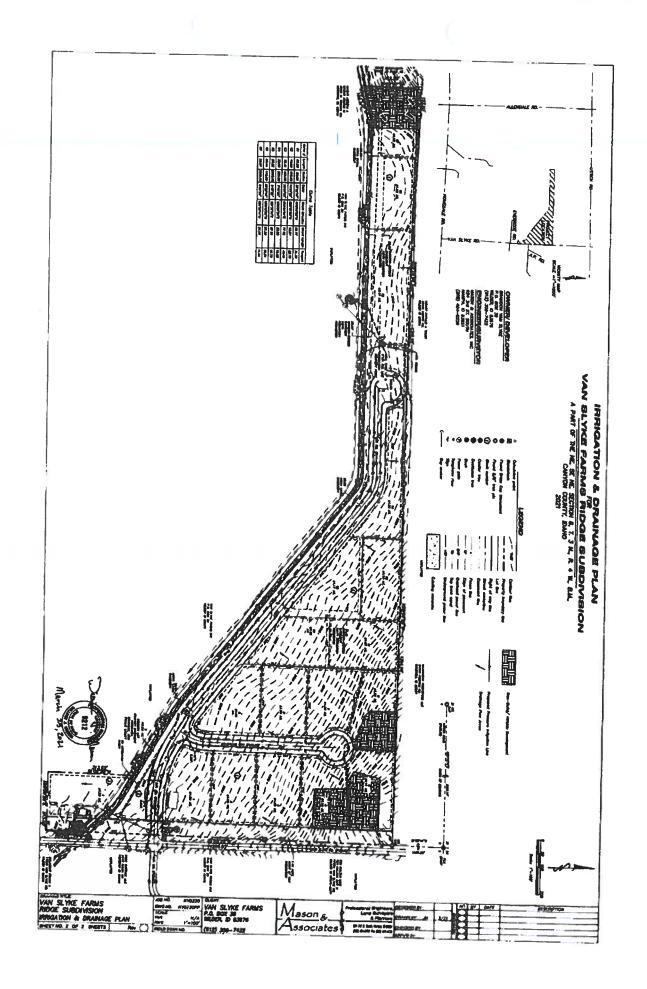
111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



SUBDIN	VISIONS WITHIN AN AREA OF CITY IMPACT
1.	WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY? YES NO
2.	IF YES, WHICH WAIVERS WILL YOU BE REQUESTING? CURBS GUTTERS SIDEWALKS STREETLIGHTS I LANDSCAPING request sent to City of Greenleaf







October 5, 2020

Van Slyke Farms PO Box 39 Wilder Id 83676

RE: Van Slyke Farms Ridge Subdivision Nutrient Pathogen Study

Attn: Mr. Van Slyke

Southwest District Health (SWDH) and the Idaho Department of Environmental Quality (IDEQ) received your Level 1 Nutrient-Pathogen study, from July, 2020 for <u>Van Slyke Farms Ridge Subdivision</u>, Canyon County, Idaho. The Nutrient-Pathogen evaluation provides information that 19 single-family residential lots, on 25.98 acres utilizing advanced treatment sewage disposal systems capable of achieving an effluent nitrate concentration of 27 mg/l, would cause minimal impact to groundwater quality. The study maintains the parameters required to meet the Level 1 Nutrient Pathogen study, at 19 lots, utilizing the above mentioned advanced treatment sewage disposal systems.

<u>Van Slyke Farms Ridge Subdivision</u> can now move forward to the next stage by meeting the requirements of SWDH's Subdivision Engineering Report (SER). The SER and subsurface sewage disposal design must incorporate the findings of the Nutrient-Pathogen study. For lot design care should be taken to locate drainfields so potential impacts to downgradient wells are minimized. Once an SER is submitted to our office, SWDH can lift sanitary restrictions and issue subsurface sewage permits.

If you have questions, please call our office at 208-455-5400.

Sincerely,

Chris Ellis, REHS/RS Land Development Senior

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File copy

MEMORANDUM

Date: July 30, 2020

To: Chris Ellis, Southwest District Health Department

From: Fritz Durham, Department of Environmental Quality

Subject: Level One Nutrient Pathogen Study, Van Slyke Farms Ridge Subdivision,

Van Slyke Road Southwest of Ustick Road, Wilder, Idaho

On July 6, 2020, the Idaho Department of Environmental Quality (DEQ) received Level One Nutrient Pathogen Study, Van Slyke Farms Ridge Subdivision (NP Study). The proposed Van Slyke Farms Ridge Subdivision is located in Canyon County, Idaho, north of Purple Sage Road, west of Lansing Lane, and east of Duff Lane. The NP Study was prepared by Materials Testing and Inspection (MTI) of Boise, Idaho for Subdivision Maker, Inc. of Middleton, Idaho.

The Van Slyke Farms Ridge Subdivision is reported to be an approximate 26-acre area of agricultural land. Proposed development of the Subdivision includes 19 single-family residences with individual wastewater disposal systems and individual wells. DEQ's review of the NP Study indicates the required elements for a Level 1 nutrient pathogen evaluation, as presented in *Nutrient Pathogen Evaluation Program for On-Site Wastewater Treatment Systems* (DEQ, 2002), were generally included.

The attached template includes our comments on the NP Study. Laboratory analyses of groundwater samples collected by MTI for use in the NP Study, and relatively recent groundwater sample data obtained from the Idaho Department of Water Resources EDMS database, indicate nitrate concentrations in shallow groundwater in the area of the proposed Van Slyke Farms Ridge Subdivision are near or may exceed the maximum contaminant level for nitrate of 10 milligrams per liter (mg/L). Because of the uncertainty of nitrate concentrations in shallow groundwater in the area of the proposed subdivision, DEQ cannot approve the NP Study. If nitrate concentrations in upgradient groundwater exceed the MCL, or are at a concentration that nitrate in wastewater discharges from a subdivision lot results in the MCL being exceeded at the downgradient boundary of the lot, DEQ cannot approve the proposed subdivision. We request that additional groundwater samples be collected from wells completed at shallow to intermediate depths to better assess nitrate concentrations in the area of the proposed subdivision. Please present this additional data in an addendum to the NP Study. As needed, DEQ is available to assist MTI or the subdivision owner/developer in obtaining permission to sample the requested wells.

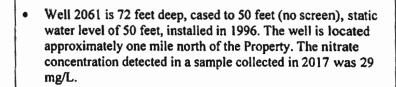
If you have any questions, or would like to discuss DEQ's evaluation of the nutrient pathogen study, please contact me by phone at 208-373-0183 or by e-mail at Fritz.Durham@deq.idaho.gov.

Title	Level 1 Nutrient Pathogen Study, Van Slyke Farms Ridge Subdivision, Van Slyke Road southwest of Ustick Road, Wilder, Idaho
Date Received	July 6, 2020
Location	The proposed Van Slyke Farms Ridge Subdivision (Property) is located in Canyon County, Idaho, south of Ustick Road and west of Van Slyke Road. The Property is located in the northeast quarter of Section 6, Township 3 North, Range 4 West of the Boise meridian.
Consultant	Materials Testing and Inspection (MTI), Boise, Idaho.
Project Overview	Level 1 Nutrient Pathogen Study, Van Slyke Farms Ridge Subdivision (NP Study) reports the Property consists of approximately 26 acres of agricultural land, with proposed development of 19 single-family residential lots, with individual water wells and septic systems for each lot. Land use surrounding the Property appears to be agricultural. Nearby land use includes an established residential development to the west and the Timberstone golf course to the northeast.
	Proposed wastewater flow for individual lots was established at 300 gallons per day. The locations of individual lot's drainfields are not identified in the NP Study. The drainfield locations for each lot will need to be approved by Southwest District Health (SWDH). Based on the layout of the lots, care should be taken to locate drainfields at lots located in the eastern portion of the proposed subdivision to minimize potential impacts to downgradient water wells

Required Data	Approved	Needs Revised	Comments
Well Driller's Reports	x		The NP Study included 50 numbered Idaho Department of Water Resources (IDWR) Well Driller's Reports (Appendix D). Plate 3 of shows the individual well numbers corresponding to the Driller's Reports for the wells. DEQ reviewed selected well locations shown on Plate 3 and their corresponding Driller's Report with the well locations and associated Driller's Reports found on IDWR's EDMS database. DEQ's review indicated the numbered wells on Plate 3 generally correspond with the well locations/Well Reports shown on the EDMS database.
Maps	x		The NP Study included the following maps: a topographic map showing the Property and surrounding area (Plate 1); a Site Map showing the proposed subdivision lots and lot acreage (Plate 2); a geologic map (Appendix B; Idaho Geologic Survey, 1992); a soil map (Appendix C; USDA Natural Resources Conservation Service); a map showing the reported locations of water wells in the area surrounding the Property (Plate 3); a map showing IDWR groundwater contour elevations nearby subdivisions that had previously submitted nutrient pathogen evaluations to DEQ (Plate 4); a Site map showing the widths of individual subdivision lots perpendicular to the reported groundwater flow direction (Plate 5); and a map showing reported locations of three wells sampled by MTI collected in May 2020 for nitrate analyses (Plate 6).
Groundwater Hydraulic Conductivity	x		The NP Study presented an estimated hydraulic conductivity of 35 feet per day for groundwater at the Property. This estimated value was based on hydraulic conductivity data from pump tests conducted by the well drillers and reported on the Well Driller's Report for four wells in the Property area. This value is the same as was used in the NP Evaluation of the Highpointe Estates subdivision, located approximately one-half mile north of the Property. Based on the values calculated from the pump test data, the value used at the nearby subdivision, and our review of the lithology of the near surface aquifer, the proposed hydraulic conductivity value of 35 feet per day is acceptable.

Required Data	Approved	Needs Revised	Comments
Groundwater Gradient	х		The NP Study included an estimated gradient for the groundwater aquifer at the Property of 0.019 feet per feet in a southwest direction (220 degrees Azimuth). The gradient and flow direction were calculated from groundwater elevations generated by IDWR, and shown on the subdivision map (Plate 4) sent to MTI by DEQ as part of a public records request. The calculated gradient and flow direction are acceptable.
Soils Information	х		A soil map and soil resource report for the Property and immediate Property area, generated from the USDA National Resource Conservation Service, is included in the NP Study. Soil descriptions from test pit excavations at the Property were not included. Acceptable drainfield soil texture/classification for the individual subdivision lots will need to be confirmed and approved by SWDH.
Geologic Information	X		A summary of the regional geology of the Property area was included in the NP Study. A summary of local geology, based on a review of IDWR Well Driller's Reports, was also included. The local summary included general groundwater depths and depths to first identified groundwater; aquifer lithology was not discussed. DEQ reviewed IDWR Well Driller's Reports for fourteen domestic water wells located at or adjacent to the Property as reported on IDWR's EDMS database. Our review of the Driller's Reports identified well depths ranging from 181 to 487 feet (average of 282 feet) and static water levels ranging from 75 feet to 205 feet below ground surface (average of 80 feet). Waterbearing zones/aquifers noted in the Driller's Reports at the base of the wells generally consisted of sand or clay with sand layers. These aquifers were generally overlain by interbedded layers of clay, clay with sand layers, and sand.

Required Data	Approved	Needs Revised	Comments	
				A concentration of 9.28 milligrams per liter (mg/L) was presented as a background/upgradient nitrate concentration. The proposed value was calculated by averaging nitrate concentrations from nine samples collected by MTI at three wells located in a subdivision adjacent to and west of the Property; three duplicate samples were collected from each well.
			The NP Study identified the sampled wells by well address, and included IDWR Driller's Reports for the wells, identified as well logs #25, #26, and #29 in Appendix D. A summary of the wells' construction from the IDWR Well Driller's Reports, and the nitrate concentrations follows.	
			 Well 25 is 285 feet deep, screened from 225 to 285 feet, static water level of 159 feet, installed in 2019. The average nitrate concentration of the three samples collected from the well is 6.5 mg/L. 	
Water quality			 Well 26 is 212 feet deep, screened from 207 to 212 feet, static water level of 119 feet, installed in 2013. The average nitrate concentration of the three samples collected from the well is 14.0 mg/L. 	
information		Х	 Well 29 is 260 feet deep, screened from 240 to 260 feet, static water level of 145 feet, installed in 2018. The average nitrate concentration of the three samples collected from the well is 8.6 mg/L. 	
			The water quality data indicate elevated concentrations of nitrate are present in shallow groundwater downgradient of the Property. DEQ reviewed IDWR's EDMS database to investigate nitrate concentrations detected in the analyses of groundwater samples collected by DEQ, IDWR, or the Idaho State Department of Agriculture from wells located within an approximate one mile radius of the Property. Our review identified one well that had been sampled by IDWR in 2015 (well 855), and two wells (wells 2061 and 2081) sampled by DEQ in 2017; the wells are identified by the state agency well number shown on the EDMS database. A summary of the wells and the nitrate concentrations detected in the samples follows.	
			Well 855 is 325 feet deep, with perforated casing from 270 to 325 feet, static water level of 150 feet, installed in 1957. The well is located approximately one mile east of the Property. The nitrate concentration detected in the sample collected in 2015 was 11 mg/L.	



 Well 2081 is 160 feet deep, cased to 157 feet (no screen), static water level of 95 feet, installed in 2002. The well is located in the same subdivision as the three wells sampled for the NP Study. The nitrate concentration detected in a sample collected in 2017 was 17 mg/L.

The above-listed detections of nitrate in samples collected by IDWR and DEQ from wells surrounding the Property are at concentrations exceeding the maximum concentration limit (MCL) of 10 mg/L. The analytical data from samples collected at these wells and from well No. 26 sampled for the NP Study indicate nitrate concentrations in shallow groundwater surrounding and adjacent to the Property are likely near or potentially exceeding the MCL. If nitrate concentrations in upgradient groundwater exceed the MCL, DEQ cannot approve the subdivision.

To better assess present nitrate concentrations in shallow groundwater surrounding and adjacent to the Property, DEQ requests that additional characterization of groundwater be performed. This characterization can be completed by either sampling additional wells in the Property area that obtain water from relatively shallow depths (100 to 150 feet), or installing a monitoring well in the northeast area of the Property for sample collection. Potential upgradient wells that obtain water from relatively shallow depths, as located on the IDWR's EDMS database, include the Van Slyke Farms well (No. 48 in Appendix D); Begalado well (No. 5 in Appendix D); and Warntjes well (No. 36 in Appendix D). A potential cross-gradient shallow well is the above-listed well 2061 (Rosencrantz well, IDWR Drilling Permit No. 63-96-W-0449-000). Potential downgradient wells that obtain water from relatively shallow depths that are located in the subdivision west of the property include: the above-listed well 2081 (Taggart well, No. 31 in Appendix D; and Grave well (No. 27 in Appendix D).

Required Data	Approved	Needs Revised	Comments
DEQ mass- balance spreadsheet		X	The NP study included 19 mass balance spreadsheets (MB Spreadsheets; DEQ, May 2000), one for each lot in the proposed subdivision. The MB spreadsheets were prepared using a 45 mg/L nitrate (untreated) in the wastewater discharge for 18 of the lots, and 27 mg/L (extended treatment) for lot 15 Default values used in the MB Spreadsheets included: mixing zone thickness (15 feet); septic tank effluent volume for an individual home (300 gallons per day); denitrification rate (0), and nitrate in natural recharge (0.3 mg/L). Acceptable site-specific values entered into the MB Spreadsheets included: hydraulic conductivity (35 feet per day); hydraulic gradient (0.019 feet per feet); aquifer width perpendicular to flow (variable, lot-specific); percent of parcel that is impervious (5%); and a septic tank wastewater nitrate concentration of 45 mg/L for 18 lots, and a nitrate concentration of 27 mg/L for lot 15 that assumes installation of an extended treatment system that can provide a 40% nitrate reduction. The upgradient concentration of nitrate in groundwater is pending additional sampling. DEQ's reviewed of the MB Spreadsheets using a proposed concentration of 9.3 mg/L nitrate in upgradient groundwater. The modeled nitrate concentration in groundwater at the downgradient boundaries of the 19 lots ranged from 9.7 to 10.4 mg/L. Modeled concentrations equal to or greater than 10 mg/L are unacceptable, and extended treatment would be required. DEQ requests that the MB Spreadsheets be modified and resubmitted when additional data for upgradient nitrate concentrations are acquired.

IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyonco.org/dsd.aspx Phone: 208-454-7458

Fax: 208-454-6633



	Van Slyke Farms	(612) 356	55 77 22
Applicant(s)	Name P.O. Box 39	Daytime Telephor	ne Number 836 76
	Street Address	City, State	Zip
Representative N	Mason & Associates Or 3rd Street South Street Address	avtime Telephone Number / F-mai	
	ct Property: Van Slyke Rd. / Two Nearest Cross Stree	• •	City
Assessor's Accoun	nt Number(s): R 33211, R 33217	Section 6 Township 3	N Range 4ω
	las water rights available to it. s dry and has no water rights available to i	it. If day along sign this documen	tand
	eturn to the Development Services Depar		
I	a 31-3805 states that when all or part of gation district or canal company, ditch a		l l

a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or

subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or

county for the division of land will be accepted, approved, and recorded unless:"

- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2.	For proposed sy visions outside of negotiated areas of ci mpact, the delivery system must be
	approved by the Fianning and Zoning Commission and the Board of County Commissioners with the
	advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.

Co	mmissioners.		
1.	Are you within an area of negotiated City Impact? Yes No If yes, please include a copy of approvals by the City Planning & Zoning Com Irrigation Plan.	mission	and City Council of your
2.	What is the name of the irrigation and drainage entities servicing the property?		
	Irrigation: IDWR - water right 63-32569		
	Drainage:		
3.	How many acres is the property being subdivided?		
4.	What percentage of this property has water? 90%		
5.	How many inches of water are available to the property? 94.5 AF		
6.	How is the land <u>currently</u> irrigated? Sprinkler Surface Above Ground Pipe	R O	Irrigation Well Underground Pipe
7.	How is the land to be irrigated <u>after</u> it is subdivided? Surface Sprinkler Above Ground Pipe	Ø	Irrigation Well Underground Pipe
8.	Please describe how the head gate/pump connects to the canal and irrigated land pipes go.	and who	ere ditches and/or
9.	Are there irrigation easement(s) on the property?		
10	D. How do you plan to retain storm and excess water on each lot? Pach lot will contain swales to retain storm	h	L
	Factor Will Contact School to te lactor storie		
-			
11	1. How do you plan to remove the storm water /excess irrigation water prior to it system? (i.e. oil, grease, contaminated aggregates) The Common lot in Block 2 will contain a	84	
-	area for storm water retention		

I gation Plan Map Requireme s

The irrigation plan must be on a scalable map and show all of the irrigation system including all supply and drainage

9 Other information: _____

Also, provide the following documer	entation:
-------------------------------------	-----------

Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities. Two at this fine

I, the undersigned, agree that prior to the Development Services Depa to have all of the required information and site plans.	rtment accepting this application I am responsible
I further acknowledge that the irrigation system, as approved by the the Board of County Commissioners, must be bonded and/or installed	
Signed: Property owner Signed: Applicant/Representative (if not property owner)	Date: 03/30 P021 (Application Submitted) Date: 3/30/202/ (Application Submitted)
Accepted By:	Date:



State of Idaho DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way • Boise, Idaho 83705-5082
Phone: (208) 334-2190 • Fax: (208) 334-2348 • Web Site: www.idwr.idaho.gov

July 20, 2012

C. L. "BUTCH" OFTER Governor GARY SPACKMAN Interim Director

VAN SLYKE FARMS INC 17605 VAN SLYKE RD PO BOX 39 WILDER ID 83676

RE:

License No.

63-32569

Issuance of License

Dear Water Right Holder(s):

The Department of Water Resources has issued the enclosed Water Right License confirming that a water right has been established in accordance with your permit. Please be sure to thoroughly review the conditions of approval and remarks listed on your license.

The license is a PRELIMINARY ORDER issued by the Department pursuant to section 67-5243, Idaho Code. It can and will become a final order without further action by the Department unless a party petitions for reconsideration or files an exception and/or brief within fourteen (14) days of the service date as described in the enclosed information sheet.

Please note that water right owners are required to report any change of water right ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Contact any office of the Department or visit the Department's homepage on the Internet to obtain the proper forms and instructions.

If you have any questions, please contact me at 208-334-2190.

Sincerely

John Westra

Western Regional Manager

Enclosure(s)

CERTIFICATE OF SERVICE

I hereby certify that on July 20, 2012 I mailed a true and correct copy, postage prepaid, of the foregoing PRELIMINARY ORDER(Approved License) to the person(s) listed below:

RE: WATER RIGHT NO.

63-32569

VAN SLYKE FARMS INC 17605 VAN SLYKE RD PO BOX 39 WILDER ID 83676

> Mandi Pearson Office Specialist II

RECEIVED

State of Idaho

Department of Water Resources

JUL 19 2012

APPLICATION FOR AMENDMENT

(For Licensing Purposes) WATER RIGHT NO. 83-32569 WATER RESOURCES WESTERN REGION

Date of Priority: November 14, 2006

Maximum Diversion Rate

0.42 CFS

Maximum Diversion Volume:

94.5 AF

Comes now VAN SLYKE FARMS INC

17605 VAN SLYKE RD

PO BOX 39

WILDER ID 83676 and represents to the Director of the Idaho Department of Water Resources that he is the owner and holder of Permit to Appropriate the Public Waters of the State of Idaho No. 63-32569, and requests that the permit be changed as follows:

Source: GROUND WATER

BENEFICIAL USE IRRIGATION

03/01 to 11/15

PERIOD OF USE RATE OF DIVERSION ANNUAL VOLUME

94.5 AF

LOCATION OF POINT OF DIVERSION:

GROUND WATER

SW1/4NE1/4 Sec. 6, Twp 03N, Rge 04W, B M , CANYON County

0.42 CFS

PLACE OF USE: IRRIGATION

ME | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | Totals | 4.0 | 16.0 | 7.0 | 03N 04W 6

Total Acres: 21

Page 2

State of Idaho

Department of Water Resources

APPLICATION FOR AMENDMENT

(For Licensing Purposes)
WATER RIGHT NO. 63-32569

FOR DEPARTMENT USE ONLY	
Preliminary check by Lu Fee 106 Receipted by JA # 1646392 Date	2 PI-1 6

ACTION OF THE DEPARTMENT OF WATER RESOURCES

I, JOHN WESTRA, of the Department of Water Resources hereby approve the above Application for Amendment for Permit No. 63-32569 with the following:

CONDITIONS OF APPROVAL

- This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use
- After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
- 3. The following rights are diverted through point of diversion described above: 63-2857 & 63-32569
- 4. This right does not grant any right-of-way or easement across the land of another.
- 5. When ordered by the Director, the right holder shall provide mitigation acceptable to the Director to offset depletion of lower Snake River flows needed for migrating anadromous fish. The amount of water required for mitigation, which is to be released into the Snake River or a tributary for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this right. Any order of the Director issued in accordance with this paragraph shall be in conformance with applicable rules allowing the right holder due process as the need for mitigation and the amount of mitigation are determined.

Witness my hand this _______, 2012

JOHN WESTRA Western Regional Manager

State of Idaho **Department of Water Resources**

Water Right License

WATER RIGHT NO. 63-32569

Priority: November 14, 2006

Maximum Diversion Rate:

0.42 CFS

Maximum Diversion Volume

94.5 AF

It is hereby certified that VAN SLYKE FARMS INC 17605 VAN SLYKE RD

PO BOX 39

WILDER ID 83676

has complied with the terms and conditions of the permit, issued pursuant to Application for Permit dated November 14, 2006, and has submitted Proof of

Beneficial Use on November 08, 2010 An examination confirms water is diverted from

SOURCE

GROUND WATER

and a water right has been established as follows:

BENEFICIAL USE IRRIGATION

PERIOD OF USE 03/01 to 11/15

DIVERSION RATE 0.42 CFS

ANNUAL DIVERSION VOLUME 94.5 AF

LOCATION OF POINT OF DIVERSION:

GROUND WATER

SW1/4NE1/4 Sec. 6, Twp 03N, Rge 04W, B.M., CANYON County

PLACE OF USE: IRRIGATION

Twp Rge Sec	NE	NW NW	sw sw	1	SE	
03N 04W 6	1 NW 1 SW 1 SE 1	NE I NW I SW I SE	NE I NW I SW I	SE I NE	NW I SW I SE	Totals 21.0

Total Acres: 21

CONDITIONS OF APPROVAL

- 1. This right when combined with all other rights shall provide no more than 0 02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
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Page 2

State of Idaho

Department of Water Resources

Water Right License

WATER RIGHT NO.

63-32569

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This license is issued pursuant to the provisions of Section 42-219, Idaho Code. The water right confirmed by this license is subject to all prior water rights and shall be used in accordance with Idaho law and applicable rules of the Department of Water Resources.

Signed this 20 day of July , 2012.

JOHN WESTRA

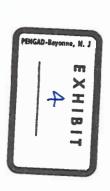
Western Regional Manager

Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment



1

- Planning & Zoning Commission Staff Report
 - OR2021-0012, RZ2021-0027 & SD2021-0016



Van Slyke Farms, Inc. 17553 Van Slyke Rezone



Comprehensive Plan Map Amendment

Comprehensive Plan Amendment (CCZO §07-06-03):

Item E:

- Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?
 - **Extended Treatment Package Systems as addressed in SWDH approval letter.**

Preliminary Plat CCZO §07-17-09(4)A:

Van Slyke Farms Subdivision

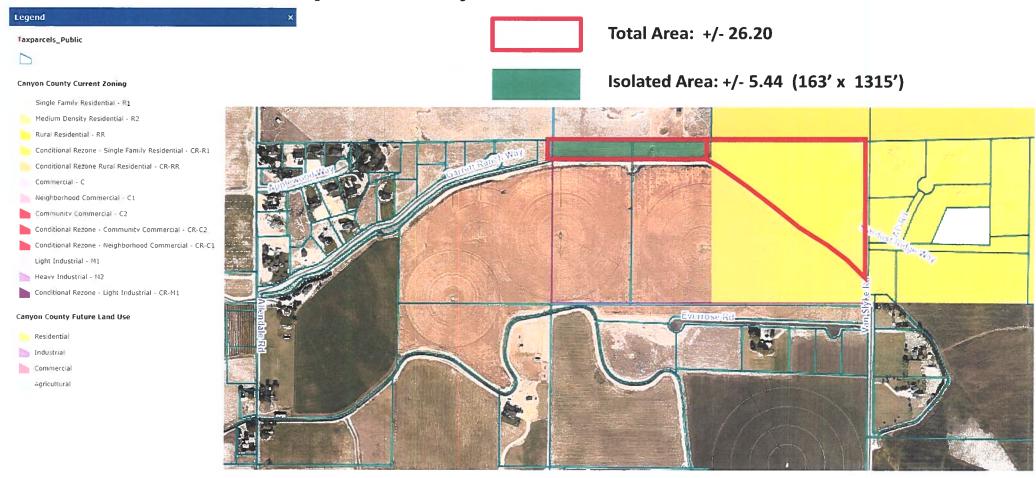
- Served by public road (road names have not been approved). Notus-Parma Highway District has revisions/ corrections required (Exhibit 7a). Lots 12, 11, 10, 16 & 17 are served by a shared access easement. The 28' easement has not been approved per CCZO §07-10-03(1)D. The shared easements are over 150 feet long which requires fire district review. This review has not been completed. Therefore, the plat is incomplete.
 - * Application has been made for an administrative decision. Determination of this application has not been received.
- Lots 4, 5, 6 & 17 have slopes over 15%. The applicant did not submit geology, soils or hydrology reports as required by the Hillside Development requirements (CCZO §07-17-33). Therefore, the plat is incomplete.
 - * Pages 5-7 of MTI Report outline geology, soils & hydrology of the site.

Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment



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Canyon County Future Land Use 2020



Van Slyke Farms, Inc. 17553 Van Slyke Rezone

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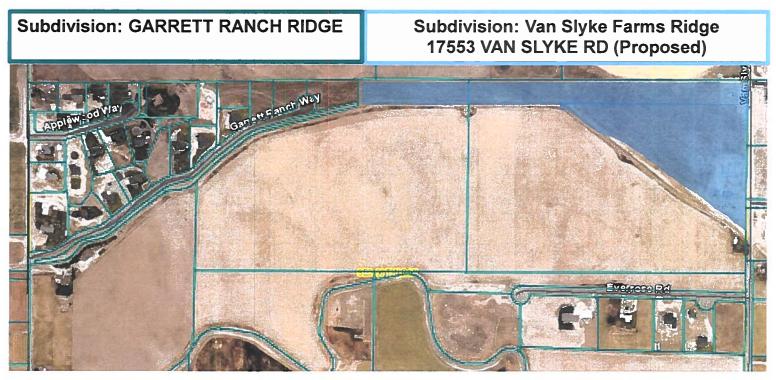
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Comprehensive Plan Map Amendment

See Appendix D for additional Subdivision Details

28 Lots: ~1 Acre Average
Isolated Land Region
Positioned North of Mora Canal Extension

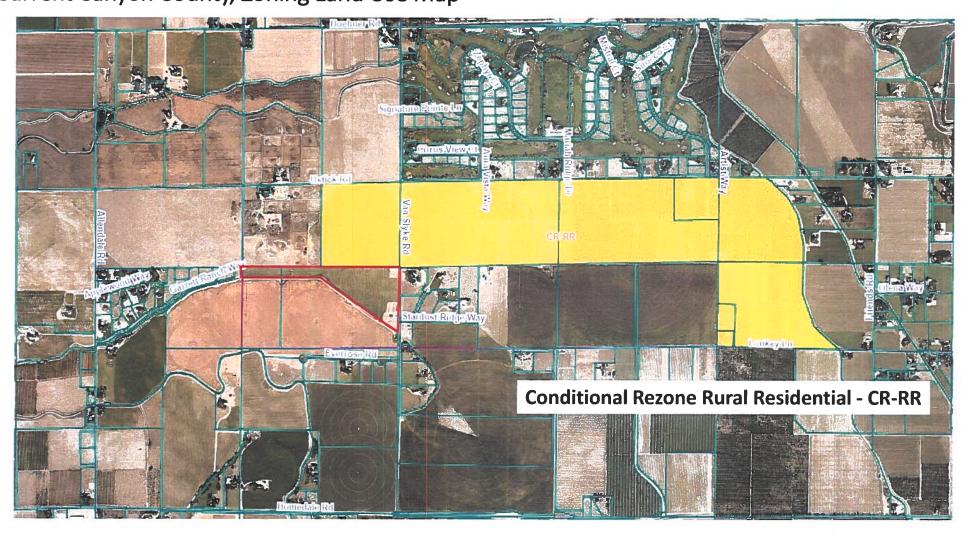
18 Lots: Min Lot Size 1 Acre
Isolated Land Region
Positioned North of Mora Canal Extension



Van Slyke Farms, Inc. 17553 Van Slyke Rezone Current Canyon County, Zoning Land Use Map



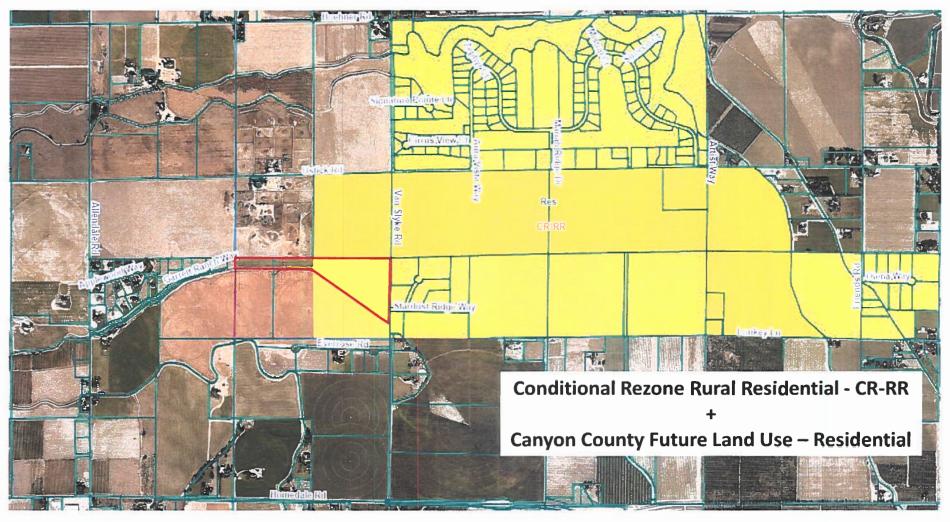
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Van Slyke Farms, Inc. 17553 Van Slyke Rezone Current Canyon County, Zoning & Future Land Use Map (2020)



6

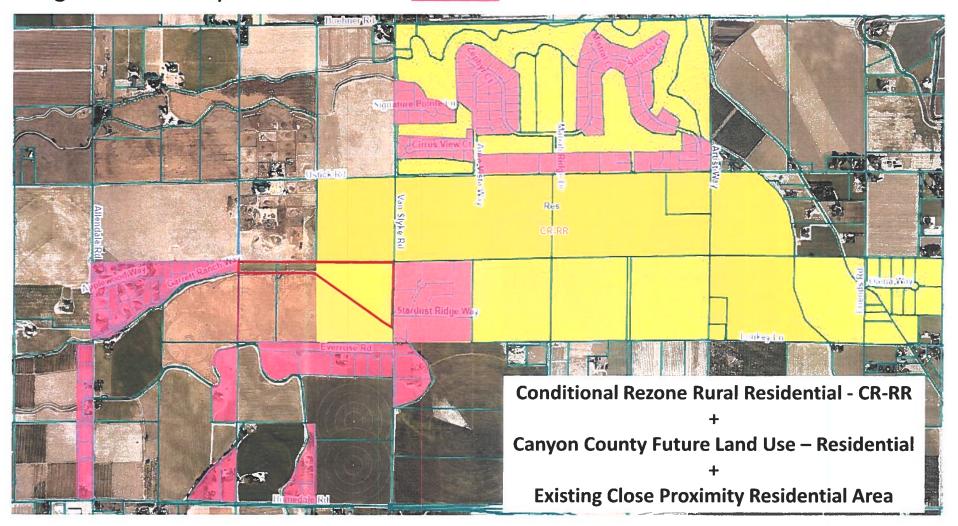


Van Slyke Farms, Inc. 17553 Van Slyke Rezone

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Existing Close Proximity Residential Area



8

Comprehensive Plan Map Amendment

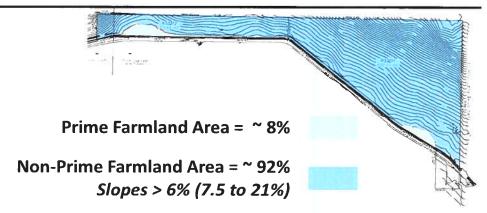
Analysis: Surrounding Land Use/Character

- The subject parcel is zoned "A" (Agricultural, Exhibit 6c). Properties within the immediate vicinity (Exhibit 6b) are predominantly zoned "A" with an average lot size of 17.6 acres. The property consists of moderately-suited soils and that are not considered prime farmland (Exhibit 6g). However, USDA cropland report identifies the property and surrounding properties used for sugarbeets and alfalfa (CDL USDA 2009). North of the property is the Indart feedlot (approximately 80 acres).
 - * Property has not been farmed since 2018 due to poor ground conditions; Potential lease holders are concerned with labor intensity for hand pipe irrigation due to parcel perimeter and natural ground slopes.
 - * Land is not suitable for sugarbeets or similar row crops due to slopes and irrigation issues.
 - * USDA NRCS Farmland Classification map indicates only 8% of this area can be considered Prime Farmland due to slopes. (Slopes range from 7.5% to 21% across 92% of the total acreage).

Per USDA Natural Resources Conservation Service:

- Farmland Classification Appendix A
- Soil Classification Appendix B
- Prime & Important Farmlands Descriptions Appendix C USDA NRCS - Prime Farmland Requirements:
 - Dependable Water Supply
 - Slope Ranges Mainly From 0 to 6 Percent

Per USDA NRCS Definition



Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment



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Analysis: Surrounding Land Use/Character - Continued

The subject property is located within a one-mile radius of five residential subdivisions with a total average lot size of 2.12 acres (Exhibit 6f). The closest subdivision is Garrett Ranch Ridge approved in 2006 via conditional use permit. The request includes a preliminary plat requesting 18 residential lots and one common lot which is commensurate with Garrett Ranch Ridge which consists of a 1.4-acre average lot size. (Exhibit 3).

*Closest Subdivision is Garret Ranch which is adjacent to west boundary. East & SE administrative lot splits have occurred.

Water: Future development will require individual wells. The property is located within a nitrate priority area where wells in the area show signs of nitrate contamination (Exhibit 6i). Within the nitrate pathogen study provided by the applicant (Exhibit 4), well reports within the area demonstrate average to high nitrate contamination rates. DSD staff recommends that compliance with DEQ's public drinking water requirements be required to serve the future development which will ensure nitrates contaminants to serve the development are adequately addressed. However, the applicant does not include a development agreement; and therefore, cannot be conditioned.

* Nitrate contaminates will be treated by IDEQ & SWDH using approved septic systems.

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Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment

Potential Impacts:

The area predominantly consists of large agricultural properties and agricultural uses. The only residential zone in the area is "R-R" Zone and its unknown if the conditional rezone that was approved is vested or expired. The existing residential subdivisions in the area were approved under a different ordinance and comprehensive plan; and therefore, does not reflect current goals and policies.

- * We believe the adjacent property owners to the North have residential zone designation.
- **Existing residential subdivisions are established and present.**

The property and surrounding area are not growth areas. The parcel is located within a 1,980-acre TAZ (Traffic Analysis Zone #2,555, Exhibit 6h). COMPASS (Community Planning Association of Southwest Idaho) maintains and uses the data as part of the Communities in Motion Regional Transportation Plan which uses future population, households and jobs forecasts to determine future transportation needs for the Treasure Valley. COMPASS forecasts do not indicate a population or household growth in the area due to existing large farmlands and agricultural uses and lack of infrastructures and amenities necessary to support residential growth.

* Forecast is an estimate not an impact.

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Van Slyke Farms, Inc. 17553 Van Slyke Rezone

Comprehensive Plan Map Amendment

Potential Impacts: Continued

The requested comprehensive plan amendment is inconsistent with, but not limited to, the following goals and policies of the 2020 Canyon County Comprehensive Plan:

- Population Goal No. 1: "Consider population growth trends when making land use decisions."
 - **Growth Trends are moving out of the city with work from home professions.**
 - **One acre lots are easier to maintain and beautify.**
- Land Use Residential Policy #2: "Encourage residential development in areas where agricultural uses are not viable."
 - ❖ As shown, per USDA Natural Resources Conservation Service; agriculture use for this site location has not been efficiently viable for agriculture row crops due to natural ground slopes and bounding perimeter configuration.

Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment



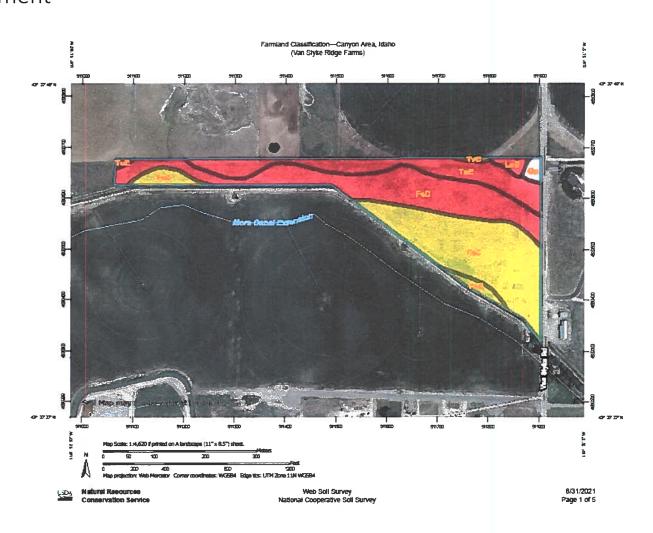
12

Appendix

- A USDA NRCS Farmland Classification
- B USDA NRCS Soil Map
- C USDA NRCS Important Farmlands Descriptions
- D Subdivision Layout
- E City Waiver Email Request

Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment

Appendix A – Farmland Classification



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Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment

Appendix A – Farmland Classification

Farmland Classification—Canyon Area, Idaho (Van Styke Ridge Farms)

	E4 11			· · · · · · · · · · · · · · · · · · ·
Area of interest (AOI) Area of interest (AOI) Soils Soil Rating Polygons Not prime farmtand All areas are prime farmtand Prime farmtand if drained Prime farmtand if drained Prime farmtand if drained Prime farmtand if interest face of the growing season Prime farmtand if interest face of the growing season Prime farmtand if drained and either protected from sooding or not trequestly flooded during the growing season Prime farmtand if integated and drained Prime farmtand if integated and drained or not trequestly flooded during the growing season	Prime farmland if substanded, completely removing the root inhibiting sol layer. Prime farmland if Infigated and the product of I (sold endoldlittly) is C (chrodie factor) does not exceed 50. Prime farmland if Infigated and reclaimed of excess safts and sodium. Farmland of statewise inportance. Farmland of statewise importance, if ordisced importance, if ordisced the farmland of statewise importance in control of the production of the control of the production of the prod	Farmland of statewide importance, if drained and either protected from stooding or not trequently flooded earling the growing season Farmland of statewide importance, if impated and drained Farmland of statewide importance, if impated and either protected from stooding or not frequently stooding or not frequently stooding or not frequently stooding or not statewide importance, if subsoited, completely removing the protected from this statewide importance, if subsoited, completely removing the root trainisting soot layer Farmland of statewide importance, if impated and the product of ill god endately) is C (climate factor) does not exceed 60	Farmand of statewide inportance, if Imaged and recisioned of excess sats and sodium Farmand of statewide importance, if desired of or either protected from flooding or not frequently flooded during the growing season Farmand of statewide importance, if were enough, and either during the protected from flooding or not frequently stooded during the growing season Farmand of statewide importance, if were enough Farmand of statewide importance, if these of Farmand of statewide importance, if these importance importance importance. If these importance importance importance, if these importance importance, if impaged	Farmland of unique Importance Not raised or not available. Not prime farmland All areas are prime farmland Prime farmland if drained Prime farmland if projected from fooding or not frequently fooded during the growing se asson Prime farmland if drained if drained and either projected from fooding or not frequently flooded during the growing se asson Prime farmland if drained and either projected from flooding or not frequently flooded during the growing season Prime farmland if imgeled and drained and either projected from flooding or not frequently flooded during the growing season Prime farmland if imgeled and drained either projected from flooding or not frequently flooded during the growing season
flooded during the				imigated and either protected from Sooding or not frequently flooded during the growing

Mason & Associates in

Van Slyke Farms, Inc. 17553 Van Slyke Rezone

Comprehensive Plan Map Amendment

Appendix A – Farmland Classification

Farmland Classification—Canyon Area, Idaho (Van Siyke Ridge Farms)

• •	Prime farmland if subsolled, completely removing the root inhibiting soil layer	~~	Farmland of statewide importance, if drained and either protected from flooding or not frequently		Farmland of stateatde importance, if impated and rectaimed of excess salts and sodium		Farmland of unique Importance Not rated or not available		Prime terminand if subsoiled, completely removing the root inhibiting soil tayer
~~	Prime farmtand if irrigated and the product of I (sof) erodbility) x C (climate factor) does not exceed 60	~~	flooded during the growing season Farmland of stationatic importance, if trigated and drafted	• /	Farmland of stateatide importance, if drasted or either protected from flooding or not frequently flooded during the	200 Rad	ing Points Not prime farmfand All areas are prime farmfand		Prime farmland if imagized and the product of I (soil erodibility) is C (climate factor) does no exceed 60
~	Prime farmland if imigated and reclaimed of excess salts and sodium	~~	Farmland of statewide importance, if impated and either protected from	~	growing season Farmland of statewide Importance, if warm	8	Prime farmland if drained Prime farmland if protected from flooding or		Prime farmland if irrigated and reclaimed of excess saits and
~~ ~~	Farmland of statewide importance Farmland of statewide		flooding or not frequently flooded during the growing season		erough, and either drained or either protected from Sooding or		not frequently flooded during the growing season	В	sodium Farmland of statewide Importance
	importance, if drained		Farmland of statewide importance, if subsolled,		not frequently flooded during the growing		Prime farmland if irrigated		Farmland of statewide importance, if drained
~	Farmland of statewide Importance, if protected from flooding or not frequently flooded during the growing season	414	completely removing the root inhibiting soil layer Farmand of statewide importance, if impared and the product of I (soil	~	season Farmiand of statewide Importance, if warm enough Farmland of statewide	Ξ	Prime farmland if drained and either protected from flooding or not frequently flooded during the	•	Farmland of statewide importance, if protects from Souding or not frequently flooded duri
**	Farmtand of statewide importance, if impated		erodibility) x C (climate factor) does not exceed	~	Importance, if thewed Farmland of local	-	growing season Prime farmland if imigated and drained	п	The growing season Farmland of statewide importance. If introduces
			60	**	Importance Parmiand of local Importance, If Intigated		Prime farmignal if inrigoted and either protected from flooding or not frequently flooded during the growing season		

Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment

Mason &

Appendix A – Farmland Classification

Farmland Classification—Canyon Area, Idaho (Van Styke Ridge Farms)

•	Farmland of statewide importance, if drained and either protected from		Farmland of statewide importance, if impated and reclaimed of excess saits and sodium	<u> </u>	Farmland of unique importance Not rated or not available	The soil surveys that comprise your AOI were mapped at 1:20,000.
	flooding or not frequently flooded during the		sans and sodium Farmand of statewide	Water Fee	tures	Warning: Soil Map may not be valid at this scale.
22	growing season Farmand of statewide		importance, if drained or either protected from	_	Streams and Canals	Entargement of maps beyond the scale of mapping can cause misundenstanding of the detail of mapping and accuracy of soil
	importance, if littgated		flooding or not frequently	Transport	atton	line placement. The maps do not show the small areas of
	and drained Farmand of statewide		flooded during the growing season	+++	Ratis	contrasting soils that could have been shown at a more detailed scale.
-	importance, if impated and either protected form		Farmland of statewide Importance, if warm	~	Interstate Highways	
	flooding or not frequently		enough, and either	-	US Routes	Please rety on the bar scale on each map sheet for map measurements.
	flooded during the growing season		drained or either protected from flooding or		Major Roads	Source of Mao: Natural Resources Conservation Service
	Farmland of statewide importance, if subsolled,		not frequently flooded during the growing		Local Roads	Web Soll Survey URL:
	completely removing the		sessori	Backgrou		Coordinate System: Web Mercator (EPSG:3857)
	root inhibiting soli layer Farmand of statewide		Farmland of statewide importance, if warm	-8	Aerial Photography	Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts
_	importance, if irrigated and the product of i (soli	m	enough Formland of statewide			distance and area. A projection that preserves area, such as the
	erodibility) x C (climate		importance, if thawed			Albers equal-area conto projection, should be used if more accurate calculations of distance or area are required.
	factor) does not exceed 60		Farmland of local importance			This product is generated from the USDA-NRCS certified data
			Farmland of local			as of the version date(s) listed below.
			importance, if impated			Soil Survey Area: Carryon Area, Idaho
						Survey Area Data: Version 17, Jun 3, 2020
						Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
						Date(s) aertal Images were photographed: Jun 10, 2020—Jun 26, 2020
						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.

Van Slyke Farms, Inc. 17553 Van Slyke Rezone



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Farmland Classification—Canyon Area, idaho

Van Slytte Ridge Farms

Appendix A - Farmland Classification

Comprehensive Plan Map Amendment

Farmland Classification

Atap unit symbol	Map unit name	Rating	Acres In AOI	Percent of AOI
FeB	Fetham loamy fine sand, 0 to 3 percent slopes	Prime farmland if irrigated	0.5	2.0%
FeC	Fertham loarny fine sand, 3 to 7 percent slopes	Prime farmland If imgated	10.3	39.2%
FeO	Festnam loarny fine sand, 7 to 12 percent slopes	Not prime farmland	9.1	34.8%
Gp	Gravel ptt		0.4	1,4%
Ls8	Letha fine sandy loam, 1 to 3 percent slopes	Not prime farmland	0.4	1.6%
TuE	Turbytti fine sandy loam, 12 to 30 percent slopes	Not prime farmfand	5.4	20 7%
TVC	Turbytil tine sandy loam, deep over hardpan, 3 to 7 percent slopes	Prime farmland If irrigated	0,1	0.4%
Totals for Area of Inter	wat		26.3	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

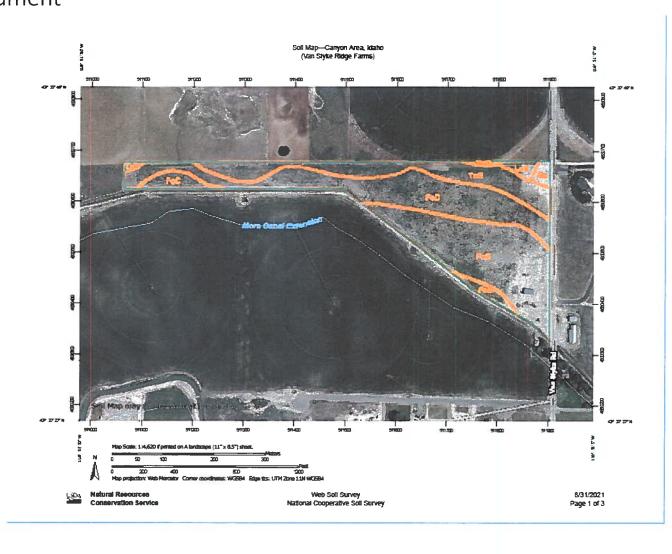
Tie-break Rule: Lower

Secretes In

18

Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment

Appendix B – Soil Map



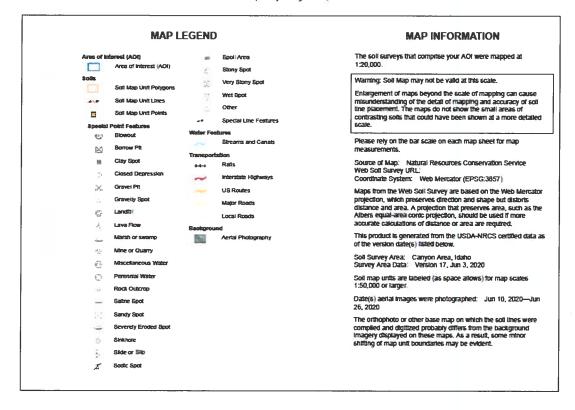
Associates ,

Van Slyke Farms, Inc. 17553 Van Slyke Rezone

Comprehensive Plan Map Amendment

Appendix B – Soil Map

Soll Map—Camyon Area, Idaho (Van Styke Ridge Farms)



Van Slyke Farms, Inc. 17553 Van Slyke Rezone



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Comprehensive Plan Map Amendment

Appendix B - Soil Map

Soll Map-Canyon Area, Idaho

Van Stylle Ridge Farm

Map Unit Legend

Map Unit Symbol	Map Unit Rame	Acres in AQI	Percent of AOI
FeB	Fetham loamy tine sand, 0 to 3 percent slopes	0.5	2.0%
FeC	Fetham loamy tine sand, 3 to 7 percent slopes	10.3	39.2%
FeD	Fetham toarny tine sand, 7 to 12 percent alopes	9.1	34.8%
Gp	Gravet pit	D.4.	1.4%
LsB	Letha fine sandy loam, 1 to 3 percent slopes	0.4	1.5%
Tu£	Turbytill fine sandy loam, 12 to 30 percent slopes	5.4	20.7%
TVC	Turbytil tine sandy loam, deep over hardpan, 3 to 7 percent slopes	0.1	0.4%
Totals for Area of Interest	-	26.3	100.0%

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Van Slyke Farms, Inc. 17553 Van Slyke Rezone

Comprehensive Plan Map Amendment

Appendix C – USDA NRCS Soil Data Access Prime and Other Important Farmlands Descriptions

- This table lists the map units in the survey area that are considered important farmlands. Important farmlands consist of prime farmland, unique farmland, and farmland of statewide or local importance. This list does not constitute a recommendation for a particular land use.
- In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply.
- *Prime farmland* is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland
- Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service.
- For some of the soils identified in the table as prime farmland, measures that overcome a hazard or limitation, such as flooding, wetness, and droughtiness, are needed. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

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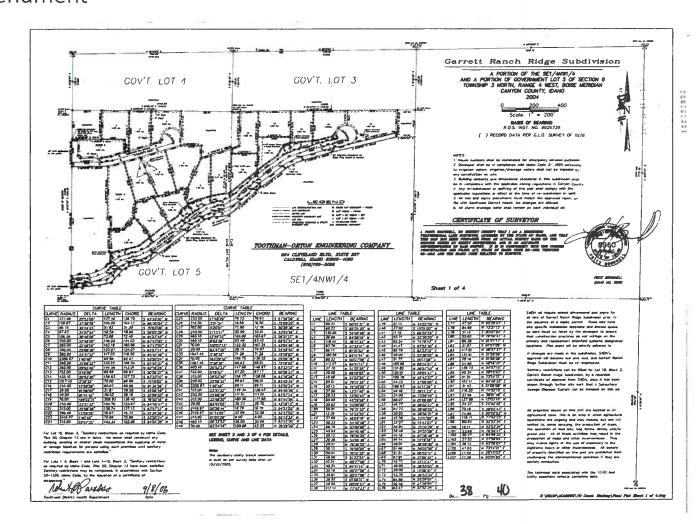
Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment

Appendix C – USDA NRCS Soil Data Access Prime and Other Important Farmlands Descriptions

- A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.
- Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.
- In some areas, land that does not meet the criteria for prime or unique farmland is considered to be farmland of statewide importance for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.
- In some areas that are not identified as having national or statewide importance, land is considered to be farmland of local importance for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment

Appendix D – Subdivision Layout

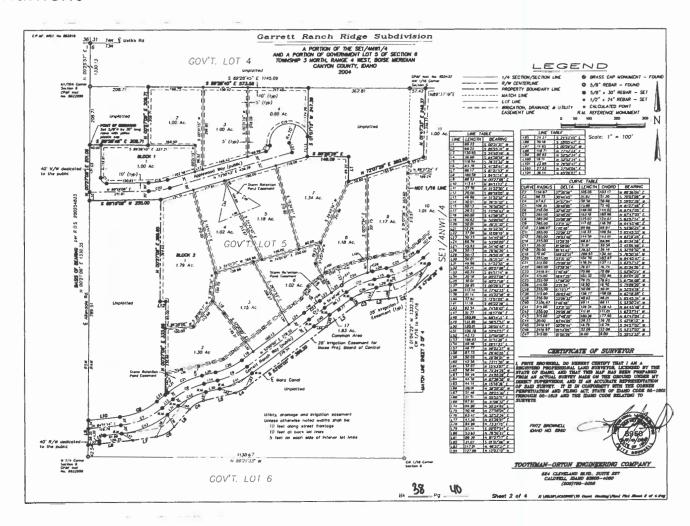


Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment

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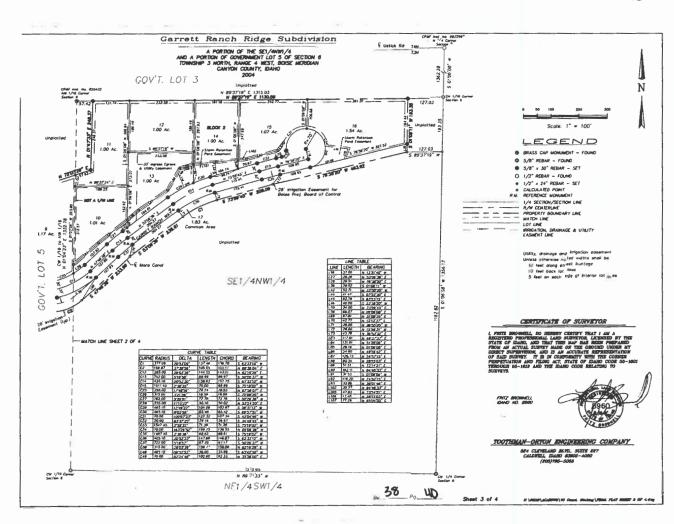
Appendix D – Subdivision Layout



Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment



Appendix D – Subdivision Layout



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Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment

Appendix D – Subdivision Layout

We, Corrett Ranches Packing, a partnership, and Van Slyke Forms, Inc., on in Contrast national reacting, a partitioning on the State Teach and the Contrast national reactions of CARRETT RANKER RIDGE SUBMINISTING. It has more particularly described in the legal description below, state that if is our intention to include solid property in this subdivision plot, and that we do for ourselves, our heirs, transferes, successors and assigns; we hereby decicate, danate and convey to the public forever the public streets shown on this plot.

to the public lorewr me public streets shown on the plot.

The eddements shown on this plot are intended for the right to the plot are intended for the right and purpose set forth and no structures other from those for Utility, Droinage and trigation purposes are to be excelled within limits of the eddements. Also, we havely certify that this subcoversion is in compliance all propagal it, as exciton 50–134 of the ideal occore the similardual into described in the plot will not be served by only water system common to one (1) or more aff the lots, but will be served by and/duod wells.

This parcel is a partian of the SE 1/4 NW 1/4 and a partian of Covernment Lof 5 of Section5, Township 3 North, Range 4 West of the Bolse Meridian, Conyon County, Idana and is more particularly described as follows:

COMMENCING at the northwest corner of said Government Lat 5;

thence South OO' 27' 09" West along the west boundary of said Government Lot 5 a distance of 208.71 feet to the TRUE POINT OF BEGINNING.

thence South 89° 28' 45" East parallel with the north boundary of said Government Lot 5 a distance of 208.71 feet,

thence North 00° 27° 09° East parallel with the west boundary of said Government Lot 5 a distrace of 208.71 feet to a point on the north boundary of said Government Lot 5;

thence South 89" 28" 45" East along said north boundary a

thence South 01° 07' 12" West a distance of 247.39 feet;

thence South 89" 28" 29" East a distance of 149.09 feet;

thence South 00° 31° 31° West a distance of 89.22 feet thence North 72" 07' 29" East a distance of 282.65 feet.

thence North 01" 47" 33" East a distance of 248.37 feet;

thence South 01° 06' 11" West a distance of 193.35 feet to a point on the centerline of the Mora Conal as it now exists:

thence traversing said centerline as follows:

South 76" 38' 20" West a distance of 493.92 feet;

dong a curve to the left having a central angle of 20° 53' 08", o radius of 377.09 feet, an arc length of 137.46 feet and a long chord which bears South 63' 33' 10' West a distance of 138,70 feet;

South 53" 06" 36" West a distance of 236.61 feet.

South 47" 46" 38" West a distance of 233.99 feet:

along a curve to the right having a central angle of 37° 38° 56°, a rodkus of 159.87 feet, an arc length of 105.05 feet and a long chard which bears South 66° 36° 04° West a distance of 103.17 feet;

South 85° 25' 30" West a distance of 68.22 feet

along a curve to the left having a centrol angle of 30° 44 $^\circ$ 44 $^\circ$, a radius of 96.75 feet, on arc length of 51.92 feet and a long chard which bears South 70° 03 $^\circ$ 99 $^\circ$ West a distance of 51.30 feet.

South 53" 00' 00" West a distance of 366.20 feet

Garrett Ranch Ridge Subdivision

CERTIFICATE OF COUNTY TREASURER

I, Tracie Lloyd, County, Treasurer in and for the County of Conyon, State of Idaho, per the requirements of IC 50-1308, do herely 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

SURVEYOR'S CERTIFICATE

I, Fritz Brownell, P.L.S., do hereby certify that I am a professiona I, Fitt Brownell, P.L.S., do nereby certify that I am a professional tool surveyor ficensed by the Siste of idents, and that this plot, as described in the certificate of owners' and the attached plot, was dream from on actual survey mode on the ground under my direct supervision and accurately represents the points plotted thereon in conformity with the Siste of Idents acides retaining to plots, arrivers and the conter prepariustion and filing act, idens Cade 32–1601 through 53–1612



South 64" 38" 19" West a distance of 36.68 feet:

South 76' 31' 33" West a distance of 118.54 feet

curve to the left having a central angle of 34° 57° 55°, a radius test, an arc length of 59.58 feet and a long chard which bears 9° 02° 38° West a distance of 58.66 feet.

South 41' 33' 43" West a distance of 83.79 feet;

along a curve to the right having a central angle of 39° 48° 06°, a radius of 106.35 feet, an arc length of 73.88 feet and a long chard which boars South 61° 27° 48° West a distance of 72.40 feet;

South 81° 21' 52" West o distance of 86.17 feet;

South 84" 11" 14" West a distance of 160.59 feet to a point on the

thence North 00° 27° 09° East along sold west boundary a distance of 88.53 feet:

thence North 84" 11" 14" East a distrace of 113.47 feet;

thense glong a surve to the left having a central angle of 32° 48' 19°, a radius of 255.00 feet, on orc length of 146.00 feet and a long chard which bears North 67° 47' 05° East a distance of 144.02 feet;

thence North 51" 22" 55" East a distance of 37.69 feet;

thence North 00" 27" 09" Eas parallel with the west boundary of said Government Lot 5 a distance of 333.66 feet;

thence South 89° 19° C9" West a distance of 20.00 feet:

thence North 00° 27° 09" East parallel with the west boundary of

thence South 89" 19" 09" West a distance of 255,00 feet to a point on the west boundary of said Government Lot 5;

thence North 00° 27° 09° East along sold west boundary a distance of 201.05 feet to the TRUE POINT OF BEGINNING, containing acres, more or less.

29.37

CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR

i, the undersigned, surveyor, in and for Canyon County, idoho do hereby certify that I have checked this plot and that it complies with the State of idoho Code relating to plate and vacations.

County Surveyor Pales 2001e

CERTIFICATION AND APPROVAL OF GOLDEN GATE HWY. DISTRICT

APPROVAL OF CANYON COUNTY PLANNING AND ZONING COMMISSION Accepted and approved this A day of Asphantas 2000 by by the Conyon County Planning and Zoning Commission, Eanyon County, Idaho.

Viene Whence

APPROVAL OF CANYON COUNTY COMMISSIONERS

myor County Commissioners, Conyon County, Idoha



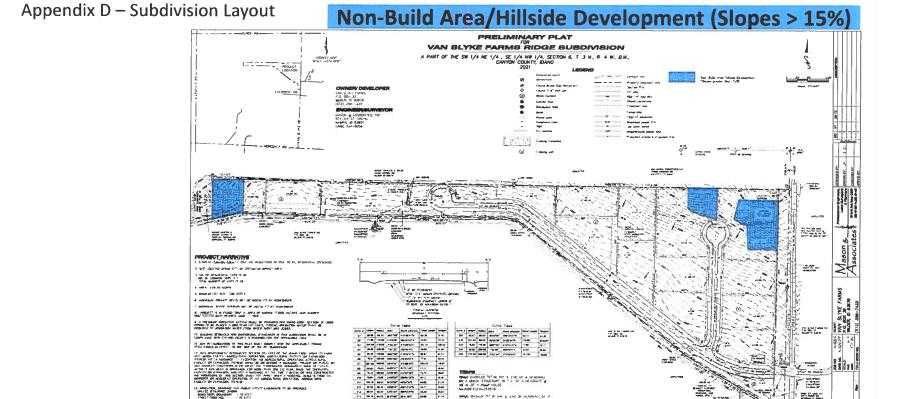
STATE OF IDAHO

ACKNOWLEDGEMENT

Sun Matia River

PG. 40

Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment



Van Slyke Farms, Inc. 17553 Van Slyke Rezone

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Comprehensive Plan Map Amendment

Appendix E - City Waiver Email

City Waiver Request: March 23, 2021

Waiver Request for curb, gutter, sidewalk and landscaping. Surrounding homes and adjacent subdivisions do not have curb gutter or sidewalk. From: Angie Cuellar

To: greenleafcity@cableone.net

Subject: Van Slyke Farms Ridge Subdivision-request for waivers

Date: Tuesday, March 23, 2021 1:46:00 PM

Attachments: NV0220PP.pdf

There will be a request for a residential subdivision through Canyon County. It is also in the City of Greenleaf's impact area. The name of the subdivision is Van Slyke Farms Ridge Subdivision. It is located on the west side of Van Slyke Road. There is a review copy of the preliminary plat attached for the City's review. The County has not received the application for preliminary plat. The County recommends getting permission to waive requirements the City may have prior to submission.

We are requesting a waiver of Curb, Gutter, Sidewalk and Landscaping. The homes surrounding this potential subdivision do not have curb, gutter, sidewalk. The lots in the subdivision will be at least 1 acre. Storm water will be retained on property via swales. There will be storm drain detention area to collect the storm water that runs off the road.

If there is a form that the City has that is required to request a waiver of curb, gutter, sidewalk and landscaping, please attach and I will make sure it gets filled out on behalf of the owners.

Thank you for your help.

Angie Cuellar, Planner



Professional Engineers, Land Surveyors and Planners 924 3rd St. So., Suite B., Nampa, ID 83651 Ph (208) 454-0256 Fax(208) 467-4130 e-mail: acue lar@masonandassociates.us



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Suite B, Nampa, ID 83651 Ph (208) 454-0256 Fax (208) 467-4130

NEIGBORHOOD MEETING CONCERNS VAN SLYKE FARMS RIDGE SUBDIVISION February 5, 2021

Neighbors were concerned about the following issues:

- 1. How close to the property line from the north would the homes be allowed to build?
- 2. There was surprise expressed that a large portion of the Van Slyke property was in the County's future land use plan as residential. Two of the neighbors were asking when this happened and how come they were not advised that this had happened. That this would have been fought in order to protect their future subdivision scenic views.
- 3. A concern was raised that development might impact the farm to the north. Someone said that the EPA requires houses to stay out of the application exclusion zone, which they stated was 150 feet. The request that any homes built would be 150 feet from the north boundary. It was discussed that even though the property to the north was slated to be a future subdivision it is now being currently farmed.
- 4. One of the Williamsons stated, "Our Patrick will see things will run smooth for us." In reference to the 150-foot required EPA application exclusion zone.
- 5. There was concern that homes built would block the scenic views of the future subdivision to the north. There were two requests for any future buildings to be less than 20 feet in height and more than 100 feet from the north boundary in order to protect the future subdivision that had been granted to Mr. Williamson in the 1990's when he said he was involved with the County.
- 6. There was a request that any preliminary plat would contain building envelopes so that the homeowners would not build next to the north boundary and ruin their future subdivisions views.
- 7. There was a request to have the existing cell tower removed to protect future views of the future subdivision to the north.





Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Suite B, Nampa, ID 83651 Ph (208) 454-0256 Fax (208) 467-4130

Ask for Angie

January 26, 2021

Dear Property Owner and Neighbor,

You recently received an invitation to participate in a neighborhood comment period for the below described land use change and preliminary plat. We will also be offering an opportunity to visit onsite.

The onsite neighborhood meeting will take place in the large open area north of the canal at the address of 17553 Van Slyke Road. The meeting will take place on Friday, February 5th, 2021 between 3:00 and 3:30 pm. If you can not attend or do not feel comfortable attending due to the COVID 19 please use the one of the contacts below to ask questions or leave comments.

The location of this land use change is located west of Van Slyke Road and south of Ustick Road. See the attached exhibit. A comprehensive map change and rezone to residential land use is being requested for the area marked in orange. A residential land use rezone is being requested for the remaining property that is outlined in red. The area in orange is in the County's future plan as agricultural. The remaining area inside the red boundary line is in the County's future plan as residential. Van Slyke Farms is requesting amendment to the County's future land use plan to include the portion of the property north of the canal (in orange) be zoned residential along with the property outlined in red. In addition, a request for a preliminary plat will go before the County to place residential homes on the property.

Contact information:

Mail: Email: Phone: Mason & Associates, Inc. acuellar@masonandassociates.us (208) 454-0256 Attn: Angie Cuellar

924 3rd Street South, Ste. B

Nampa, ID 83651

Thank you,

Angie Cuellar, Planner Mason & Associates, Inc.



VAN SLYKE FARMS RIDGE NEIGHBORHOOD MEETING SIGN UP SHEET

Name: JOE 5 JEAKHE MASAIR
Address: 2928 W TORANIA DOZ MERIDIANI 83146
Name: John & Filern Willingon Address: 19500 Eat A Bite LN Coldwell 83607
Name: Roger Williamson Address: 21986 Hoskin Rd
Name: Mi charl williamson
Address: 21995 Ustick Rd
Name:
Address:
Name:
Address:

Williamson Properties LL	C
21986 Hoskins Rd	
Caldwell, ID 83607	

Tarah and Darren Uranga 23802 Garrett Ranch Way Wilder, ID 83676 Mitchell White 23512 Homedale Rd Wilder, ID 83676

Phyllis Indart Trust 23441 Ustick Road Wilder, ID 83676 Valerie and Dennis Dines 3769 Pioneer Road Homedale, ID 83628 Melenie and Antonio Stone P.O. Box 427 Homedale, ID 83628

Majestic Lands Beautiful View LLC 5916 N. Maximus Way Meridian, ID 83646

Constance and John Bucy 23876 Applewood Way Wilder, ID 83676 Kristin and Steve Mesker 23263 Everrose Road Wilder, ID 83676

Jeanne and Joseph Masar 2928 W. Torana Drive Meridian, ID 83646 Karen Kurver 23863 Applewood Way Wilder, ID 83676 Nathan Piercey 23171 Everrose Road Wilder, ID 83676

Emily and Jonathan Waterland 39650 State Highway 78 Bruneau, ID 83604 TC Grove Family Trust 23848 Garrett Ranch Way Wilder, ID 83676

Jay Easterday 23101 Everrose Road Wilder, ID 83676

Anne and Wayne Wierenga Trust 5911 W. 126th Pl Alsip, IL 60803

Nicholas James and Bethann Demeter 23883 Applewood Way Wilder, ID 83676 Sharon and William Hansen 23063 Everrose Road Wilder, ID 83676

Kade and Tiffany Conger 23728 Garrett Ranch Way Wilder, ID 83676 Janet and Don Ford 23909 Applewood Way Wilder, ID 83676 Geraldine and Gregory Parker 5571 Cuba Cir. Buena Park, CA 90620

Arley and Dixie Armstrong 3151 Gully Road Homedale, ID 83628 Keri and Kasey Garrett 23872 Garrett Ranch Way Wilder, ID 83676 Kristen And Carlos Montenegro 17376 Van Slyke Rd Wilder, ID 83676

Rhonda and Peter Beuschlein 3716 Parkridge Drive Nampa, ID 83687 Syme Family Trust 17498 Allendale Road Wilder, ID 83676 Aimee and Jared Hall 17474 Van Slyke Rd Wilder, ID 83676

Marcia and William Hoshaw 23764 Garrett Ranch Way Wilder, ID 83676 Van Slyke Farms, Inc. P.O. Box 39 Wilder, ID 83676 Frank Delacruz 17530 Van Slyke Rd Wilder, ID 83676 Rose Cottage LLC 2273 Ribier Dr Meridian, ID 83642

Canyon County 1115 Albany Street Caldwell, ID 83605

Rebekka and Joe Gammel 22920 Stardust Ridge Way Wilder, ID 83676

Betty and Herbert Mitchell 22938 AP Rd. Wilder, ID 83676

Amy and Mike Tenhulzen 17754 Van Slyke Rd Wilder, ID 83676

Sandra and Sidney Griffiths 22956 A P Rd Wilder, ID 83676 Mason & Associates, Inc.
Attn: Angie Cuellar
924 3rd Street South, Ste. B
Nampa, ID 83651

We are Roger and Susan Williamson 21986 Hoskins Rd. Caldwell, Idaho. John and Eileen Williamson 19500 Eat A Bite Lane Caldwell, Idaho and Williamson Properties L.L.C.

We have farm ground next to the Van Slyke Property.

We would like to request the Van Slyke Family when they are requesting their rezone to include with the rezone a recorded copy of the Idaho Statute "Right to Farm" with the county. As property is sold each new owner must be informed and given a copy of our Right to Farm. We are most concerned that our ability to farm will be diminished. All of the duties necessary to farm will be restricted due to proximity of new homes or land owners who have no idea what's involved with raising a crop, specially since we were here before the new subdivision and have been farming a long time.

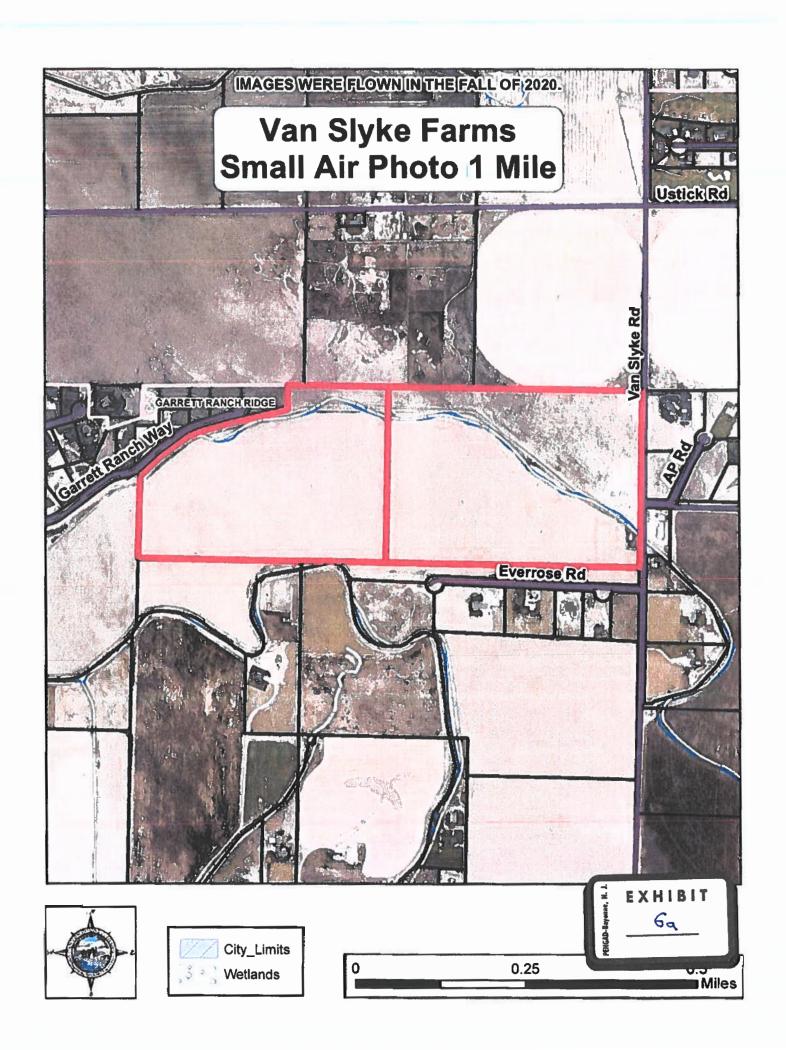
We also would like consideration of placement of homes to the distances from our property to meet required safe zones so that applying chemicals by land or air would continue.

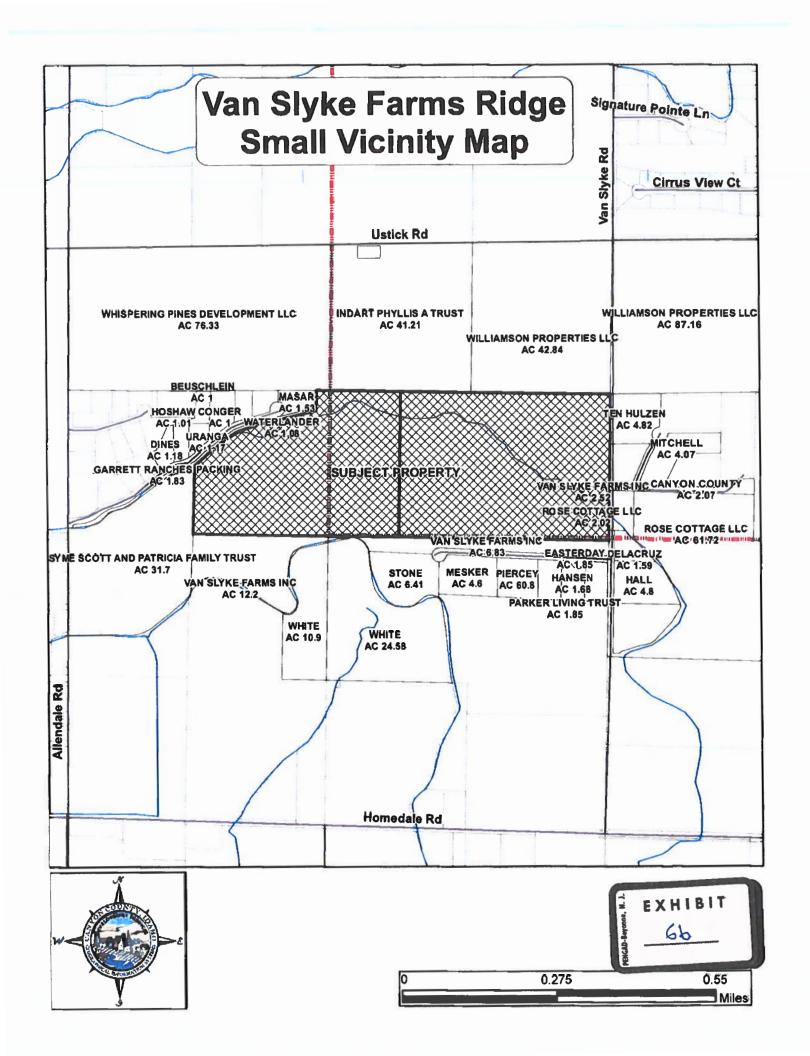
Our adjacent property to the north of the Van Slyke ground has been Zoned Rural Residential years ago; the density of the ground cannot go below one-acre plots. Although we are still using the ground as farmland, we want to keep our neighborhood atmosphere as "rural" and not to impact on any agricultural practices in our area. We are hoping they are going to do the same for their place. Since our property has seniority in Development rights we feel that new development should not negatively impact the views and desirability of our property. We request that the new homes and landscape not impact the views of our ground. The view from our "rim property" is what makes the value for our place. The cell tower put in years ago and that is in close proximity to us, has affected the value of some our nearby ground.

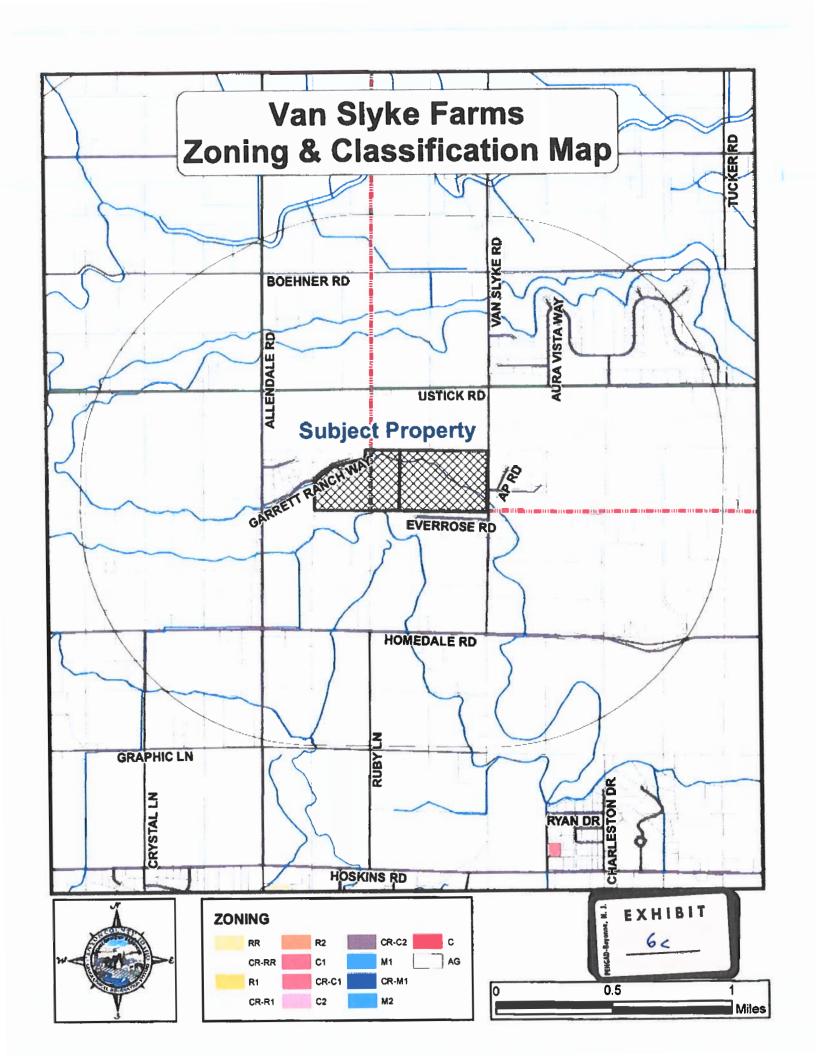
Our last concern we have is how will the new homeowners have access to their property? We would like consideration of not putting a road on the northern edge of the subject property.

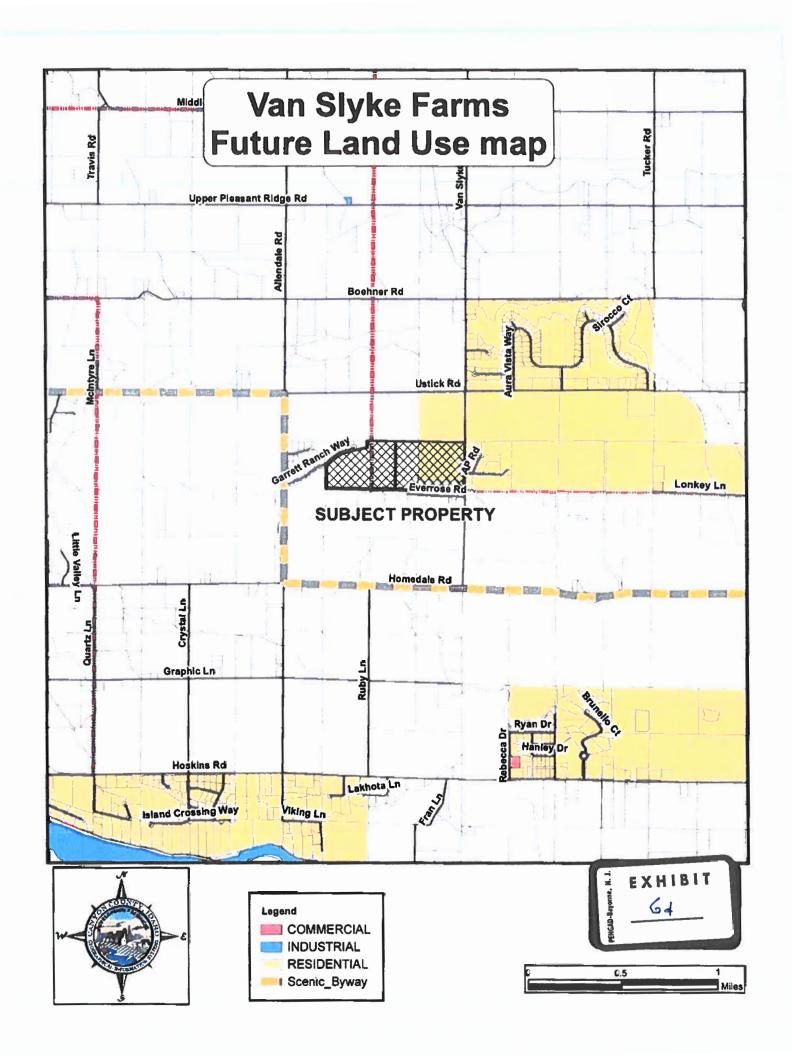
We hope this helps with all the planning you need to do and we are willing to be available for further discussion.

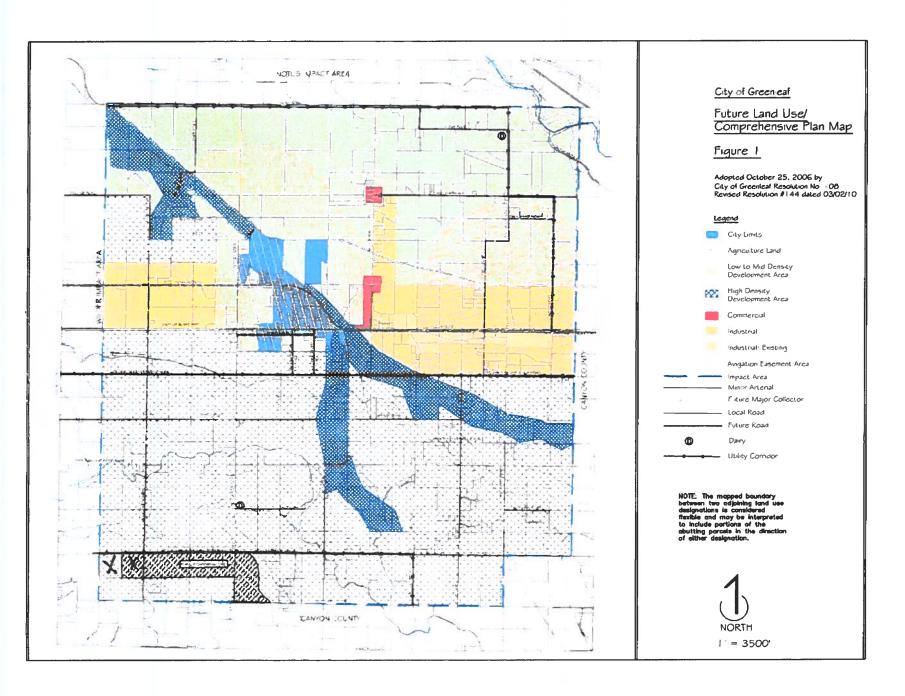
Roger Williamson Susan Williamson Eileen Williamson John Williamson



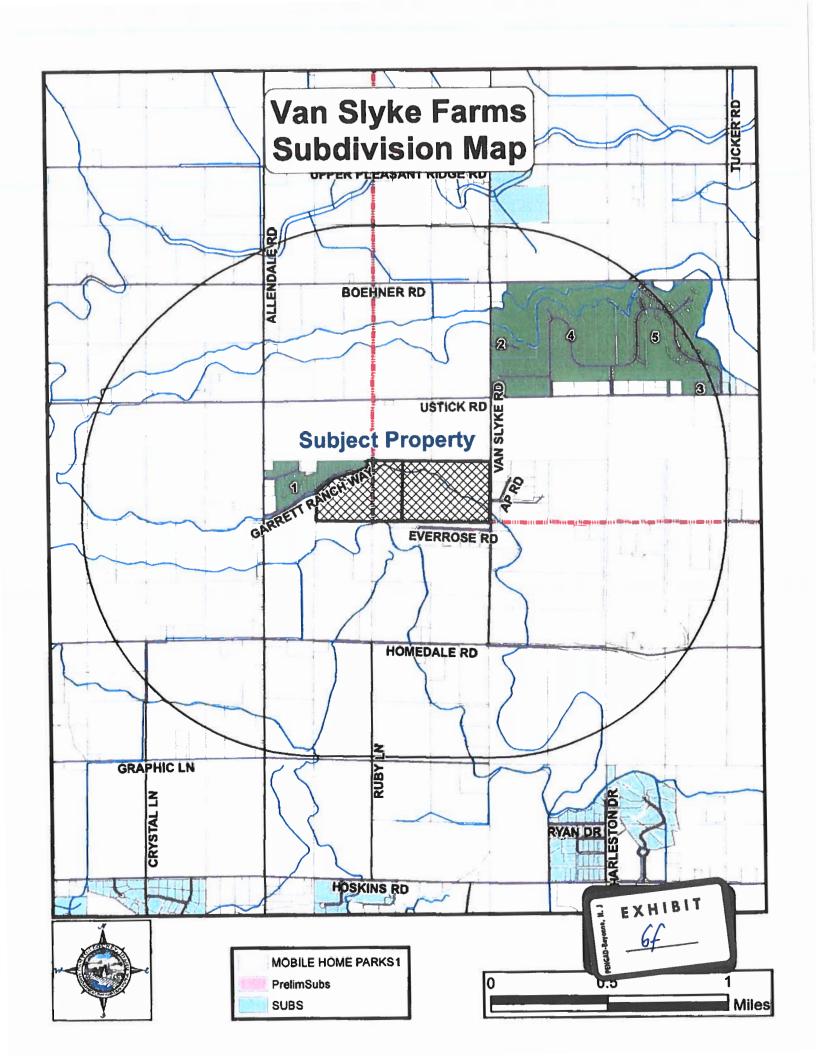










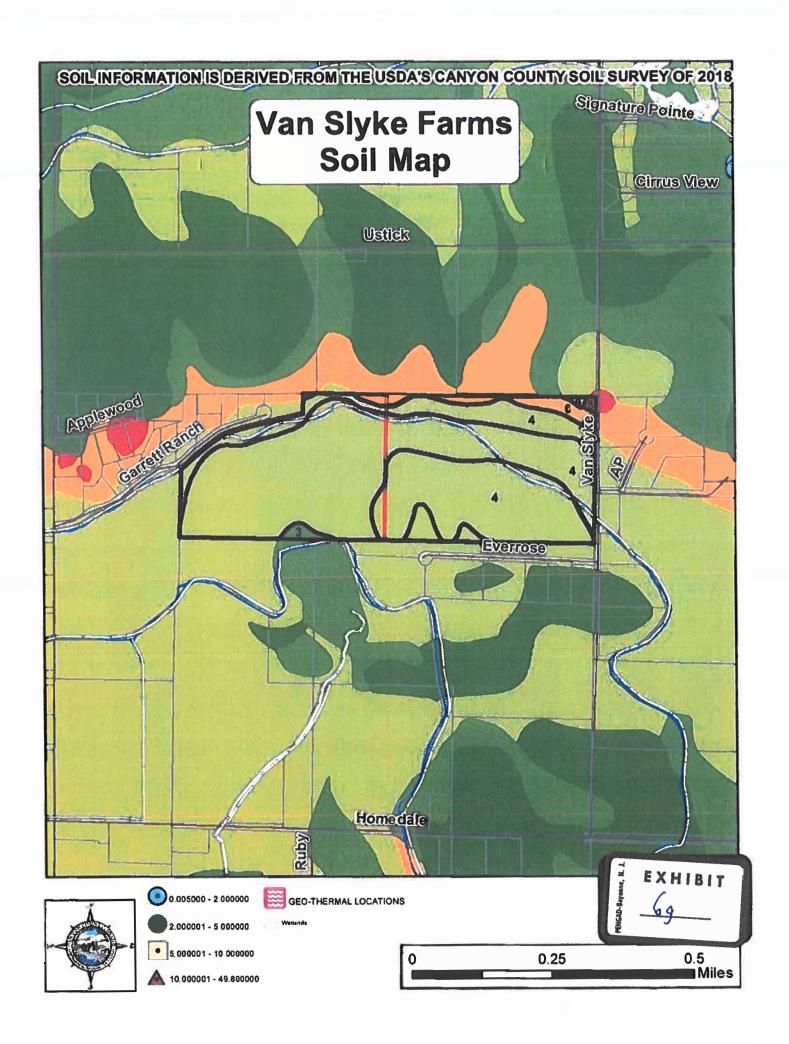


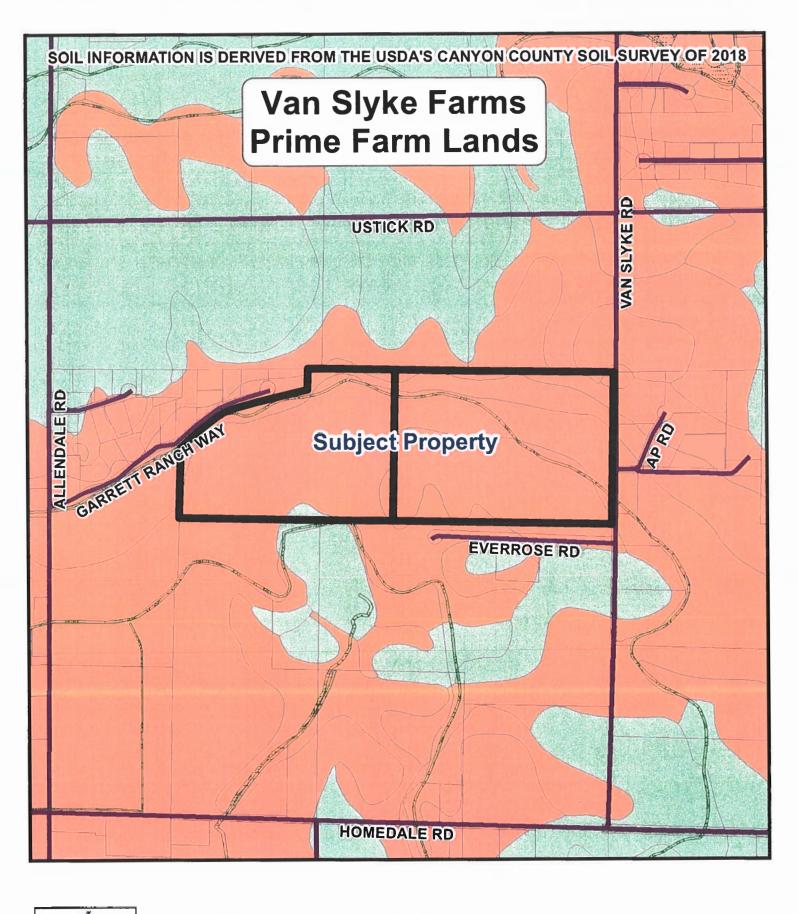
NUMBER OF SUBS ACRES IN SUB NUMBER OF LOTS AVERAGE LOT, SIZE 5 294.89 139 2.12			SUBDIVIS	ION & LOT R	REPORT	
MBER OF SHIPS IN PLATFING ACREE IN SUIL MUNICER OF LOTA AMERICA LOT SHIP	NUMBER OF SUBS					
	ER OF SUITS IN PLATFING	ACRES N SUB.	HUMBER OF LOTS	AMERAGE LOT SEE		
35 17.64 4.07 1.00 87.16	35	17.64	4.07	1.00	87.16]

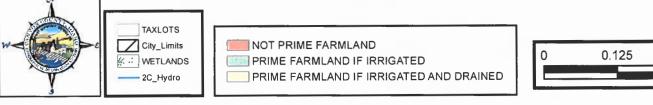
PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF	Year
GARRETT RANCH RIDGE	1	3N4W06	29.36	21	1.40	COUNTY (Canyon)	2006
HIGHPOINTE ESTATES	2	4N4W32	11.76	9	1.31	COUNTY (Canyon)	2011
JAHN ESTATES SUBDIVISION	3	3N4W05	6.31	5	1.26	COUNTY (Canyon)	2008
SUMMERWIND AT ORCHARD HILLS PHASE 1	4	3N4W06	146.85	56	2.62	COUNTY (Canyon)	2007
SUMMERWIND AT ORCHARD HILLS PHASE 2	5	3N4W05	100.62	48	2.10	COUNTY (Canyon)	2007

	SUBDIVIS	IONS IN P	LATTING	
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	

	MOBILE HO	TAME & DI	/ DADKE		
	MOBILE	DIVIE OF IV	VEARING		
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF



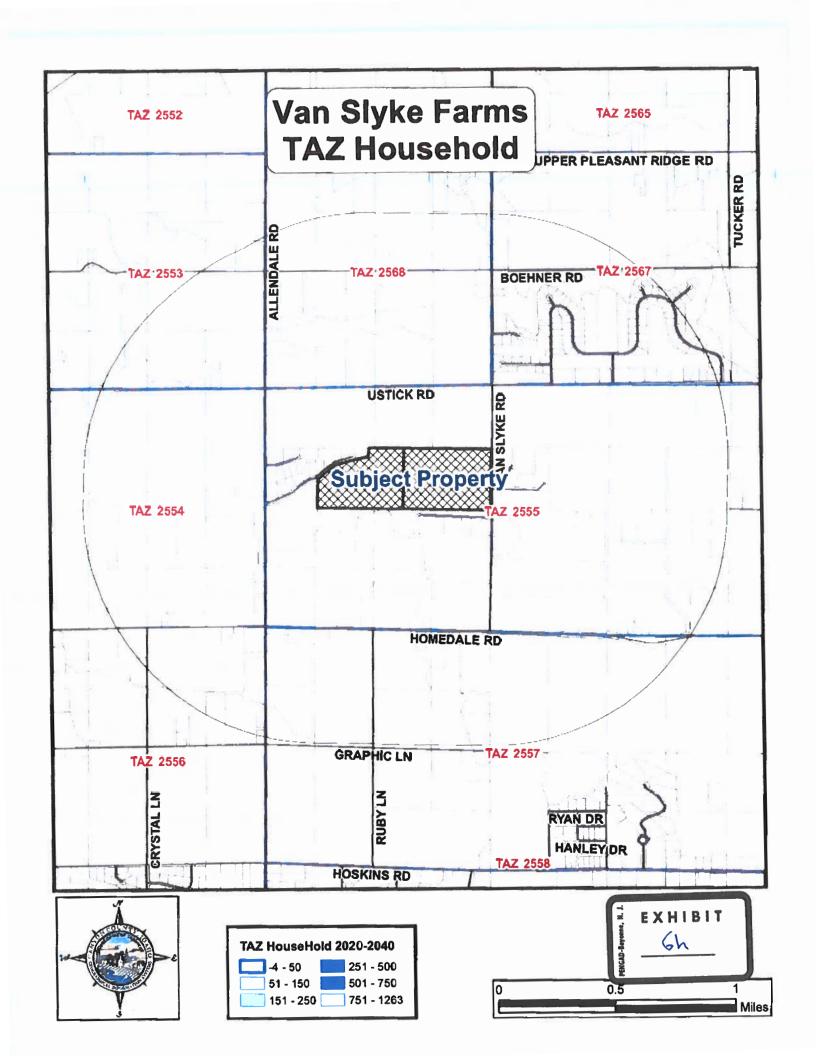


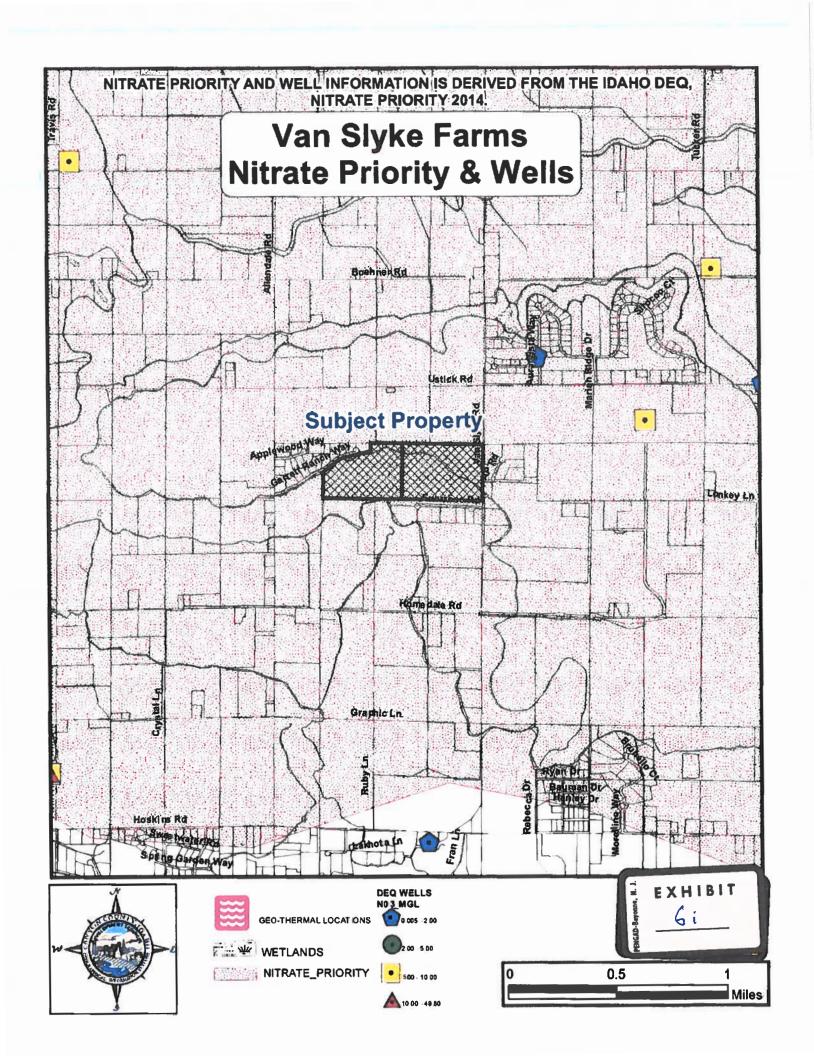


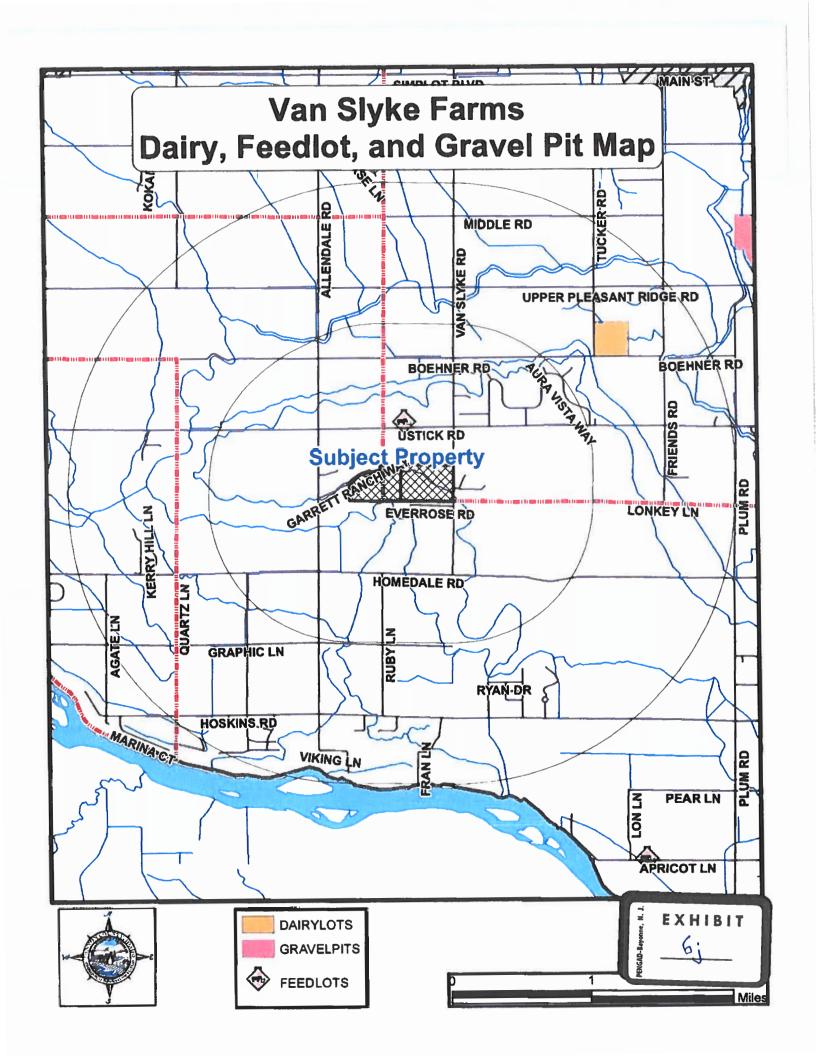
0.25

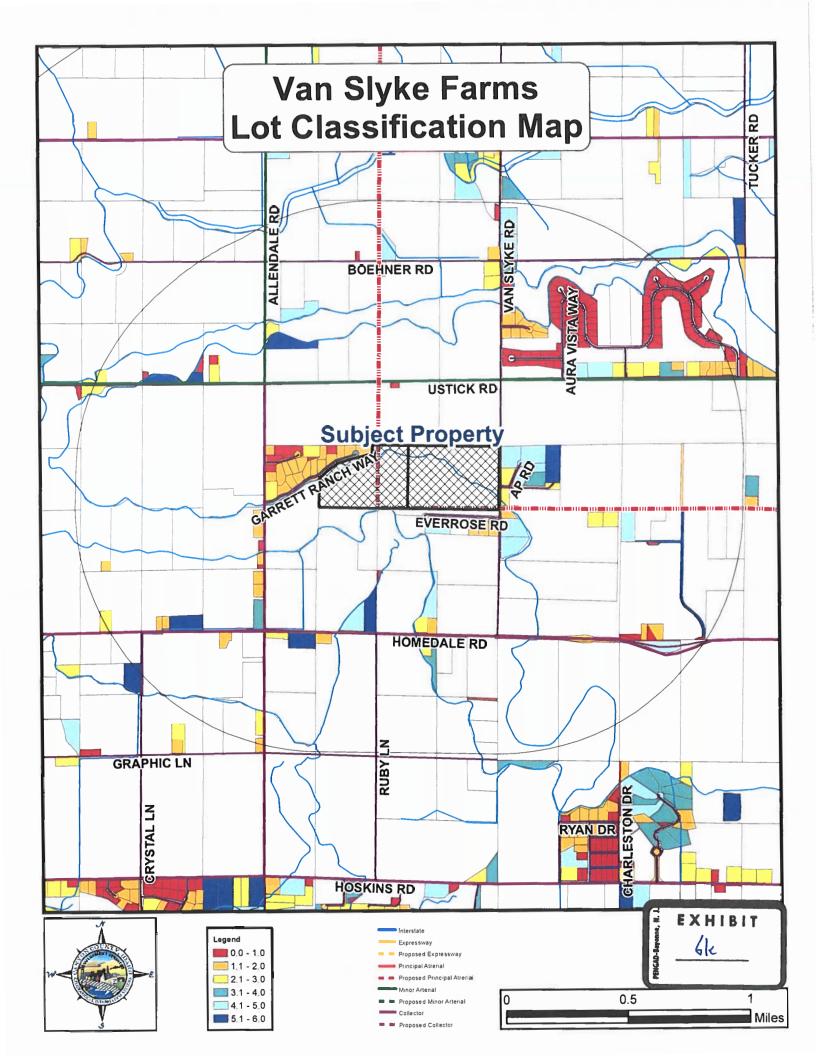
SOIL REPORT							
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE			
6	LEAST SUITED SOIL	197675.28	4.54	4.05%			
4	MODERATELY SUITED SOIL	11630.52	0.27	0.24%			
4	MODERATELY SUITED SOIL	587624.40	13.49	12.03%			
8	LEAST SUITED SOIL	12458.16	0.29	0.26%			
4	MODERATELY SUITED SOIL	2746850.04	63.06	56.24%			
4	MODERATELY SUITED SOIL	1285804.08	29.52	26.33%			
3	MODERATELY SUITED SOIL	42253.20	0.97	0.87%			
		4884295.68	112.13	100%			

FARMLAND REPORT				
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TuE	Not prime farmland	197675.28	4.54	4.05%
LsB	Not prime farmland	11630.52	0.27	0.24%
FeD	Not prime farmland	587624.40	13.49	12.03%
Gp	Not prime farmland	12458.16	0.29	0.26%
FeC	Not prime farmland	2746850.04	63.06	56.24%
FeB	Not prime farmland	1285804.08	29.52	26.33%
Cu	Prime farmland if irrigated	42253.20	0.97	0.87%
<u> </u>		4884295.68	112.13	100%















J·U·B ENGINEERS, INC.

June 17, 2021

Canyon County Development Services Department (DSD)

Attn: Dan Lister, Planner III 111 N. 11th Ave, Room 140

Caldwell, ID 83605 Phone: (208)455-5959

Email: dlister@canyonco.org

RE: Case No. SD2021-0016, Van Slyke Farms Ridge Subdivision – Preliminary Plat Review

Mr. Lister:

On behalf of the Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Preliminary Plat submitted by Canyon County DSD to GGHD in an email dated June 11, 2021. The subject subdivision is located approximately 2,400 feet south of the intersection of Van Slyke Road and Ustick Road in portions of the SW1/4NE1/4 & SE1/4NE1/4, Section 6, T3N, R4W, BM.

The following comments need to be addressed prior to approval of the Preliminary Plat;

1. General

- a. Preliminary Plat shall meet the requirements of the 2017 Edition of the Association of Canyon County Highway Districts (ACCHD) Highway Standards and Development Procedures, including the Preliminary Plat Checklist located in the Appendix.
- b. Obtain waiver of sidewalk, curb, gutter, and landscaping from the City of Greenleaf.
- Provide proposed roadway profiles.

2. Preliminary Plat Sheet 1 of 1

- a. ACCHD Standards Section 3030.030 states, "The maximum length of a cul-de-sac on a rural roadway is 1,320 feet, servicing no more than 20 lots." A.P. Road exceeds the maximum length by a significant amount. In addition, the ingress-egress easement for Lots 16 & 17 add length beyond the cul-de-sac to the west.
 - A variance request for the cul-de-sac length and ingress-egress easement will need to be submitted for consideration by the GGHD board to exceed the maximum cul-de-sac length.
 - ii. A letter of approval from the fire department/chief in support of the cul-desac length and ingress/egress easement is also required.
- b. Project Narrative add note, "The Homeowner's Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including routine and heavy maintenance.".
- c. Typical Interior Roadway Section
 - i. Add horizontal dimension for left ditch (15')
 - ii. Label ditch foreslope and backslope, both sides
 - iii. Continue shoulder at 2% before hinge point for ditch, both sides
 - iv. Add horizontal ditch dimensions, both sides

EXHIBIT 7A

- d. Curves C5 & C6 do not meet minimum radius requirement of 198 feet for 25 mph low volume local road.
- e. Label the bearing and distance of the tangent between curves C3 & C4 and verify it meets the minimum tangent length of 50 feet.
- f. Label all existing features within project area "to remain" or "to be removed".
- g. Show existing silos and associated structures within the proposed Van Slyke Road right-of-way located northwest of A.P. Road/Van Slyke Road intersection being removed.
- h. Show existing house and any other structures or features within the proposed Van Slyke Road right-of-way south of the Mora Canal being removed.
- i. Lot 2, Block 2 Common Lot Area is shown as ±0.28 acres. Check this area and verify there is enough area to accommodate a retention basin for the expected storm water volume.
- j. There appears to be a ditch or hole that does not show up on the existing ground topography north of the Mora Canal south of the east side of proposed Lot 14 (see area circled in blue below).



Once a revised Preliminary Plat and comment response letter/matrix is submitted, the Preliminary Plat will be added to the next available Board Meeting Agenda.

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

EXHIBIT 7A

www.jub.com J-U-B ENGINEERS, Inc.



1445 N Orchard Street, Boise, ID 83706 (208) 373-0550

Brad Little, Governor Jess Byrne, Director

June 18, 2021

By e-mail: dlister@canyonco.org

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

Subject: Van Slyke Farms Ridge Subdivision, OR2021-0012/RZ2021-0027/SD2021-0016

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).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls
 to prevent fugitive dust from becoming airborne are utilized during all phases of construction
 activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The
 property owner, developer, and their contractor(s) are responsible for ensuring no prohibited
 open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

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: <u>deq.idaho.gov/water-quality/drinking-water.aspx</u>). 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 a National Pollution
 Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be
 required if this project will disturb one or more acres of land, or will disturb less than one acre
 of land but are part of a common plan of development or sale that will ultimately disturb one
 or more acres of land.
- 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

Response to Request for Comment June 18, 2021 Page 4

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

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

6. ADDITIONAL NOTES

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

Response to Request for Comment June 18, 2021 Page 5

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

Sincerely,

Aaron Scheff

Regional Administrator DEQ-Boise Regional Office

EDMS#: 2021AEK116

Dan Lister

From:

Wilder Irrigation < wilderirrigation 1@hotmail.com>

Sent:

Friday, July 16, 2021 9:35 AM

To:

Dan Lister

Subject:

Case No.: OR2021-0012 & RZ20121-0027, SD 2021-0016

In regards to the Van Slyke Farms Ridge Subdivision case numbers OR2021-0012 & RZ20121-0027, SD 2021-0016. There is no water right available.

Thank you,

Erica Slayton

Wilder Irrigation District Phone- 208-459-3421 Fax: 208-459-6407 Email: wilderirrigation1@hotmail.com



JALE MASLONKA

BOISE PROJECT BOARD OF CONTROL

FORMERLY BOISE U.S. RECLAMATION PROJECT:

2465 OVERLAND ROAD

BOISE, IDAHO 83705-3155

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

NAMPA-MERIDIAN DISTRICT

BOISE-KUNA DISTRICT WILDER DISTRICT

NEW YORK DISTRICT

BIG BEND DISTRICT

RICHARD DURRANT VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER SECRETARY-TREASURER

MARY SUE CHASE ASSISTANT SECRETARY-TREASURER

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

RE: Van Slyke Farms LLC 17553 Van Slyke Rd Wilder Irrigation District Mora Canal 2818+60, 2840+60 Sec. 06, T3N, R4W, BM. 20 August 2021 FAX: (208) 344-1141 FAX: (208) 344-1437

OR2021-0012, RZ2021-0027, SD2021-0016

W-311, 312

Richelle Kiyabu:

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

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert this federal easement of 25 feet from the upper most shoulder (water's edge) north and 20 feet out and parallel south of the lower toe of the embankment of this canal. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

Whereas this property lies within Wilder Irrigation District it is important that representatives of this development contact the WID office as soon as possible to discuss a pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Wilder Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

The Boise Project does not approve landscaping including trees and/or shrubs (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All fences/pathways must be just off the edge of all Boise Project easements. Easements must be left a flat drivable surface.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be located outside of these easements or get the proper consent to use agreement through the Bureau of Reclamation and Boise Project prior to any construction being done within said easement. All work within the easement must take place between October 15th and March 15th (the non-irrigation season).

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

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

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

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

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

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

Storm drainage and/or street runoff must be retained on site.

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

Sincerel

Thomas Ritthaler

Assistant Project Manager BPBC

tbr/tr

cc:

Duane Casey

Diane Paulsen

_

Watermaster, Div. 4, BPBC

File

Secretary Treasurer, WID



20523 North Whittier Drive Greenleaf, Idaho 83626 www.greenleaf-idaho.us

Dan Lister Canyon County Development Services Department 111 North 11th Avenue, Suite #310 Caldwell, ID 83605

via U.S.P.S. and email: dan.lister@canyoncounty.id.gov

19 May 2022

RE: SD2021-0016 VAN SLYKE

Dear Dan,

Please accept my apologies for this tardy response to request for comment on SD2021-0016. The press of the urgent, coupled with the unexpected complexity of the request, resulted in delay of response regarding this application in the city's impact area.

BACKGROUND

The question of applicability of the SD2021-0016 application to Canyon County Code §09-03-09 (Application of Greenleaf Subdivision Ordinance) and the Joint Powers Agreement dated 14 January 1998 is more complicated than appears at first glance. The joint powers agreement section 8.2B states in part, regarding Subdivision Plat Applications, that, "The city shall then act on the application in accordance with its zoning and subdivision ordinances in all respects concerning development standards but shall not reconsider the issue of land use or minimum lot size, (if applicable)."

The City's zoning code had major revision with City Ordinance #205 in 2006. With this revision, application for subdivision of five lots or more requires a planned unit development (PUD) application and accompanying development agreement (DA). In effect, Ordinance 205 made the stand-alone subdivision an infill tool for development of up to four lots. This makes for an apples-to-bananas consideration rather than an oranges-to-oranges comparison, as the SD2021-0016 subdivision application would only be processed as a PUD if presented to the city.

The City's PUD requirements include twenty percent (20%) green space (this can be reduced by the City Council to ten percent (10%) at the Council's discretion) and review process contemplating required amenities, such as parks and pathways. There are also several opportunities for density bonus if the design meets specified best-practice design amenity criteria in the city code. The city is also a 'dark sky'

RE: SD2021-0016 Van Slyke, p. 1 of 4

208.454.0552 cityhall@greenleaf-idaho.us





20523 North Whittier Drive Greenleaf, Idaho 83626 www.greenleaf-idaho.us

community, with requirement that outdoor lighting be pointed down and not out or up, to avoid light pollution and help preserve visibility of the night sky.

DISCUSSION

The SD2021-0016 application to the County appears to meet only the County's most basic subdivision standards. There are no meaningful open space or amenities provided, only large residential lots surrounded (for now) by agriculture, orphaned for future haphazard re-development.

Taking the long view, the proposed subdivision can be expected to have future requests, perhaps decades from now, for lot splits to add more single family residences, then for duplex, four-plex or row-houses, then to apartments — if utility infrastructure including water, sewer, and roads extend to support such density increases. Manhatten island was once primarily farms.

If developed in the city, city staff would be open to PUD DA negotiation with an applicant for waiver or adjustment of standard curb, gutter, sidewalk and landscaping amenities - but such discussion would include context of the other amenities such as pathways and open space in the design. By code, the minimum open space the City Council would be able to approve is ten percent.

Is the SD2021-0016 property prime agricultural land that has it's highest and best use in remaining agricultural? Probably not, based on topography and irrigation canal location — but subdivision to the most minimal standard is also not optimal for the surrounding agricultural land and presents little hope for orderly and planned consideration in the inevitable long-term future residential re-development to increased density expected once the land has been transitioned from agricultural to residential use.

COMMENTS / RECOMMENDATIONS

The city understands that, per joint powers agreement, the decisions for County comprehensive plan amendment and re-zoning are the County's alone, and the city therefore does not presume to inappropriately offer formal comment or recommendation at this late date on these completely County decisions.

Without setting precedence for any future requests for comment, in recognition that all land use applications are unique to the features and location of the specific land,

RE: SD2021-0016 Van Slyke, p. 2 of 4

208.454.0552 cityhall@greenleaf-idaho.us



20523 North Whittier Drive Greenleaf, Idaho 83626 www.greenleaf-idaho.us

and the specific timing of application to regulation then in place and the needs of the surrounding greater community at that point in time, the city grants a waiver to SD2021-0016 from city subdivision and PUD standard requirements, including curb, gutter, sidewalk, landscaping, open space, parks, pathways and amenities, with the following recommendations as applicable to the County and the applicant:

- Consideration of recording Canyon County's "The Code of the West" with all
 properties created and distribution of such as widely as possible as a mitigation
 to preserve surrounding agriculture for as long as possible. City staff is aware of
 recent instance in the city's impact area where complaints and threats of
 litigation from a new large-lot County resident to a local crop-duster lost the
 adjacent farmer his crop-duster service.
- The County should consider any pre-planning that would be prudent now to identify or establish future road and/or utility easements to support future lot split requests and water / wastewater / irrigation infrastructure needs as the property continues under County jurisdiction until city annexation is requested.
- Consideration of adding a walking path amenity to the proposed subdivision.
 Such feature would be an additional selling point for the property. Such feature would also allow the development to blend better with city development upon future annexation into the city.
- The City is very concerned regarding the addition of multiple individual wells. For both protection of aquifer layers and as a safeguard for drinking water provided, the City highly recommends a community potable water system which would have a licensed operator and regularly scheduled testing under active oversight of the Idaho Department of Environmental Quality. The city believes that this location is either in or very close to the border of an identified high nitrate priority area, indicating that wells in the area have tested with higher levels of nitrates with shallow wells being particularly susceptible. Anecdotal knowledge of well-drilling in the region is that water quality (high mineral content) can be worse south and east of Greenleaf, and that some have failed to find water under their property.

RE: SD2021-0016 Van Slyke, p. 3 of 4



20523 North Whittier Drive Greenleaf, Idaho 83626 www.greenleaf-idaho.us

Respectfully submitted,

Lee C. Belt

City Clerk / Assistant Zoning Official

6 Relt

City of Greenleaf

enc Canyon County Code §9-3

Joint Powers Agreement Application Information

cc Mayor

City Attorney

City Public Services Director

City Treasurer

City Zoning Official

RE: SD2021-0016 Van Slyke, p. 4 of 4

208.454.0552 cityhall@greenleaf-idaho.us

ARTICLE 3

GREENLEAF

SECTION:

09-03-01: Title

09-03-03: Scope

09-03-05: Annexation Limited

09-03-07: Application Of Comprehensive Plan And Zoning Ordinance

09-03-09: Application Of Greenleaf Subdivision Ordinance

09-03-11: Impact Area Map

09-03-13: Availability Of Ordinances

09-03-01: TITLE:

This Article shall be known as the GREENLEAF AREA OF CITY IMPACT (PLANS AND ORDINANCES) ORDINANCE. (Ord. 94-013, 12-23-94)

09-03-03: SCOPE:

- (1) The Idaho Legislature duly enacted Idaho Code section 67-6526(a) which provides that by separate ordinance the County of Canyon and City of Greenleaf shall provide for application of plans and ordinances for the area of city impact; and
- (2) The City of Greenleaf and the County have adopted a map identifying the City of Greenleaf impact area within the unincorporated area of the County by the adoption of Ordinance No. 99 duly passed by the City of Greenleaf on October 26, 1994, and by Ordinance No. 94-005 duly passed by Canyon County on October 27, 1994 1; and
- (3) Idaho Code section 67-6526(a) requires that the City of Greenleaf and the County of Canyon provide by ordinance for the application of plans and ordinances for the area of city impact of the City of Greenleaf within the unincorporated area of the County no later than January 1, 1995; and
- (4) The City of Greenleaf and the County shall enter into a joint exercise of power agreement for the impact area of the City of Greenleaf, which agreement shall provide for and facilitate the legal duties of the parties and their responsibilities and authority as required under the Local Planning Act of 1975, and including any duties appertaining to the area of City impact subsequently required by the Idaho Legislature. (Ord. 94-013, 12-23-94)

Notes

1. See Section 09-03-11: of this Article.

09-03-05: ANNEXATION LIMITED:

(1) Lands Within Area Of Impact: Effective January 1, 1995, annexation by the City of Greenleaf shall be limited to lands lying within the area of impact, unless the owner of the land requests the tract of land be annexed by the City, and the land is contiguous to the boundaries of the City of Greenleaf.

(2) Application Of Provisions Upon Annexation: Upon annexation, the provisions of this Article shall no longer apply to the annexed area. (Ord. 94-013, 12-23-94)

09-03-07: APPLICATION OF COMPREHENSIVE PLAN AND ZONING ORDINANCE:

There is hereby adopted for the purposes of complying with Idaho Code section 67-6526(a) the Ordinance codified in this Article, which provides for the application of the latest edition of the Canyon County Comprehensive Plan as duly enacted and adopted and amended by the County Commissioners, and Chapter 7 of this Code, to the area of impact of the City of Greenleaf within the unincorporated area of the County, until a new comprehensive plan and/or zoning ordinance has been duly adopted in accordance with the provisions of a joint exercise of power agreement impact area City of Greenleaf/County of Canyon. Until the joint exercise of power agreement is adopted and operational, the County shall direct copies of all applications coming before it, pursuant to the Local Planning Act of 1975 and Chapter 7 of this Code concerning property located in the area of City impact of Greenleaf, for the City of Greenleaf's input on the application and shall give such input due consideration; and after the adoption of the joint exercise of power agreement and the same becomes operational, then the provisions of that agreement shall govern this process. (Ord. 94-013, 12-23-94)

09-03-09: APPLICATION OF GREENLEAF SUBDIVISION ORDINANCE:

- (1) Adoption Of Subdivision Ordinance: There is hereby adopted for the purposes of complying with Idaho Code section 67-6526(a) the ordinance codified in this article, which provides for, except as provided in subsection (2) of this section, the application of City of Greenleaf's Subdivision Ordinance, as amended, as codified at title 14, chapters 1 through 9, Municipal Code of the City of Greenleaf, to the Area of Impact of the City of Greenleaf within the unincorporated area of the County, until a new Subdivision Ordinance has been duly adopted in accordance with the provisions of a joint exercise of power agreement impact area City of Greenleaf/County of Canyon.
- (2) Exceptions And Conflict Procedure: In the event a conflict in the application of the provisions of chapter 7 of this Code and the provisions of the City of Greenleaf's Subdivision Ordinance to the Area of Impact of the City of Greenleaf, the provisions of the City of Greenleaf's Subdivision Ordinance shall control, but shall not control over the application of chapter 7, article 10A, "Flood Hazard Overlay Zone", and/or chapter 6, article 5, "Addressing", of this Code. The City of Greenleaf's Subdivision Ordinance shall be subject to the applicable Golden Gate Highway District's standards and regulations solely enforceable by said highway district. It is further provided that only those portions of the Subdivision Ordinance adopted which are not repugnant to Federal or State law shall be adopted by the County and there shall be no approval and reviewing of protective or restrictive covenants as part of the process described in this article.
- (3) One Mile Approval By City: By the passage of the ordinance codified in this article, and by the city's passage of a like ordinance, there is mutual agreement that within one mile of the City of Greenleaf's boundary, the Greenleaf City Subdivision Ordinance shall prevail over chapter 7, article 17 of this Code as is provided for in Idaho Code section 50-1306 in those circumstances where the one mile limit exceeds the boundaries of the impact area, except in those instances where there is an overlap with another city that is larger, in which event the jurisdiction of the larger city shall be assumed. (Ord. 94-013, 12-23-1994)

09-03-11: IMPACT AREA MAP:

The Greenleaf, Idaho, Canyon County approved impact area map is hereby adopted as the official map identifying the Area of City Impact within the unincorporated area of the County for the City of Greenleaf. A true and correct copy of said map is affixed as attachment 1 to the ordinance codified herein and is fully incorporated by reference herein. (Ord. 08-007, 4-16-2008)

09-03-13: AVAILABILITY OF ORDINANCES:

True and correct copies of the ordinances herein referred to shall be on file with the Clerk of the City of Greenleaf, the Clerk of the Canyon County Commissioners, the Office of Planning and Zoning Department of the City of Greenleaf, and the Planning and Zoning Department of the County and are available for public inspection and reference. (Ord. 94-013, 12-23-1994)



JOINT EXERCISE OF POWER AGREEMENT FOR AREA OF CITY IMPACT BETWEEN CITY OF GREENLEAF AND COUNTY OF CANYON, IDAHO

This Joint Exercise of Power Agreement for Area of City Impact Between City of Greenleaf, hereafter referred to as "CITY", and County of Canyon, Idaho, hereafter referred to as "COUNTY", entered into on the day hereinafter set forth by the signature of the parties by and between the CITY, a municipal corporation, and COUNTY, a duly formed and existing County, and both organized and existing by virtue of the laws of the State of Idaho, and which parties do hereby stipulate and agree as follows:

RECITALS

WHEREAS, the parties to this Agreement have duly adopted ordinances known as the "Greenleaf Area of City Impact (Plans and Ordinances) Ordinance", Canyon County Ordinance No. 94-013, adopted December 23, 1994 and "Greenleaf Area of City Impact (Plans and Ordinances) Ordinance", Ordinance No. 101, adopted December 23, 1994 which provide for the application of Comprehensive Plans and Zoning Ordinances and Subdivision Ordinances to the area of CITY impact; and

WHEREAS, it is necessary, expeditious, and desirable to adopt procedures for processing amendments to the Comprehensive Plans and implementing ordinances, applications for land use changes, and applications for land divisions, including subdivision plats which may relate to the area of CITY impact; and

JOINT EXERCISE OF POWER AGREEMENT FOR AREA OF CITY IMPACT BETWEEN CITY OF GREENLEAF AND COUNTY OF CANYON, IDAHO

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WHEREAS, the parties are desirous of facilitating interaction between the parties on matters which may relate to the area of CITY Impact;

NOW THEREFORE, in consideration of the foregoing recitals, considerations and purposes, the parties covenant and agree as follows:

1. TITLE:

1.1 Name: This Agreement shall be known as the JOINT EXERCISE OF POWER AGREEMENT FOR AREA OF CITY IMPACT BETWEEN CITY OF GREENLEAF/COUNTY OF CANYON, IDAHO, hereafter referred to as "AGREEMENT".

2. STRUCTURE:

2.1 Format: Titles and subtitles of this AGREEMENT are only used for organization and structure and the language in each paragraph of this AGREEMENT should control with regard to determining the legislative intent and meaning of the parties.

3. DURATION:

3.1 Term: This AGREEMENT shall be in effect from the date of the signatures of the parties and shall continue in effect unless terminated or amended as hereinafter provided for in this AGREEMENT.

4. NO SEPARATE LEGAL/ADMINISTRATIVE ENTITY CREATED:

- 4.1 No Separate Entity: This AGREEMENT does not create a separate legal entity.
- 4.2 No Administrative Entity Created: No administrative entity is created as this AGREEMENT only provides for cooperation between the parties using existing agency personnel.

5. PURPOSE:

5.1 Goal: The purpose of this AGREEMENT is:

JOINT EXERCISE OF POWER AGREEMENT FOR AREA OF CITY IMPACT BETWEEN CITY OF GREENLEAF AND COUNTY OF CANYON, IDAHO

- A. Facilitate Legal Duties of Parties: To facilitate the legal duties of, responsibilities, and authority of the parties to this AGREEMENT as is prescribed and provided by the Idaho Legislature regarding impact areas; and
- B. Processing of Land Use and Division Applications: To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments and subdivision plats and land divisions within the area of city impact in accordance with Idaho Code § 67-6526; and
- C. Implement Agreement: To implement the AGREEMENT by the appropriate ordinances and resolutions.

6. MANNER OF FINANCING AND BUDGET:

6.1 Financing/Budget: There shall be no joint financing of activities under this AGREEMENT. No compensation shall be due and owing for services to either party from the other party. Either party agrees to establish its own fees and to be responsible for the collection of said fees from the public and for payment of compensation and benefits for its employees. Each party shall independently budget for expectant expenses under this AGREEMENT.

7. INTERIM PERIOD:

- 7.1 Establishment of and Purpose for Interim Period. The parties have complied with the requirements of Idaho Code § 67-6526(a) by the adoption of certain ordinances concerning the comprehensive plans, zoning and subdivision ordinances, and boundaries of the area of city impact as described in the County's "Greenleaf Area of City Impact (Plans and Ordinances)", Ordinance No. 94-013, adopted December 23, 1994 and "City if Greenleaf Area of City Impact (Plans and Ordinances) Ordinance", No. 101, adopted December 23, 1994. The procedures in the above ordinance apply until the procedures set forth in this AGREEMENT become operational.
- 8. COORDINATION OF CITY/COUNTY PLAN AMENDMENTS AND IMPLEMENTING ZONING AND SUBDIVISION ORDINANCE AMENDMENTS:
 - 8.1 Amendment to County Comprehensive Plan and Zoning Ordinance:

JOINT EXERCISE OF POWER AGREEMENT FOR AREA OF CITY IMPACT BETWEEN CITY OF GREENLEAF AND COUNTY OF CANYON, IDAHO

- A. Plan Amendment Proposals: All proposals for amendments to the County Comprehensive Plan which may appertain to the Greenleaf area of city impact shall be referred to the CITY at least sixty (60) calendar days prior to any hearing on such matter and a recommendation may be made before or at said public hearing. If a recommendation is received it shall be given great weight by the COUNTY, provided it is factually supported but such recommendation shall not be binding on the COUNTY. If no response is received the COUNTY may proceed without the recommendation of the CITY.
- B. Zoning Ordinance Amendment Proposals: All proposed County Zoning Ordinance Amendments to the text and/or map which may relate to the Greenleaf area of city impact shall be referred to the CITY in the same manner as provided for in subsection 8.1A. of this AGREEMENT, except any recommendations received from the CITY by the COUNTY shall be seriously considered by the COUNTY.
- C. Planning Goals and Objectives for Impact Area: The city may apply at any time to amend the County's Comprehensive Plan and/or Zoning Ordinance as it deems necessary and appropriate, and shall fully participate in the hearing process. Such input shall not be binding or controlling but shall be treated as documentary evidence. The CITY shall have affected party status pursuant to Idaho Code § 67-6521 of the Local Land Use Planning Act and, therefore, matters concerning comprehensive planning and zoning shall include the County's discretionary review and consideration of the City's planning goals for growth and development of that area.
- D. Final Document Forwarding: After recommendations have been made and final action has been taken on amendments to the Plan, and/or Zoning Ordinance, the COUNTY shall notify the CITY of said final action by forwarding a copy to the CITY of all final documents reflecting the action taken by the COUNTY.

- **8.2** Application Procedures: The following procedures shall be adhered to in processing applications:
 - A. Land Use Application: All land use applications submitted to the COUNTY including but not limited to conditional use permits, variances and land divisions, shall be referred to the CITY in the same manner as provided for in subsection 8.1A. of this AGREEMENT.
 - Substandard Set Up Mobile/Manufactured Homes: Mobile/manufactured homes not set up pursuant to manufacturers' recommendations shall not be permitted in any zone excluded by the COUNTY'S zoning ordinance.
 - 2. Temporary Residence Mobile/Manufactures Home:
 COUNTY shall receive input from the CITY on
 applications for COUNTY temporary
 mobile/manufactured homes. The CITY'S Planning
 Director's comments shall be given great weight by the
 COUNTY'S Development Services Director. COUNTY
 appellate procedures apply. COUNTY approval of a
 temporary residence described above does not afford the
 permit holder any nonconforming use or structure
 grandfather rights status upon CITY'S annexation of the
 parcel.
 - 3. Planned Unit Developments: See Section 8.2C of the AGREEMENT.
- B. Subdivision Plat Applications: All subdivision plat applications shall first be directed to the COUNTY Development Services Director. The Director shall make a determination whether the planned use conforms to the COUNTY Comprehensive Plan and Zoning designation. If it does, the Director shall send a letter to the CITY confirming the same, and for residential developments, indicating a minimum lot size. The CITY shall then act upon the application in accordance with its zoning and subdivision ordinances in all respects concerning development standards but shall not reconsider the issue of land use or minimum lot size (if applicable). After approval of development plans and acceptance by the CITY, the application shall be forwarded to the

Board of County Commissioners for final review and signature, but the Board shall not reconsider development standards.

If the application does not conform to the COUNTY Zoning designation as an "Allowed Use," the Applicant may elect to pursue amendments to the COUNTY Comprehensive Plan and/or Zoning Map or make application for a Planned Unit Development, all in accordance with procedures outlined in Sections 8.1A, 8.1B or 8.2C of this AGREEMENT and applicable sections of the COUNTY Zoning Ordinance.

All lot divisions defined as "subdivisions" by either CITY or COUNTY ordinances shall be considered subdivisions for the purposes of this AGREEMENT.

- C. Planned Unit Developments: All planned unit development applications for development within the area of CITY impact shall be directed first to the COUNTY Development Services Director for consideration by the COUNTY Planning and Zoning Commission. The Commission, in acting on the application for special/conditional use permit, shall consider the conditions of approval including but not limited to the following:
 - 1. The types and relative quantities of uses to be permitted;
 - 2. The relative quantity and nature of all common area to be provided as a condition of permit;
 - 3. Minimum lot size, if applicable, as a condition of permit; and
 - 4. Approval or disapproval of the permit.

If the special/conditional use permit is approved, the application shall be forwarded to the CITY with a letter indicating the conditions of approval enumerated above. The application shall then be processed as a subdivision plat application as outlined in Section 8.2B of this AGREEMENT.

8.3 Representation and Annexation:

- A. City Impact Area Representation: Recommendations for CITY impact area representation on the COUNTY Planning and Zoning Commission may be made by the CITY to the Board of County Commissioners at any time and will be acted upon by said Board as the need arises and they deem appropriate.
- B. Annexation Notification: The CITY must notify the COUNTY Development Services Director in writing of the first time an annexation is considered by CITY. CITY shall notify COUNTY, in writing, within ten (10) days following the effective date of the annexation ordinance.
- 8.4 City/County Internal Procedures: Each party to this referral process shall determine its own internal procedure as may be deemed appropriate and adequate for making recommendations to the other party on proposed actions and on its handling of proposed amendments to its own Plan and/or Ordinances. Appeals of decisions by each party responsible for the decision and in accordance with the internal procedures of that party.
- 9. AREA OF CITY IMPACT COMPONENT TO COUNTY COMPREHENSIVE PLAN AND COUNTY ZONING ORDINANCE:
 - 9.1 COUNTY Comprehensive Plan Component. The COUNTY shall pursue the establishment of an area of city impact component for CITY in the COUNTY'S Comprehensive Plan through the procedures provided for in the Local Land Use Planning Act.
 - 9.2 COUNTY Overlay Zone. The COUNTY shall pursue the establishment of a Special Area/Impact Area Overlay ("SA/IA") Zone for the CITY in the COUNTY'S Zoning Ordinance through the procedures provided for in the Local Land Use Planning Act.

10. GENERAL PROVISIONS:

- 10.1 Real and Personal Property: It is not contemplated, due to the nature of this AGREEMENT, that there will be a need to acquire, hold, and/or dispose of any real or personal property in the exercise of this AGREEMENT.
- 10.2 Entire Agreement: This AGREEMENT constitutes the entire AGREEMENT of the parties. This AGREEMENT supersedes and merges all other prior understandings or agreements regarding the Greenleaf area of city impact.
- 10.3 Obligations Upon Parties Imposed by Law: This AGREEMENT shall not relieve the CITY and/or the COUNTY from any obligation and responsibility imposed upon it by law.
- 10.4 Conflicts of Agreement with Applicable Law: In the event any provision or section of this AGREEMENT conflicts with applicable law, or is otherwise held to be unenforceable, the remaining provisions shall nevertheless be enforceable and carried into effect.
- 10.5 Idaho Law: This AGREEMENT shall be governed and interpreted by the laws of the State of Idaho.
- 10.6 No Assignment: No party may assign this AGREEMENT or any interest therein.

11. NOTICE:

All notices and other communications in connection with this AGREEMENT shall be in writing and shall be deemed delivered to the addressee thereof, (1) when delivered in person on a business day at the address set forth below, or (2) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the addresses set forth below.

11.1 All notices to be provided to the Commissioners of the County of Canyon shall be to the following address:

Board of County Commissioners Canyon County Courthouse 1115 Albany Street Caldwell, Idaho 83605

11.2 All notices to be provided to the Council and/or Clerk of the City of Greenleaf shall be to the following address:

Office of the City Clerk City of Greenleaf 20523 N. Whittier Dr. Greenleaf, Idaho 83626

A party may change its address by giving notice in writing to the other party. Thereafter, notices, demands and other pertinent correspondence shall be addressed and transmitted to the new address.

12. AMENDMENT:

- 12.1 Process of Amendment: The process which governs proposals for amendment of this AGREEMENT shall be as follows:
 - A. Any party proposing to amend this AGREEMENT (the initiating party) shall give written notice to the other party (the responding party) in accordance with Section 9 of this AGREEMENT, which notice shall provide:
 - i. The form of the amendment proposed, including a delineation of all ordinance changes required by the proposal; and
 - ii. the reasons for the proposed amendment; and
 - iii. the date of the notice with a certificate of delivery.

JOINT EXERCISE OF POWER AGREEMENT FOR AREA OF CITY IMPACT BETWEEN CITY OF GREENLEAP AND COUNTY OF CANYON, IDAHO

- B. The responding party shall have thirty (30) calendar days for staff review at which time the responding party shall give notice to the initiating party of the amount of time reasonably required to process the requested amendment;
- C. All proposed amendments to this AGREEMENT shall be in writing and must first be reviewed by the COUNTY planning and zoning commission. The proposed amendment must be approved by both the City Council and the Board of County Commissioners of the respective parties before it becomes effective;
- D. In the event the action of the City Council and the Board of County Commissioners on the proposed amendment is not the same, then each governing body by vote shall select one representative of that body to meet with the other representative to negotiate a compromise;
- E. If a compromise is agreed to by the representatives they shall prepare a joint report to each governing body of their recommendations and each governing body shall consider the proposed compromise; and
- F. In the event the action of the City Council and the County Commissioners on the compromise proposal is not the same or in the event that the representatives can not reach a compromise then provisions of Idaho Code § 67-6526(b) shall be followed.

13. TERMINATION:

- 13.1 This AGREEMENT may be terminated by agreement of the CITY and the Board of County Commissioners; and/or
- 13.2 By an act of the Idaho Legislature withdrawing the authority of the COUNTY and CITY to make such an agreement; and/or
- 13.3 By any other event which shall make the application of this AGREEMENT contrary to law which frustrates the purpose of the AGREEMENT.

JOINT EXERCISE OF POWER AGREEMENT FOR AREA OF CITY IMPACT BETWEEN CITY OF GREENLEAF AND COUNTY OF CANYON, IDAHO

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14. COUNTERPARTS:

14.1 This AGREEMENT shall be executed by the parties in two (2) counterparts, and each such counterpart shall be deemed an "original".

DATED THIS 14th day of Takuthy, 1991.

COUNTY OF CANYON

By: Resolution No. 98-021

ABEL "ABE" VASQUEZ, Chairman

\maketa

CITY OF GREENLEAF

By: Resolution No. 51

ATTEST:

ZELDA NICKEL, Member

PAT GALVIN, Member

ATTEST:

NED J. KERR

DEPUTY

Date:__

JOINT EXERCISE OF POWER AGREEMENT FOR AREA OF CITY IMPACT BETWEEN CITY OF GREENLEAF AND COUNTY OF CANYON, IDAHO RE: Case No. OR2021-0012/RZ2021-0027

Dear Canyon County Board of Commissioners,

I am writing in response to the planned rezoning of 26.20 acres from agricultural to residential.

Canyon County, like most of southern Idaho, is experiencing drought conditions. To implement the rezoning at this will be a strain on available resources, hurt farmers, and negatively impact current residents. According to Drought.gov, Canyon County, in particular, is already experiencing the following conditions:

- Dryland hay and grain crop yields are low; other crops and pasture are in poor condition
- Well levels are in decline; reservoir levels are low; water shortages; water conservation programs are in place
- · Fire risk is elevated

Currently, 100% of the approximately 200,000 Canyon County residents are affected by this draught. Despite a "normal" month of April, precipitation for this year is 1.57 inches below normal. It is the 16th driest year in the last 128 years. Irrigation season was shortened last year and we can expect it again this year.

It is irresponsible to stand up another 26 acres of homes in the middle of a water shortage and further exacerbate an already demanding situation. If you require an example, look no further than California; who after a dozen years of draught continued to expand without developing infrastructure and hurt agriculture and the quality of life for its voters. Please do not let Idaho become California!

The residents of this community strongly encourage the Board of Commissioners to defer this re-zoning and reevaluate next year or such time when the impact upon farmers and other residents, due to drought conditions, are less severe.

Sincerely,

Gregory Parker 23023 Everrose Rd. Wilder, Id 83676



Dan Lister

From: Joe & Jeanne Masar <masarhq@gmail.com>

Sent: Tuesday, August 31, 2021 9:30 PM

To: Dan Lister

Subject: [External] Re: [External] Case No.OR2021-0012/RZ2021-0027/SD2021-0016

Hi Dan,

Thanks for sending that plat map. After reviewing it and talking with neighbors in the Garret Ranch Subdivision, we have the following concerns:

1. We are concerned about the number of lots in the proposed subdivision. At the HOA meeting this week, four neighbors noted they had trouble with their wells this summer resulting in some of them being re-drilled. There are still five more properties in Garret Ranch that have not even had wells put in yet.

How will this proposed subdivision affect the available water levels?

- 2. We are also concerned about block 17 which is right next to our property. Since over half of the lot requires engineering just to build on it seems forced into the plan just to squeeze in another lot.
- 3. Lastly, we are still concerned that this step will set a precedent allowing all of the farmland in the included parcels to eventually be rezoned.

For these reasons, we are against the rezoning from Agricultural to Residential.

Thank you,

Joe and Jeanne Masar 23602 Garret Ranch Way Wilder, Idaho 83676 208-250-0725

On Tue, Aug 31, 2021 at 5:40 PM Joe & Jeanne Masar < masarhq@gmail.com > wrote: Thanks, Dan. We'll take a look at it.

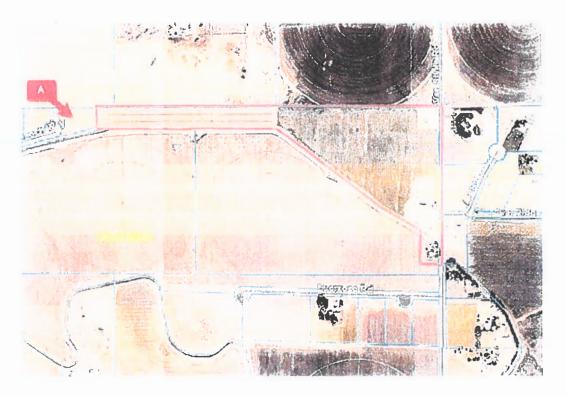
On Tue, Aug 31, 2021 at 5:27 PM Dan Lister <dlister@canyonco.org> wrote:

Joe & Jeanne,

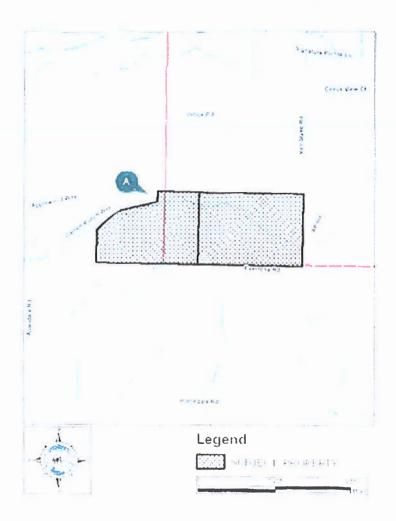
Attached is the proposed preliminary subdivision (SD2021-0016) being considered as part of the rezone and comprehensive plan amendment applications. The proposed rezone and amend affects approximately 26 acres which is the area you show on the aerial below which was stated at the neighborhood meeting. The notification sent out by the County shows the two parcels affected by the applications, but the description in the notification states the rezone and comprehensive plan amendment will only affect approximately 26 acres.



Please review the attached plat and see if that information changes your concerns or not.
Sincerely,
Dan Lister, Planning Official
Canyon County Development Services Department (DSD)
Office: (208) 455-5959
dlister@canyonco.org
From: Joe & Jeanne Masar < masarhq@gmail.com > Sent: Tuesday, August 31, 2021 5:06 PM To: Dan Lister < dlister@canyonco.org > Subject: [External] Case No.OR2021-0012/RZ2021-0027/SD2021-0016
Hi Dan,
We read the report and agree with the points that were made.
We are against the rezoning of this property from Agricultural to Residential.
1. We have not been able to see a plat map so we are concerned about what the actual subdivision would look like and the size of the lots in it. This is what the proposed changes looked like at the neighborhood meeting in February. (Our property is located at section A below)



This is what we received in the mail prior to the hearing (our property at section A). While the notice does specify that it is only a section of the parcels, the drawings do not show which section. This is what gave us cause for concern.



2. We do not feel that this is in keeping with the character of the surrounding land and are worried that if this land is rezoned, it will set a precedent that will allow the rest of the affected parcels to be rezoned.

Please feel free to contact us with any additional questions.

Thank you,

Joe and Jeanne Masar

23602 Garret Ranch Way



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EXHIBIT

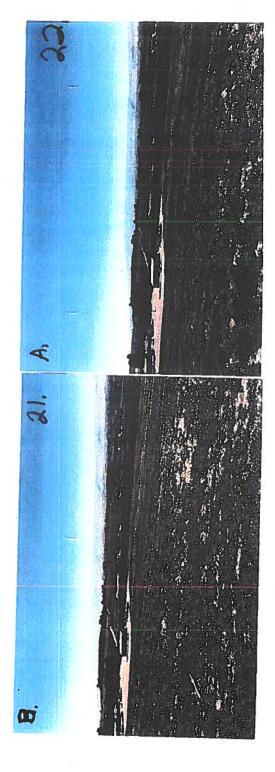
Staff typed out this exhibit from (Exhibit 8c) as it does not scan well and is extremely difficult to read when scanned:

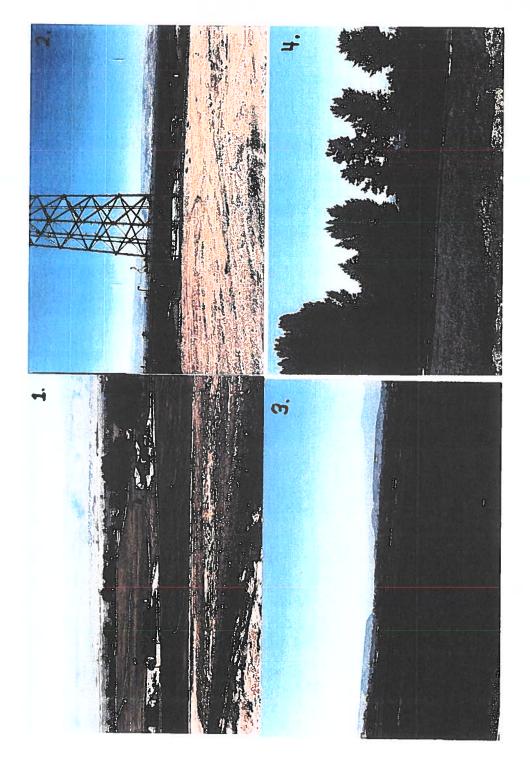
Sept. 2, 2021 at 8:04 am

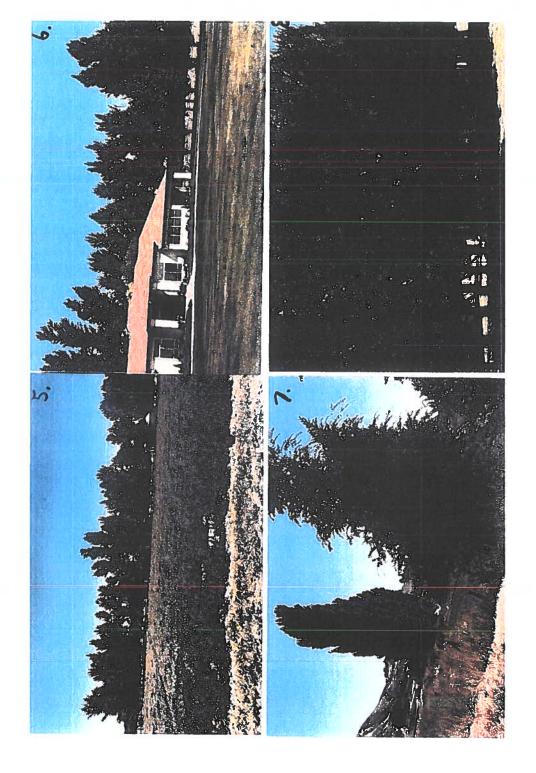
Commissioners:

We are not in opposition to VanSlyke's request so long a certain considerations are included in the development agreement that will help protect our property's view and value. The view of the Snake River Valley and Owyhee Mountains from the ridge is what sets this area apart from much of the rest of Canyon County (Picture 1) making it appropriate for residential use. Our property is zoned Rural Residential and is adjacent to the subject property on the north. Because of observations we have made in the area and issues we have experienced first hand, we ask that a view easement be added to the development agreement if the request is approved. The purpose is to protect and maintain the views from our property that overlooks their property, the valley and the mountains. Our property has already been impacted by VanSlyke and one possible building site on the edge of the ridge now has a radio tower (picture 2) and has effectively eliminated our adjoining lot as a view lot. (Picture 3) Is RR Zoned property on Hoskins Road with the view looking south (picture 4) is the same view obstructed by unnecessary landscaping (Picture 5) Is taken from RR zoned property that is totally impacted and left without a view devaluing the property. These are huge trees that will only get larger as time goes on. (Picture 6.) Some property looking north toward the RR zoned property (Pictures 7 and 8). Another property that has planted a tree line and blocks the view of RR zoned property looking towards the river and mountains. (pictures 13 and 14) showing the great variances in growth characteristics of different species. I believe that the trees in each picture were all planted about the same time. You see how some species have less impact on vision obstruction. Trees that are broad and spreading (picture 15) can block views even when spaced quite far apart. Smaller mature tree size and those planted at greater spacing provide landscape beauty as well as view vistas. Cylindrical and conical shaped trees if properly spaced. (Pictures 16-19) are examples of how proper species selection can maintain beautiful landscaping while protecting view easements.

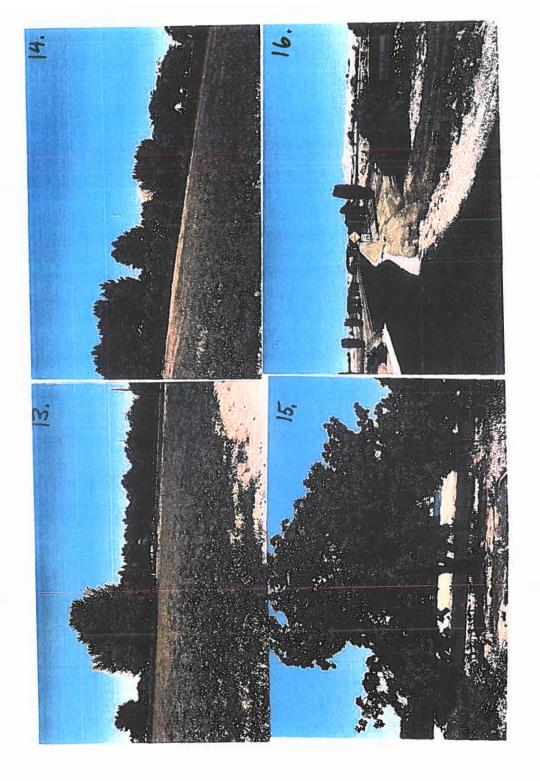
(Picture 20) is a nice example of how trees can be spaced to leave view alleys for all to enjoy the beautiful landscape. Structure height and location are also major factors affecting view. Every one thinks they need to be located on the highest point. I have taken pictures 21 & 22 from the highest point on the _____ property line and the other from 150 feet south of the property line facing the same view. What you see in the distance is very insignificant in difference. We are asking that on lots that border the north property line buildings be construction on the front ½ of the lots. That these homes have single stories or roof tops that were no higher than the highest grade of the ridge line. Thank you for your consideration.













ATTACHMENT A CONDITIONS OF APPROVAL CASE NO. CPR2008-2

- 1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
- 2. The development shall be platted in accordance with CCZO 05-002, Article 17.
- 3. Any final plat for any phase shall bear plat notes referencing the following:
 - a. "Right to Farm Statement" in accordance with CCZO 07-17-19 (3) and Idaho Code Section 22-4501 through 22-4504.
 - b. Confined Animal Feeding Ordinance (CAFO) ordinance provisions referencing any dairies or feedlots and their proximity to the development.
- 4. All roads within the development shall be dedicated to the public and shall be constructed according to highway district standards.
- 5. As part of the submission for the preliminary plat for each phase, the developers shall comply with the respective highway jurisdiction requirements pertaining to any traffic study evaluating the impacts of the development of the Subject Property on the affected roads and fund an appropriate pro-rata share of any improvements necessitated by the development of any phase, including consideration of previous phases and background traffic from other developments. The mechanism for funding shall be determined between the developers and the respective highway jurisdiction.
- 6. Wastewater service shall be by individual treatment systems on residential lots meeting the minimum size acceptable to Southwest District Health. Residential lots smaller than the minimum lot size acceptable to Southwest District Health shall be served by shared systems, or if there are a sufficient number of residential lots, by a community wastewater treatment system developed in accordance with the requirements of the Idaho Department of Environmental Quality and Southwest District Health.
- 7. Domestic water service on residential lots shall be in accordance with the requirements of the Idaho Department of Water Resources and the Department of Environmental Quality including ownership and operation.



- 8. A site-specific Storm Water Pollution Prevention Plan (SWPPP) shall be in place prior to any construction on site.
- 9. The developer shall submit a weed and gopher control plan to Canyon County Weed and Gopher Control Department, and obtain their written approval of said plan within 90 days of the signing of the FCOs by the BOCC.
- 10. The irrigation shall be by one or more pressurized irrigation systems except for residential lots that do not have water rights. The pressurized irrigation system(s) shall be owned and operated by private companies, the developer, or the respective homeowners' associations when established, unless the responsible irrigation entity agrees to own and operate the system(s).
- 11. A landscape plan meeting the then current subdivision requirements shall be submitted with the application for a Preliminary Plat. Common area landscaping shall be reasonably maintained in living condition.
- 12. The development shall contain not less than ten percent (10%) net common usable open space. Open space may differ from phase to phase so long as the total common open space equals net ten percent (10%) upon completion.
- 13. All open space/common lots shall be maintained by developer and/or one or more homeowners' associations.
- 14. The final plats for the development shall show provision for future roadway connectivity to adjoining developments.
- 15. All exterior illumination shall be low-wattage, downward facing, and directed away from adjacent properties.



CANYON COUNTY PLANNING & ZONING COMMISSION MINUTES OF REGULAR MEETING HELD Thursday, September 2, 2021 6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present:

Robert Sturgill, Chairman

Patrick Williamson, Vice Chairman

Rick Fried, Commissioner Brian Sheets, Commissioner Sheena Wellard, Commissioner Scott Brock, Commissoner

Staff Members Present:

Steve Fultz, Director

Dan Lister, Planning Official Elizabeth Allen, Planner Jennifer Almeida, Planner

Richelle Kiyabu, Recording Secretary

Chairman Robert Sturgill, called the meeting to order at 6:30 p.m.

Commissioner Williamson, read the testimony guidelines and proceeded to the business item on the agenda.

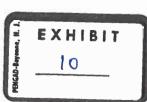
- Action item Case No. RZ2021-0003 / OR2021-0004 Werhane Family Trust: table to 09/16/2021. MOTION: Commissioner Brock moved to table Case no. RZ2021-0003 / OR2021-0004 to date certain of September 16, 2021, seconded by Commissioner Williamson. Voice vote motion carried.
- > Action item Case No. OR2020-0009, CR2020-0013 & SD2020-0041- Elsberry / Berry Acres Subdivision: Russ & Vicki Elsberry are requesting a comprehensive plan map amendment to change the designation of R2846602, R28466018, & R28466019 from "Agriculture" to "Residential." A conditional rezone is also requested to change the zoning of the parcels from "A" (Agricultural) to "R-R" (Rural Residential) including a development agreement to restrict the development of the site to three (3) parcels. Also requested is a short plat for Berry Acres Subdivision, which contains three (3) residential lots. The subject properties are located at the southeast corner of the intersection of Track Road and Stage Coach Road, in a portion of the NE ¼ of Section 11, T1N, R2W, BM, Canyon County, Idaho.

Planner Jennifer Almeida, reviewed Staff report for the record, including late exhibits **Chairman Sturgill**, entered the late exhibits into the record with no objection.

TESTIMONY:

Marc Bybee - Applicant (Representative) in favor - 5700 E. Franklin Rd. #200 Nampa, ID 83687

Mr. Bybee is the City Attorney for Mebla, ID. Law Firm Rep applicant. Would like to explain the applicant's reasons for restricted use AG. Land purchased in 2015. Sellers bought land believing they had purchased 3 buildable parcels, 5, 12, 13 acres parcel. When in truth the land is actually 3 accessor



parcels. Original owners "Gunnings" owner divided property extensively mostly by "CUP's". Did not plat. Land is not conductive to commercial AG. Slop is not conductive for water which make it extremely difficult to farm. Limited economic value as AG. Condition of limited AG / personal AG use is a more suitable use. Average density use is not AG. And the change would supply less density. Applicants would like to split the lots to deed to family and make the land size more manageable for personal / hobby farming. They are willing to adhere to land development agreement / building envelope to include restricting building permits to 1 on each parcel with designated AG land on each. Believes consist with comp plans and land use.

Mike Engebritson- In Favor- 2251 S. Sumac St. Boise, ID 83706

States he is a friend of family. States the mis understanding stated upon purchase of land and the title insurance issued was for 3 warranty deeds. Out of lack of understanding and clarity they did not know they were purchasing land with no building permits. They intend to sell to family. These owners are farmers, not out to make money. They would like to make three parcels that are manageable and keep the AG integrity of the land.

MOTION: Commissioner Williamson moved to close public testimony on Case SD2020-0041, OR2020-0009, CR2020-0013, seconded by Commissioner Fried. Voice vote, motion carried.

MOTION: Commissioner Williamson moved to approve Case OR2020-0009, including the revised Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Fried. Roll call vote with <u>4</u> in favor and <u>2</u> opposed, motion passes.

MOTION: Commissioner Sheets moved to Table CR2020-0013, suggesting the applicant return at a later date with a development agreement. Motion NOT seconded by Commissioner, Motion dies.

Commission Sheets withdrawals the motion.

MOTION: Commissioner Wellard moved to approve CR2020-0013, including the revised Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Fried. Roll call vote with <u>4</u> in favor and <u>2</u> opposed, motion passes.

MOTION: Commissioner Williamson moved to Table SD2020-0041, including the revised Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner. Roll call vote within <u>5</u> favor and <u>1</u> opposed, motion passes.

Action item Case No. CU2021-0010 – Barnes / Black Oak Properties LLC: The applicant is requesting a conditional use permit to allow a recreational vehicle (RV) resort on parcel R37707. The applicant is proposing approximately 181 RV units. The property is zoned "A" (Agricultural). The property is located at 29568 Market Road, Caldwell; also referenced as a portion of the NW ¼ of Section 06, T5N, R3W, Canyon County, Idaho.

Commissioner Wellard testifies she resides 1.50 miles for site. But does not believe her judgement will be affected to make a fair and balanced recommendation. No commission opposition.

Planner Elizabeth Allen, reviewed Staff report for the record, including late exhibits.

Chairman Sturgill, entered the late exhibits into the record with no objection.

TESTIMONY

Chad Blankenship - Applicant (Co-Owner) in favor - 701 Rose Valley Rd. Kclso, WA 98626

Purchased land with intentions to create a resort / high end RV park. Intend to create a destination park of 128 slots. With ammonites like club house, dog park, water attractions. Potential to generated 98 million eco impact. Positive impact on community. Land is farmable but no one wanted to purchase as farm land.

Bill Driml - In opposition - 28980 Stafford Rd. Caldwell, ID 83607

Owns a diary 1 mile away. Has cows in pasture during summer. Would like land to remain AG land as the comp plan states and all surrounding parcels support.

John Dominguez - In opposition - 28980 Stafford Rd. Caldwell, ID 83607

Believes there will be significant issues with traffic and highway. Will not provide local income. Even the one gas station there struggles. It's not an area meant to be commercial. Believe it has negative impact on AG.

<u>Callee Miller – In opposition – 301 Market Rd. Caldwell, ID 83607</u>

Very concerned about impact on traffic in front on property. Owns and operated a horse training farm. Concerned with safety of mixed unknown types of people. Fueling station is not up to standard for increase of large Rec / RV vehicles/ Does not feel the project contributes to local community or has even considered the local community. Concerned about the liability on her livestock and outside pets from project. Heavy farming traffic on roads pose a huge risk for safety.

Shane Hall - In opposition - 25884 Market Rd. Caldwell, ID 83607

"Dumbest place this project could go." The road is extremely dangerous. Services and food are at least 10 miles away. Concerned about water table. Are there going to be impact fees? Over taxed school district is already in trouble, what will be done to contribute to that?

Jennifer Riebe - In opposition - 6255 SE 10th Ave. Caldwell, ID 83607

Ms. Riebe is a Planning and Zoning commissioner for Payette County as well as a AG / Farm Crop consultant. Would like to state that the engineering report states the bridge access to this project is no viable for excessive large vehicles. "Issue" with the curve. Nearby commercial area was approved under old comp plan in Payette County. It has not been successful and doubts any future project will be approved as they do not match current comp plan nor local economy. Also agrees project would have a negative impact on local AG land.

Brad Jensen – In opposition – 29091 Stafford Rd. Caldwell, ID 83607

States the land is medium to prime AG ground and farms / leases himself. There is heavy Farm equipment traffic on the roads and not safe for unexperienced / not local traffic / drivers. City services are too far away including emergency services. This project would not contribute to the local public services, yet would add strain to those services. Believes this is a terrible use / plan for this land.

<u>Chris Celland – In opposition – 27953 Cowway Rd. Caldwell, ID 83607</u>

Is a local Farmer. Land is prime farm ground. Would like the area to remain open spaces. The proposed plat and number is equal to high density impact on local AG ground. Concerned with public safety. Services to far away. Project poorly planned. No positive impact to community.

<u>Kurtis Funke – In Opposition – 28557 Market Rd. Caldwell, ID 83607</u>

Is a local Farmer. Does respect private property rights. Concerned include traffic impact and risks to public safety. This is farmer and families in the area. Trespassing issues will affect public safety resources cost farmer money and create a negative impact.

Chad Blankenship - Rebuttal - Applicant (Co-Owner) - 701 Rose Valley Rd. Kciso, WA 98626

Concerns are legit. Understands publics concerns. The project is still in very early planning stages. They intend address many of the concerns stated.

MOTION: Commissioner Williamson moved to close public testimony on Case CU2021-0010, seconded by Commissioner Fried. Voice vote, motion carried.

MOTION: Commissioner Williamson moved to table Case CU2021-0010 including the revised Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Wellard. Roll call vote with **2** in favor and **4** opposed, motion Fails.

MOTION: Commissioner Sheets moved to deny Case CU2021-0010 including the revised Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Fried. Roll call vote with <u>5</u> in favor and <u>1</u> opposed, motion passes.



Action item Case No. RZ2021-0027, OR2021-0012 & SD2021-0016 - Van Slyke Farms LLC: The applicant, Mason Associates Inc. representing Van Slyke Farms LLC, is requesting a comprehensive plan map amendment (Case No. OR2021-0012) to amend a 26.20-acre portion of parcels R33211 and R33212 from an "agricultural" designation to a "residential" designation, a zoning map amendment (Case No. RZ2021-0027) to rezone a 26.20-acre portion of the subject parcels from an "A" (Agricultural) Zone to an "R-1" (Single Family Residential) Zone, and a preliminary plat with irrigation and drainage plat for Van Slyke Farms Ridge Subdivision (Case No. SD2021-0016), a 18 residential-lot subdivision with one (1) common lot. The parcels are located at 17553 Van Slyke Road, Wilder; also referenced as a portion of the NE% of Section 6, T3N, R4W, Canyon County, Idaho.

Commissioner Patrick Williamson recused himself.

Planner Dan Lister, reviewed Staff report for the record, including late exhibits.

Chairman Sturgill, entered the late exhibits into the record with no opposition.

TESTIMONY:

Angie Cullen - Applicant (Representative) In favor – 924 3rd St So. Nampa, ID 83651 Mason & Assoc. Believes all research and due diligence on the applicant's part shows that the project is compatible with current comp plan and future land use map. Does not believe the plat is complete. Believes though the future land use is to return the land to "AG" the current comp plan states otherwise and they have to be held to the current standard. The project is utilizing non-prime farm ground and match the project to each side of the land that already developed "RR" and "R1" projects. Water table has been tested with more the acceptable results.

Brandon Van Slyke - Applicant (CFO Van Slyke Farms) - 22775 Homedale Rd. Wilder, ID 83676

Van Slyke Farms is a family run Century Farm Certified, committed to the lineage of farm and the long-term AG use of land. The Van Slyke family is not intending to piece out and subdivide land. They are just seeking to make use of a small piece of useable land that cannot be farmed and has had no previous success with farm attempts.

William Mason - In favor - Mason & Assoc. - 924 3rd St. SO. Nampa, ID 83651

Engineer of proposed Plat. Does not believe the plat is incomplete as the county states, but in the event the board would like correction or adjustments made the applicants and the engineer is willing to comply. The hillside slope is not going to be effected.

Triston Van Slyke – In favor – (President Van Slyke Farms) 2685 W. Adle Rapids St. Meridian, ID 83646 Applicant restates that Van Slyke Farms is a family run Century Farm Certified, committed to the lineage of farm and the long-term AG use of land. Family believes this is the most responsible course of action for the subject parcel that is not farmable and considered an eye sore / nuisance for surrounding land owners due to weeds. The project is in line with current comp plan and land use maps and designed to flow with current development to each side of the property. All due diligence finds favorable results to proceed. Applicants request recommendation of approval.

Jennifer Riebe - Neutral - 6255 SE 10th Ave. Caldwell, ID 83607

Would like to stress the importance of protecting Ag land use. Both current and future. Preserving Ag land is important but also to be considered is the negative impact on Ag land that is being surrounded by development. Farmers are incurring negative impact expenses due to development to close to their farms. Such as golf balls "pollutants" damaging crops, crop dusting planes still have to dust this is not meant to be done over homes. This cost the farmers more money and work.

Patrick Williamson - Neutral - 19550 Eat A Bite Ln. Caldwell, ID 83607

Owns and operates farm connecting to property approx. 300 acres. Important to consider development impact on existing surrounding land. EPA now mandates that crop dusters notice all homes within 100yds of dusting area. This is another added expense that comes from the profit of them just trying to do their jobs.

Not in favor but not opposed as land owners' rights to manage their land should be honored and protected.

John Williamson - Neutral - 19500 Eat A Bite Ln. Caldwell, ID 83607

Owns and operates farm connecting to property approx. 300 acres. Would be a hypocrite to oppose the Van Slyke project as he has a Conditional Rezone to "RR" from "A". Though family intends to farm the land forever, the rezone was done in the event that ever becomes not possible. Believes the rights of the land owners must be protected as well as balancing the protection of Ag land.

Mark Runyan - In opposition - 23289 Homedale Rd. Wilder, ID 83676

States concerns over local road conditions, traffic already very unsafe. There is still a large amount of farming equipment on the roads. Concerns that this is just the beginning of the property owners slowly developing the to R1 piece by piece. Concerned with water table. Local wells are already going dry. The local community already upset with the established development and do not want to see more.

<u>Steve Meisker – In opposition – 23263 Everrose Rd. Wilder, ID 83676</u>

Testimony remarks re state previous remarks. See Above.

Nathen - In opposition - 23171 Everrose Rd. Wilder, ID 83676

Testimony remarks re state previous remarks. See Above.

Shelley Skogsber - In opposition - 23191 Homedale Rd. Wilder, ID 83676

Testimony remarks re state previous remarks. See Above.

Frank Delacruz - In opposition - 17530 Van Slyke Rd. Wilder, ID 83676

Testimony remarks re state previous remarks. See Above.

Joe Mason - In opposition - 23602 Garriott Ranch Way Wilder, ID 83676

Testimony remarks re state previous remarks. See Above.

Bill Taylor - In opposition - 23125 Homedale Rd. Wilder, ID 83676

Testimony remarks re state previous remarks. See Above.

Matt Taylor - In opposition - 23536 Homedale Rd. Wilder, ID 83676

Testimony remarks re state previous remarks. See Above.

Angie Cullen - Applicant (Representative) Rebuttal - 924 3rd St So. Nampa, ID 83651 Mason & Assoc.

Re-iterates that the water table has been tested and more then past standards. Will comply if development plan for engineering.

Tristen Van Slyke - Rebuttal:

Re-iterates family is not out to over develop land. They are just attempting to do the most responsible thing with unfarmable land.

MOTION: Commissioner Sheets moved to close public testimony on RZ2021-0027, OR2021-0012, SD2021-0016, seconded by Commissioner Fried. Voice vote, motion carried.

MOTION: Commissioner Brock moved to approve Case OR2021-0012, including the revised Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Wellard. Roll call vote with <u>3</u> in favor and <u>2</u> opposed, motion passes.

MOTION: Commissioner Brock moved to approve Case SD2021-0016, including the revised Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Wellard. Roll call vote with 3 in favor and 2 opposed, motion passes.

MOTION: Commissioner Brock moved to approve Case RZ2021-0027, including the revised Findings of Facts, Conclusions of Law and conditions of approval. Motion seconded by Commissioner Wellard. Roll call vote with <u>3</u> in favor and <u>2</u> opposed, motion passes.

> Action item Ordinance No. OR2021-0022, Table to 09/16/2021.

MOTION: Commissioner Williamson table Case no. OR2021-0022 to date certain of September 16, 2021, seconded by Commissioner Brock. Voice vote motion carried.

> Action item Election of Planning & Zoning Commission Secretary.

MOTION: Commissioner Wellard elect Commissioner Brock as commission secretary, Motion seconded by Commissioner Sheets. Roll call vote with 5 in favor and 0 opposed, motion passes.

Action item: Amendment to Planning and Zoning Commissions bylaws to include, Code of Conduct & Oath of Office. All members shall sign and adhere to a Code of Conduct and Oath of Office statement.

MOTION: Chairman Sturgill moved to approve, seconded by Commissioner Williamson. Voice vote motion carried.

APPROVAL OF MINUTES:

MOTION: Commissioner Williamson moved to approve the minutes from 08/19/2021, seconded by Commissioner Fried. Voice Vote motion carried.

DIRECTOR, PLANNER, COMMISSION COMMENTS:

Director thanks commissioner Fried for his service and welcomes new commissioner Sheets. Interviews for commissioners will continue in September. Comp plan town hall meetings will proceed in September, Director looks forward to having Commissioner's present.

Planning Official Lister presents final draft revised of public hearing noticing standard operating procedures.

MOTION: Commissioner Brock moved to approve the revised public hearing noticing standards, seconded by Commissioner Sheets. Voice Vote motion carried.

ADJOURNMENT:

MOTION: Commissioner Williamson moved to adjourn, seconded by Commissioner Sheets. Voice vote motion carried. Hearing adjourned at 12:11am.

Approved this 16th day of September, 2021

Robert Sturgill, Chairman

ATTEST

P. Pittmon - Kilphu, Recording Secretary



Planning & Zoning Commission Van Slyke Farms LLC –Rezone – RZ2021-0027

Development Services Department

FINDINGS, CONCLUSIONS, & ORDER

Rezone - RZ2021-0027

Findings of Fact

- 1. The applicant, applicant, Mason Associates Inc. representing Van Slyke Farms LLC, is requesting a **zoning map amendment** to rezone a 26.2-acre portion of parcels R33211 and R33212 from an "A" (Agricultural) Zone to an "R-1" (Single Family Residential) Zone. The parcels are located at 17553 Van Slyke Road, Wilder; also referenced as a portion of the NE¼ of Section 6, T3N, R4W, Canyon County, Idaho.
- 2. The subject property is designated as "Agricultural" and 'Residential" on the future land use map within the 2020 Canyon County Comprehensive Plan. The rezone request is being considered concurrently with a comprehensive plan map amendment (Case No. OR2021-0012) and preliminary plat regarding 18 residential lot subdivision with a 1.05-acre average lot size (Case SD2021-0016).
- 3. The property is located within the Greenleaf Area of City Impact. Greenleaf designates the subject parcels as "agricultural" within the City's Comprehensive Plan.
- 4. The subject property is located within Golden Gate Highway District, Homedale Fire District, Homedale School District, and Wilder Irrigation District.
- 5. The neighborhood meeting was held on February 5, 2021 in accordance with CCZO §07-01-15.
- 6. Notice of the public hearing was provided as per CCZO §07-05-01. Agency and City of Greenleaf notice was provided on June 11, 2021. A full political notice was provided on August 16, 2021, Newspaper notice was published on August 17, 2021. Property owners within 300' were notified by mail on August 16, 2021. The property was posted on August 24, 2021.
- 7. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on September 2, 2021 and all information contained in DSD case file OR2021-0012/RZ2021-0027.

Conclusions of Law

For this request, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Zoning Amendment (§07-06-05):

A. Is the proposed zone change generally consistent with the comprehensive plan?

Conclusion: The proposed zone change is consistent with the 2020 Canyon County Comprehensive Plan.

Finding: The request is consistent with multiple goals and policies of the 2020 Canyon County Comprehensive Plan including but not limited to:

- Property Rights Policy No. 1: "No person shall be deprived of private property without due process of law."
- Land Use Goal No. 5: "Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."
- Housing Policy #1: "Encourage a variety of housing choices that meet the needs of families, various age groups and incomes."

The request is located adjacent to existing areas designated residential on the 2020 Canyon County Comprehensive Plan future land use map.

B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?

Conclusion: The proposed rezone is more appropriate than the current zoning designation.

Finding:

The requested portion of property is found to be non-viable. The request allows area outside the requested location to be retained as viable farm ground for continued agricultural operations.

The request is located existing similar residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

C. Is the proposed zoning map amendment compatible with surrounding land uses?

Conclusion: The proposed conditional rezone is compatible with the surrounding land uses.

Finding:

The request is located existing similar residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed zoning map amendment will not negatively affect the character of the area.

Finding:

The request is located existing similar residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed conditional rezone?

Conclusion: Adequate sewer, drainage, irrigation, and storm water drainage facilities and utility systems will be provided to accommodate the proposed zoning map amendment at the time of development.

Finding:

Sewer: Future development will require individual septic systems. The applicant has provided comments from Southwest District Health regarding the nutrient pathogen study and limits development to no more than 19 residential lot based on preliminary review.

Water: Future development will require individual wells.

Irrigation: The property does not have surface water rights from Wider Irrigation District, but has water right from IDWR. Pursuant to comments from Boise Project Board of Control, the property is bisected by the Mora Canal. Therefore, protective measures such as irrigation easements and development restrictions, such as maintaining runoff on-site and no fences or landscaping in the irrigation easement, are required to ensure the protection of the canal.

F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?

Conclusion: The property has frontage along Van Slyke Road, a public road.

Finding:

The property has frontage on Van Slyke Road. Golden Gate Highway District requires future development to meet their access, approach and subdivision requirements which include preliminary plat revisions/corrections.

As questioned in Golden Gate Highway District's comment letter, the applicant is requesting a waiver of sidewalk, curb, gutter and landscaping requirements. Pursuant to the Area of City Impact agreement, County Code §09-03-09, the City of Greenleaf's subdivision ordinance within the area of city impact.

G. Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?

Conclusion: The conditional rezone of the subject property will not cause undue interference with existing or future traffic patterns as proposed.

Finding:

The request to an "R-1" Zone has the potential to create approximately 247 average daily trips. Notus-Parma Highway District does not require a traffic impact study. Future mitigation includes subdivision improvements and public right-of-way dedication.

H. Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will be provided to accommodate the usc. No mitigation is proposed at this

time.

Finding:

Based on comments received, the request is not anticipated to impact essential services or facilities.

Order

Based upon the Findings of Fact, Conclusions of Law, and the reasons contained herein, the Planning and Zoning Commission recommends approval of Casc #RZ2021-0027, a zoning map amendment of a 26.2-acre portion of parcels R33211 and R33212 from an "A" (Agricultural) Zone to an "R-1" (S

	" (Agricultural) Zolle (o all R-1 (Single ramily Residential) Zone.
APPROVED this day of _	October	, 2021.
		PLANNING AND ZONING COMMISSION CANYON COUNTY, IDAHO
		The Sturgill, Chairman
		Robert Sturgill, Chairman
State of Idaho		
,	SS	
County of Canyon County)		
On this 7th day of October	, in the year 2021 before me	Kattleen Frost, a notary public nersonally
appeared Kobert Sturail	personally known to me to	he the person whose name is sub-uit a land of the
On this The day of October in the year 2021 before me Kattleen Frost, a notary public, personally appeared Robert Sturgill personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he(she) executed the same.		
and acidiowicaged to the that field	ie) executed the same.	
		Notary: K. + W. T
KATHLEEN FROST		My Commission Expires: 6 3 2022

MIMISSION #6/88/ NOTARY PUBLIC STATE OF IDAHO

SCANNE



Planning & Zoning Commission Van Slyke Farms LLC – Comprehensive Plan Amendment – OR2021-0012

Development Services Department

FINDINGS, CONCLUSIONS, & ORDER

Comprehensive Plan Map Amendment - OR2020-0012

Findings of Fact

- 1. The applicant, Mason Associates Inc. representing Van Slyke Farms LLC, is requesting a **comprehensive plan map amendment** to amend a portion (consisting of approximately 5.44 acres) of parcels R33211 and R33212 from an "agricultural" designation to a "residential" designation". The parcels are located at 17553 Van Slyke Road, Wilder; also referenced as a portion of the NE¼ of Section 6, T3N, R4W, Canyon County, Idaho.
- 2. The subject property is designated as "Agricultural" and "Residential" on the future land use map within the 2020 Canyon County Comprehensive Plan.
- 3. The property is located within the Greenleaf Area of City Impact. Greenleaf designates the subject parcel as "agricultural" within the City's Comprehensive Plan.
- 4. The subject property is located within Golden Gate Highway District, Homedale Fire District, Homedale School District, and Wilder Irrigation District.
- 5. The neighborhood meeting was held on February 5, 2021 in accordance with CCZO §07-01-15.
- 6. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency and City of Greenleaf notice was provided on June 11, 2021. A full political notice was provided on August 16, 2021, Newspaper notice was published on August 17, 2021. Property owners within 300' were notified by mail on August 16, 2021. The property was posted on August 24, 2021.
- 7. The record herein consists of exhibits provided as part of the public hearing staff report, exhibits submitted during the public hearing on September 2, 2021 and all information in case file OR2021-0012/RZ2021-0027.

Conclusions of Law

For Case File OR2021-0012, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Comprehensive Plan Amendment (§07-06-03 CCZO):

Comprehensive Plan Amendment Criteria:

A. Is the requested type of growth generally in conformance with the comprehensive plan?

<u>Conclusion:</u> The proposed use is in conformance with the comprehensive plan.

Finding: The request is consistent with, but not limited to, the following goals and policies of the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 1: "No person shall be deprived of private property without due process of law."
- Land Use Goal No. 5: "Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."
- Housing Policy #1: "Encourage a variety of housing choices that meet the needs of families, various age groups and incomes."

The request is located adjacent to existing areas designated residential on the 2020 Canyon County Comprehensive Plan future land use plan.

B. When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?

<u>Conclusion:</u> The proposed designation change is more appropriate than the current comprehensive plan designation.

Finding:

The request area is found to be non-viable. The request allows area outside the requested location to be retained as viable farm ground for continued agricultural operations.

The request is located near similar residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

C. Is the proposed comprehensive plan amendment compatible with surrounding land uses?

Conclusion: The proposed comprehensive plan amendment is compatible with surrounding land uses.

Finding:

The request is located near similar residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone:
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

D. Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?

<u>Conclusion</u>: The development trends in the general area support residential uses.

Finding:

The request is located near existing residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

E. Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?

Conclusion: The proposed comprehensive plan amendment will not impact public services or facilities.

<u>Finding</u>: There has been no evidence received that the proposed comprehensive plan amendment would have an undue impact on public services and facilities. All comments received from affect agencies did not find the amendment to impact public services or traffic. Conditions of approval regarding traffic, access, irrigation, water and sanitary services can be addressed at the time of future development.

F. Idaho Statutes: Title 67 Chapter 65 §67-6537 USE OF SURFACE AND GROUNDWATER: (4) "When considering amending, repealing, or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the comprehensive plan would have on the source, quantity, and quality of groundwater in the area."

The property is located within a nitrate priority area. According to the nutrient pathogen study prepared for the subject property, up to 19 residential lot can be supported. Future development must comply with all applicable federal, state, and local laws with regard to water quantity and quality.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein, the Planning and Zoning Commission recommends approval of Case No. OR2021-0012, a Comprehensive Plan Map Amendment of a 5.44-acre portion of parcels R33211 and R33212 from "agricultural" to "commercial"

APPROVED this 7 day of of, 2021.

COMMISSION #67887 NOTARY PUBLIC STATE OF IDAHO PLANNING AND ZONING COMMISSION CANYON COUNTY, IDAHO

Robert Sturgiff, Chairman

State of Idaho

) SS

County of Canyon County

On this Day of Other in the year of 2021, before me Advisers Frost, a notary public, personally appeared to be Sturgill personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary:

REEN FROST
INSTON #67887
**INSTON #67

Van Slyke Farms LLC OR2021-0012, RZ2021-0027 & SD2021-0016

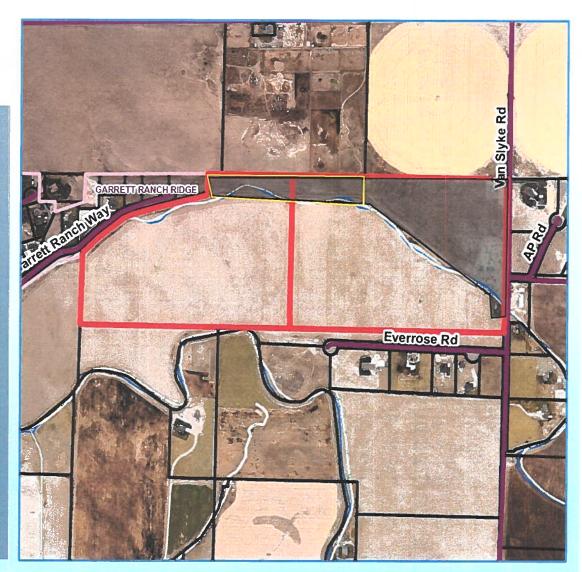
Planning and Zoning Commission – 9/2/2021

PENGAD-Bayonne, N. J.

XHIBI

Request

- comprehensive plan map amendment to amend a portion (5.44 acres) consisting of parcels R33211 and R33212 from an "agricultural" designation to a "residential" designation,
- zoning map amendment to rezone a 26.2-acre portion of the subject parcels from an "A" (Agricultural) Zone to an "R-1" (Single Family Residential) Zone, and
- preliminary plat with irrigation and drainage plat for Van Slyke Farms Ridge Subdivision, a 18 residentiallot subdivision with one (1) common lot.



CCZO Section 07-06-03

- A. Is the requested type of growth generally in conformance with the comprehensive plan;
- B. When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation;
- C. Is the proposed comprehensive plan amendment compatible with surrounding land uses;
- D. Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted; and
- E. Will the proposed comprehensive plan amendment impact public services and facilities. What measures will be implemented to mitigate impacts?

CCZO Section 07-06-05

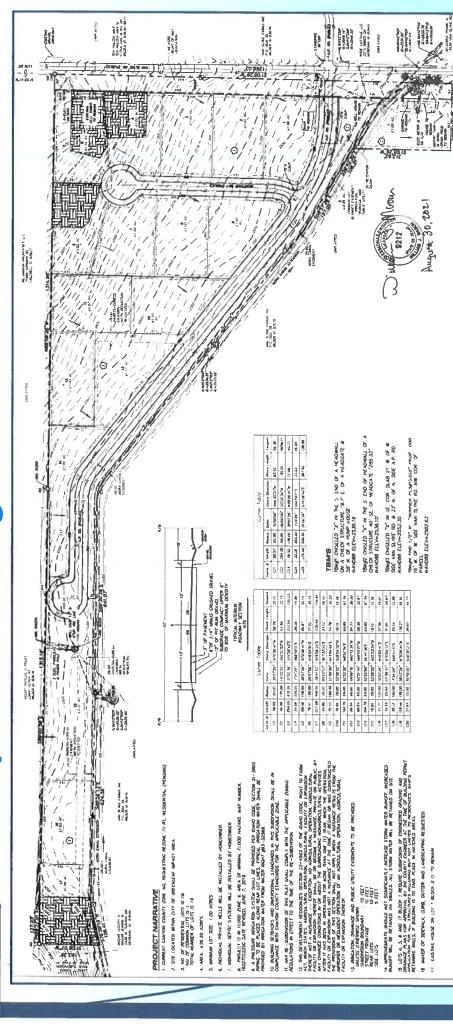
- A. Is the proposed zone change generally consistent with the comprehensive plan;
- B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation;
- C. Is the proposed zoning map amendment compatible with surrounding land uses;
- D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?
- E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment;
- F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development;
- G. Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts; and
- H. Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

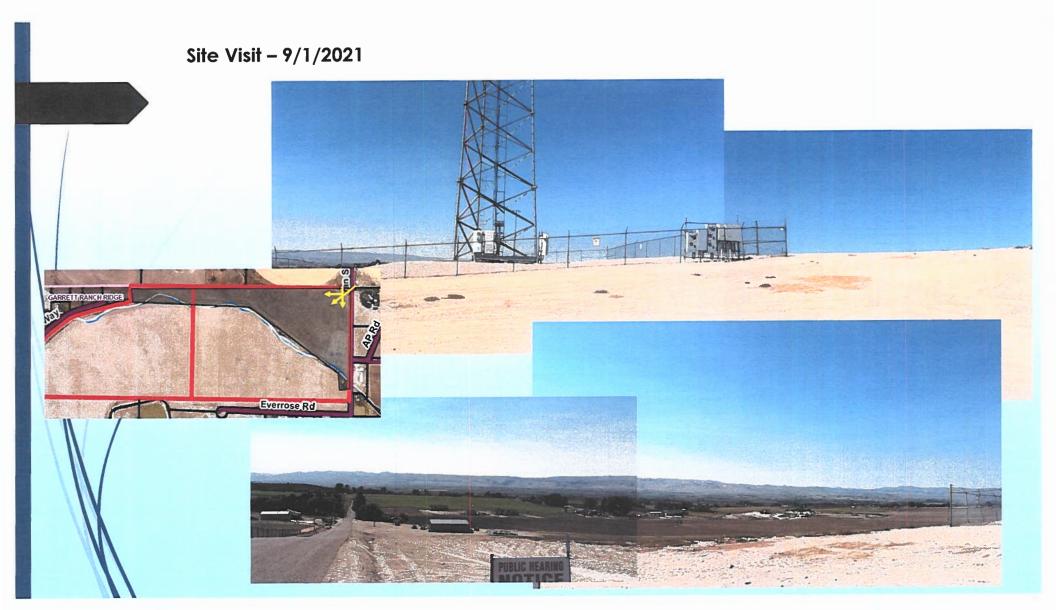
07-10-25: PURPOSES OF ZONES:

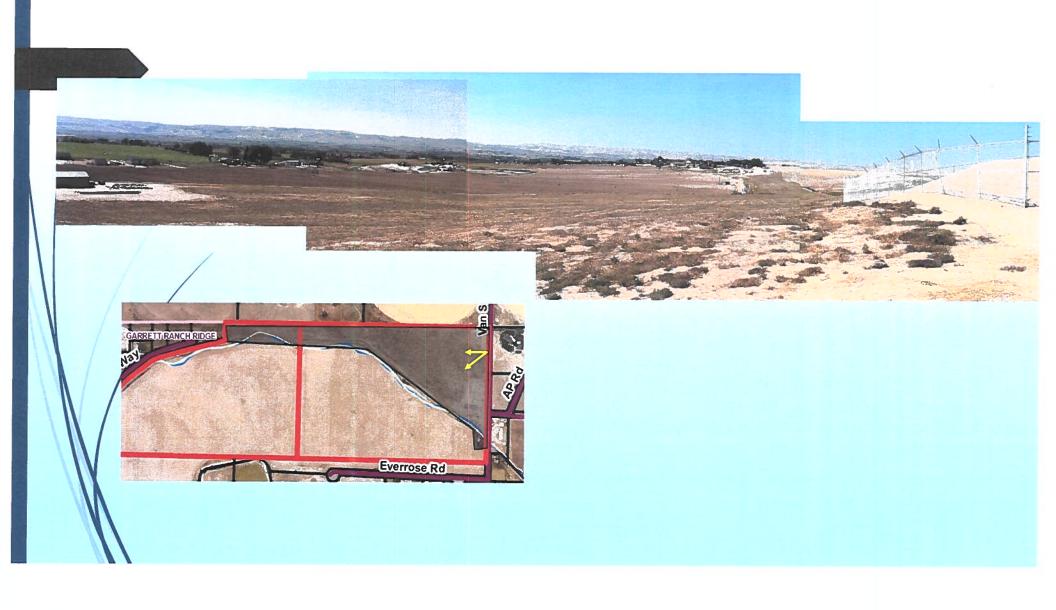
- (1) The purposes of the A (Agricultural) Zone are to:
- A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;
- B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;
- C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;
- D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and
- E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.
- (3) The purpose of the R-1 (Single-Family Residential) Zone is to promote and enhance predominantly single-family living areas at a low density standard.



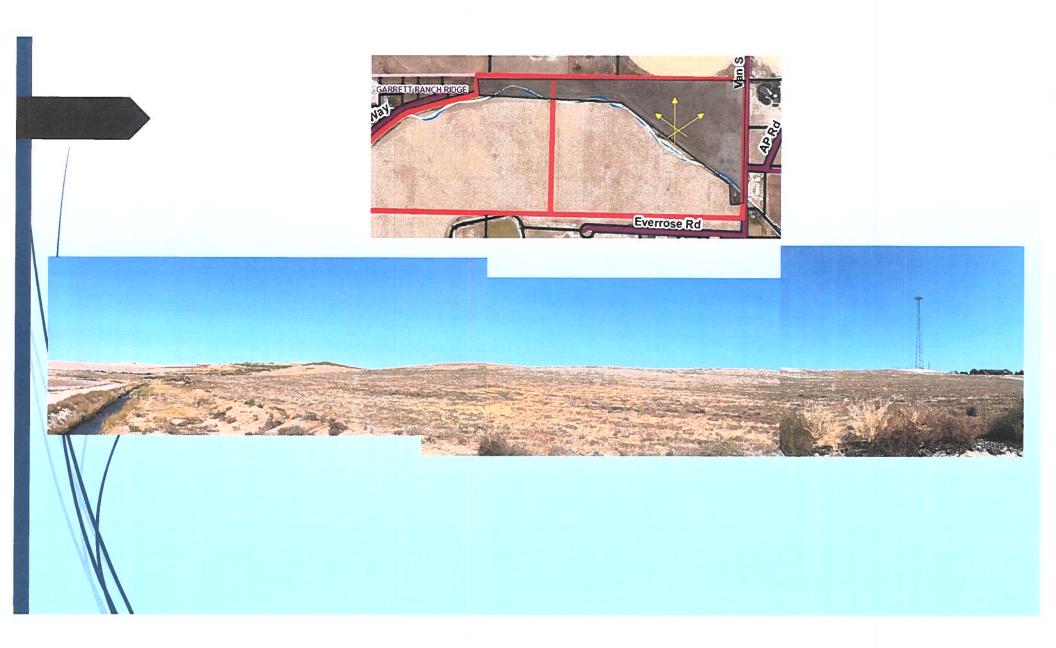
Van Slyke Farm Ridge

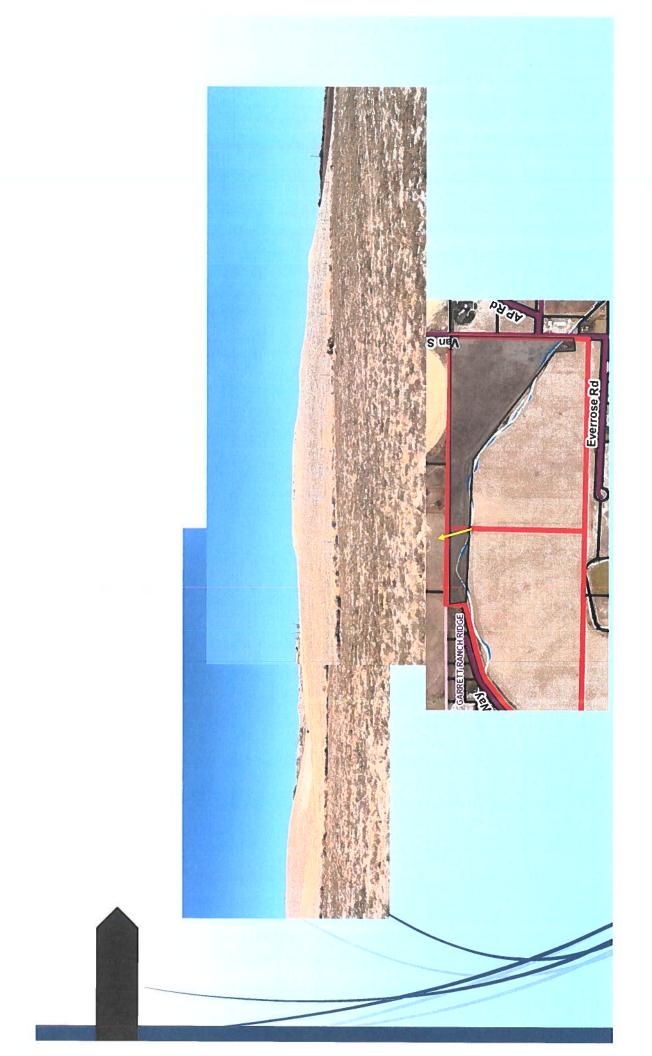




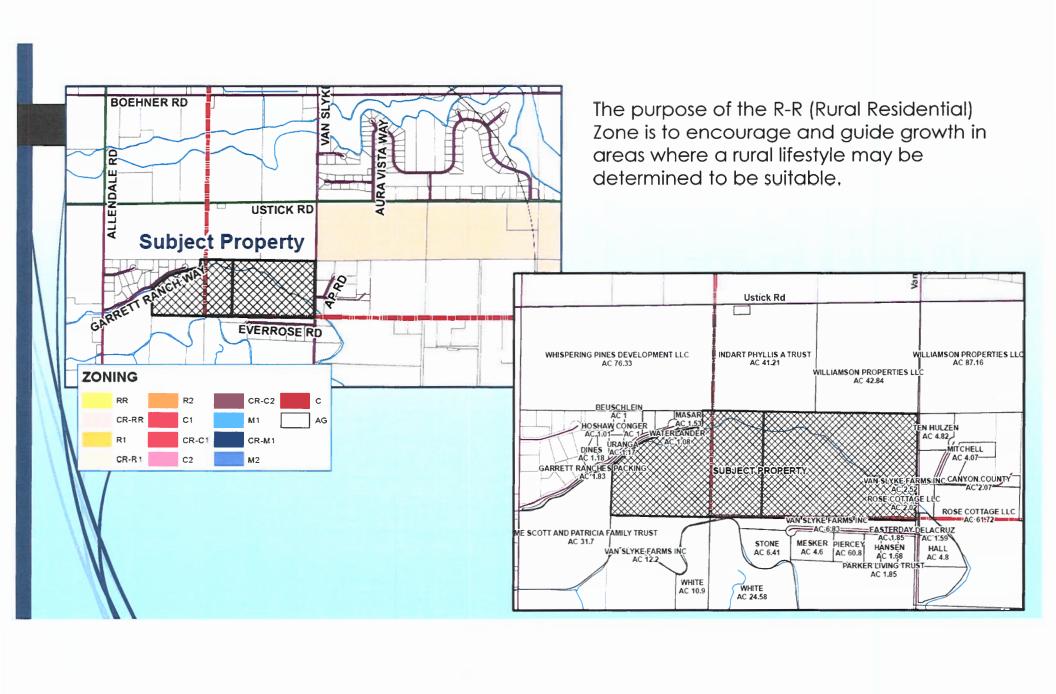


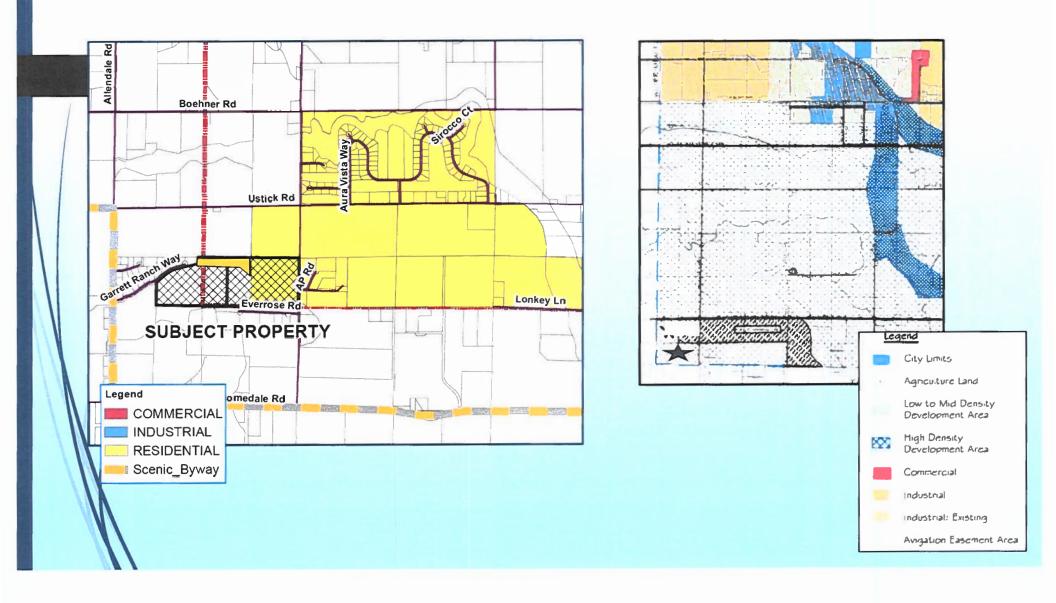


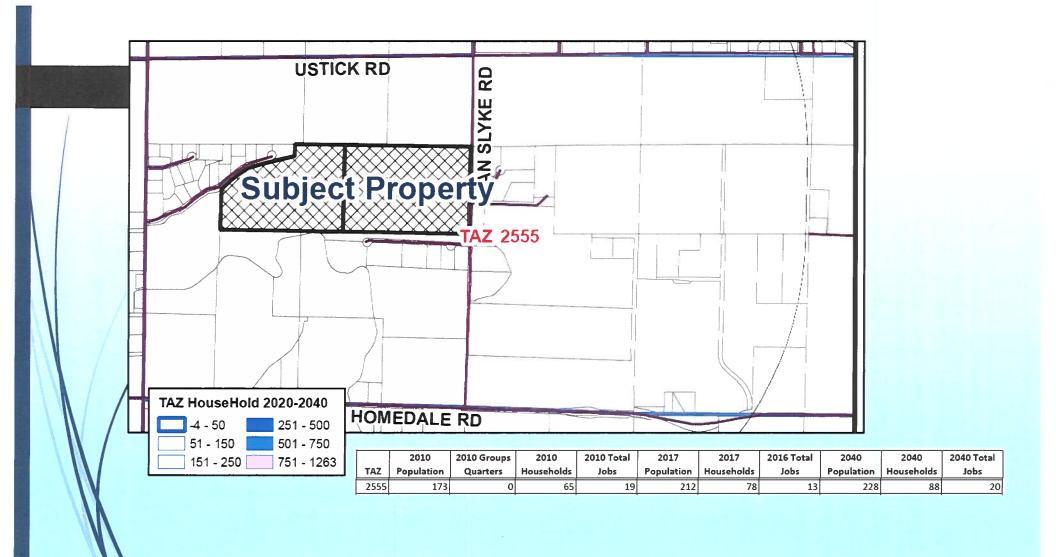


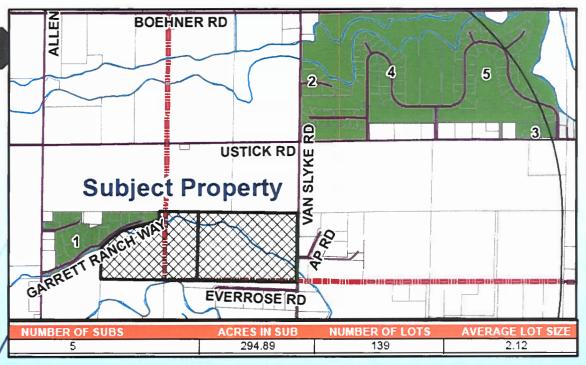




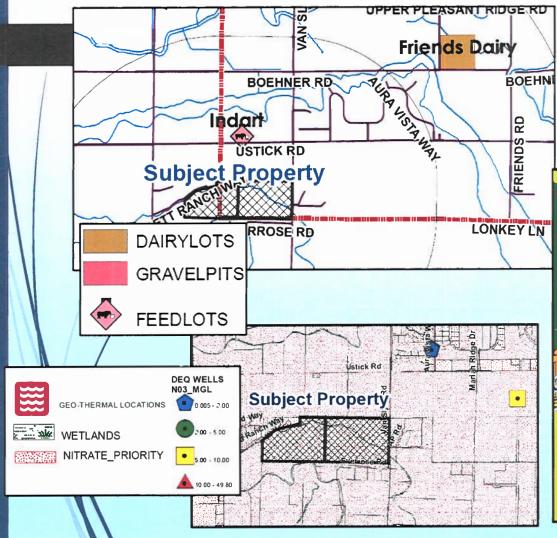








SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF	Year
GARRETT RANCH RIDGE	1	3N4W 06	29.36	21	1.40	COUNTY (Canyon)	2006
HIGHPOINTE ESTATES	2	4N4W32	11.76	9	1.31	COUNTY (Canyon)	2011
JAHN ESTATES SUBDIVISION	3	3N4W05	6.31	5	1.26	COUNTY (Canyon)	2008
SUMMERWIND AT ORCHARD HILLS PHASE 1	4	3N4W06	146.85	56	2.62	COUNTY (Canyon)	2007
SUMMERWIND AT ORCHARD HILLS PHASE 2	5	3N4W05	100.62	48	2.10	COUNTY (Canyon)	2007



SOIL CAPABILITY CLASS	SOIL CAPABILITY
6	LEAST SUITED SOIL
4	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
8	LEAST SUITED SOIL
4	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
3	MODERATELY SUITED SOIL



Comments

GGHD

- Plat needs corrections to meet ACCHD standards
- Improvement waiver required from the City of Greenleaf
- Missing roadway profiles

DEQ

 Must comply with air quality, wastewater, drinking water, surface water and hazardous waste requirements and standards.

KELLER

Subdivision review conditions

/Wilder Irrigation

No surface water rights

Boise Project Board of Control

 Must protect Mora Canal through easements and prohibiting development or run-off to impact the canal

Neighborhood Meeting – 2/5/2021

- Concerns regarding farmland impacts, residential request should be rural residential, ag. buffer should be included.
- Late Exhibit: Joe and Jeanne Masar
 - Opposed. Concerned about well water issues. Concerned about development on slopes. The request promotes residential development within an agricultural character.
- **Late Exhibit:** John Williamson
 - Not opposed subject to the following:
 - Development Agreement should be required protecting viewshed by providing an easement or buffer and limiting landscaping and development to not impact future "RR" Zone.

Recommendation

Staff recommends that the Planning and Zoning Commission recommend denial of the requested comprehensive plan, zoning map amendment and preliminary plat.

Decision Options

- The Planning and Zoning Commission may recommend approval of OR2021-0012, RZ2021-0027 and SD2021-0016 as requested by the applicant; or
- The Planning and Zoning Commission may recommend denial of OR2021-0012, RZ2021-0027 and SD2021-0016 as recommended by staff; or
- The Planning and Zoning Commission may continue the discussion and request additional information on specific items.

Late Exhibits

- <u>Exhibit 8</u>: Opposition from Joe and Jeanne Masar;
- Exhibit 9: Updated plat and NP Study information from applicant; and
- <u>Exhibit 10</u>: Applicant's power point presentation
- Exhibit 11: Letter from John Williamson

Planning and Zoning Commission <u>Van Slyke Farms Ridge Subdivision – SD2021-0016</u>

Development Services Department



FINDINGS, CONCLUSIONS, CONDITIONS, ORDER

Preliminary Plat – SD2021-0016

Findings

- 1. The applicant, Mason Associates Inc. representing Van Slyke Farms LLC, is requesting approval of a **preliminary plat** with irrigation and drainage plat for Van Slyke Farms Ridge Subdivision, an 18 residential-lot subdivision with one (1) common lot. The parcels are located at 17553 Van Slyke Road, Wilder; also referenced as a portion of the NE¼ of Section 6, T3N, R4W, Canyon County, Idaho.
- 2. The property is zoned "A" (Agricultural). A zoning map amendment was heard concurrently to considered an "R-1" zone (Single Family Residential, RZ2021-0027). The Planning and Zoning Commission recommended approval.
- 3. The subdivision contains 18 residential lots and one (1) common lot (Attachment A). The plat only shows the 26.2 acres being development but does not show the remaining 84 acres. As a condition of approval, the plat must either be amended to include the approximately 84 acres or complete a land division application dividing the agricultural land from the 26.2 acres shown on the preliminary plat.
- 4. The average residential lot size 1.05 acres.
- 5. The property is located within the Greenleaf area of city impact. The property is designated "agricultural" in Greenleaf's Comprehensive Plan. The City has not response to the waiver of subdivision improvements from the City of Greenleaf.
- 6. The property does not have surface water rights from Wilder Irrigation District, but has water rights from Idaho Department of Water Resources.
- 7. The development lots will be served by individual wells and septic systems. The development with NP Study was approved by Southwest District Health for 19 residential lots.
- 8. The property has frontage along Van Slyke Road, a public road. Access is proposed via internal public roads. The names of the public roads are not approved. Lots 12, 11, 10, 16 & 17 are served by a shared access easement. The 28' easements have not been approved per CCZO §07-10-03. The shared easements are over 150 feet long which requires fire district review. As a condition of approval, the 28' easement shall comply with all applicable requirements of CCZO §07-10-03.
- 9. Lots 4, 5, 6 & 17 have slopes over 15%. The applicant did not submit geology, soils or hydrology reports as required by the Hillside Development requirements (CCZO §07-17-33). Therefore, as a condition of approval, the plat note #15 shall be amended to prohibit hillside development.
- 10. The record includes all testimony, the staff report, exhibits, and documents in Case File #SD2021-0016.
- 11. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency and City of Greenleaf notice was provided on June 11, 2021. A full political notice was provided on August 16, 2021, Newspaper notice was published on August 17, 2021. Property owners within 300' were notified by mail on August 16, 2021. The property was posted on August 24, 2021.

Conclusions of Law

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

- 1. The ordinance and standards used in evaluating the application;
- 2. Recommendations for conditions of approval that would minimize adverse conditions, if any;
- 3. The reasons for recommending the approval, conditional approval, modification, or denial; and

Van Slyke Farms – SD2021-0016

EXHIBIT
12

4. If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision."

Standard of Review for Subdivision Plat:

- A. Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions);
- B. Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- C. Idaho Code, Section 31-3805 (Irrigation);
- D. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).

Conditions of Approval

- 1. All subdivision improvements and amenities shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat (CCZO Section 07-17-15). Review and approval of construction plans shall be completed prior to subdivision improvement construction (CCZO Section 07-17-11).
- 2. As recommended by DEQ (Attachment D), prior to construction plan approval or final plat approval, whichever occurs first, the applicant shall contact DEQ to ensure subdivision development meets air quality (dust management plan) NPDES permit and surface water best management practices recommendations.
- 3. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company. Prior to final Board signature of the final plat, the plat shall be reviewed by Boise Project Board of Control to ensure all requested easement and protections are included (Attachment B).
- 4. Finish grades at subdivision boundaries shall match existing finish grades. Storm water runoff shall be maintained on the subject property.
- 5. The development shall comply with Southwest District Health requirements. Prior to the Board signing the Final Plat, Southwest District Health shall sign the Final Plat.
- 6. The development shall comply with requirements of Golden Gate Highway District #3 (Attachment C). Prior to the Board signing the Final Plat, Golden Gate Highway District #4 shall sign the Final Plat.
- 7. A Road User's Maintenance Agreement (RUMA) for all lots within the development that take access from a shared access easement shall be provided. The RUMA shall be recorded concurrently with the signed Final Plat.
- 8. Prior to final plat submittal, the 28' easements shown on the preliminary plat (Attachment A) require easement reduction review and approval by the Director of DSD in accordance with CCZO Section 07-10-03.
- 9. Prior to the preliminary plat review by the Board of County Commissioners, plat note #15 shall be amended to prohibit development on slopes 15% or greater.
- 10. Prior to the preliminary plat review by the Board of County Commissioners, the plat must show the remaining 84 acres as part of the subdivision proposal or complete a land division application to separate the 26.2 acres from the remaining 84-acre farm ground.
- 11. Prior to the preliminary plat review by the Board of County Commissioners, a waiver of Greenleaf subdivision requirements from City of Greenleaf is required in accordance with Canyon County Code Section 09-03-09 of the Greenleaf Areas of City Impact agreement.

Order

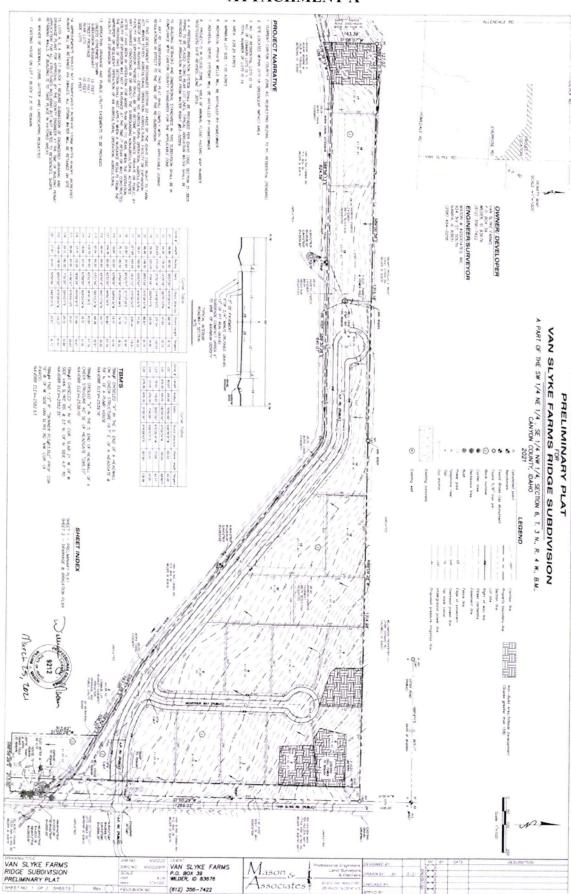
Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2021-0016, the Planning and Zoning Commission **approved** the Preliminary Plat with Drainage and Irrigation Plan for Van Slyke Farm Ridge Subdivision.

PLANNING AND ZONING COMMISSION CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)								
)	SS							
County of Canyon County)								
On this Day of	ste	be in the year	ar of 2021, before	ore me	Kath	leen.	Frost		a notary public
instrument, and acknowled	ged t	to me that he exec	\mathfrak{I} personally knuted the same.	lown to me	to be the per	son whose	name is subs	cribed to	the within
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ATTACHMENT A



ATTACHMENT B

JALE MASLONKA CHARMAN OF THE BOARD

BOISE PROJECT BOARD OF CONTROL

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

RICHARD DURRANT VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER SECRETARY-TREASURER

MARY SUE CHASE ASSISTANT SECRETARY-TREASURER

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

RE:

Van Slyke Farms LLC 17553 Van Slyke Rd Wilder Irrigation District Mora Canal 2818+60, 2840+60 Sec. 06, T3N, R4W, BM.

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2455 OVERLAND ROAD

BOISE, (DAHO 83705-3155

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

> TEL: (208) 344-1417 FAX: (208) 344-1437

20 August 2021

AUG 2 3 2024

OR2021-0012, RZ2021-0027, SD2021-0016

W-311, 312

Richelle Kiyabu:

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

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert this federal easement of 25 feet from the upper most shoulder (water's edge) north and 20 feet out and parallel south of the lower toe of the embankment of this canal. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

Whereas this property lies within Wilder Irrigation District it is important that representatives of this development contact the WID office as soon as possible to discuss a pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Wilder Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

The Boise Project does not approve landscaping including trees and/or shrubs (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All fences/pathways must be just off the edge of all Boise Project easements. Easements must be left a flat drivable surface.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be located outside of these easements or get the proper consent to use agreement through the Bureau of Reclamation and Boise Project prior to any construction being done within said easement. All work within the easement must take place between October 15th and March 15th (the non-irrigation season).

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

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

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

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

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

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

Storm drainage and/or street runoff must be retained on site.

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

Alle

Thomas Ritthaler

Assistant Project Manager BPBC

tbr/tr

cc:

Duane Casey

Diane Paulsen

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

File

ATTACHMENT C



J-U-B COMPANIES







J-U-B ENGINEERS, INC.

June 17, 2021

Canyon County Development Services Department (DSD)

Attn: Dan Lister, Planner III 111 N. 11th Ave, Room 140 Caldwell, ID 83605

Phone: (208)455-5959 Email: dlister@canyonco.org

RE: Case No. SD2021-0016, Van Slyke Farms Ridge Subdivision – Preliminary Plat Review

Mr. Lister:

On behalf of the Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Preliminary Plat submitted by Canyon County DSD to GGHD in an email dated June 11, 2021. The subject subdivision is located approximately 2,400 feet south of the intersection of Van Slyke Road and Ustick Road in portions of the SW1/4NE1/4 & SE1/4NE1/4, Section 6, T3N, R4W, BM.

The following comments need to be addressed prior to approval of the Preliminary Plat;

1. General

- a. Preliminary Plat shall meet the requirements of the 2017 Edition of the Association of Canyon County Highway Districts (ACCHD) Highway Standards and Development Procedures, including the Preliminary Plat Checklist located in the Appendix.
- b. Obtain waiver of sidewalk, curb, gutter, and landscaping from the City of Greenleaf.
- c. Provide proposed roadway profiles.

2. Preliminary Plat Sheet 1 of 1

- a. ACCHD Standards Section 3030.030 states, "The maximum length of a cul-de-sac on a rural roadway is 1,320 feet, servicing no more than 20 lots." A.P. Road exceeds the maximum length by a significant amount. In addition, the ingress-egress easement for Lots 16 & 17 add length beyond the cul-de-sac to the west.
 - A variance request for the cul-de-sac length and ingress-egress easement will need to be submitted for consideration by the GGHD board to exceed the maximum cul-de-sac length.
 - A letter of approval from the fire department/chief in support of the cul-desac length and ingress/egress easement is also required.
- b. Project Narrative add note, "The Homeowner's Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including routine and heavy maintenance.".
- c. Typical Interior Roadway Section
 - i. Add horizontal dimension for left ditch (15')
 - ii. Label ditch foreslope and backslope, both sides
 - iii. Continue shoulder at 2% before hinge point for ditch, both sides
 - iv. Add horizontal ditch dimensions, both sides

- d. Curves C5 & C6 do not meet minimum radius requirement of 198 feet for 25 mph low volume local road
- e. Label the bearing and distance of the tangent between curves C3 & C4 and verify it meets the minimum tangent length of 50 feet.
- Label all existing features within project area "to remain" or "to be removed".
- g. Show existing silos and associated structures within the proposed Van Slyke Road rightof-way located northwest of A.P. Road/Van Slyke Road intersection being removed.
- h. Show existing house and any other structures or features within the proposed Van Slyke Road right-of-way south of the Mora Canal being removed.
- Lot 2, Block 2 Common Lot Area is shown as ±0.28 acres. Check this area and verify there is enough area to accommodate a retention basin for the expected storm water volume.
- There appears to be a ditch or hole that does not show up on the existing ground topography north of the Mora Canal south of the east side of proposed Lot 14 (see area circled in blue below).



Once a revised Preliminary Plat and comment response letter/matrix is submitted, the Preliminary Plat will be added to the next available Board Meeting Agenda.

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

ATTACHMENT D



1445 N Orchard Street, Boise, ID 83706 (208) 373-0550

Brad Little, Governor Jess Byrne, Director

June 18, 2021

By e-mail: dlister@canyonco.org

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

Subject: Van Slyke Farms Ridge Subdivision, OR2021-0012/RZ2021-0027/SD2021-0016

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).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls
 to prevent fugitive dust from becoming airborne are utilized during all phases of construction
 activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The
 property owner, developer, and their contractor(s) are responsible for ensuring no prohibited
 open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

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: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

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- 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.

SURFACE WATER

- Please contact DEQ to determine whether this project will require a National Pollution
 Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be
 required if this project will disturb one or more acres of land, or will disturb less than one acre
 of land but are part of a common plan of development or sale that will ultimately disturb one
 or more acres of land.
- 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 Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards
 for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated.
 Every business in Idaho is required to track the volume of waste generated, determine whether
 each type of waste is hazardous, and ensure that all wastes are properly disposed of according
 to federal, state, and local requirements.
- Water Quality Standards. Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- Ground Water Contamination. DEQ requests that this project comply with Idaho's Ground
 Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the
 release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into
 the environment in a manner that causes a ground water quality standard to be exceeded,
 injures a beneficial use of ground water, or is not in accordance with a permit, consent order or
 applicable best management practice, best available method or best practical method."
 - For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the
 site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA
 regulates ASTs. UST and AST sites should be assessed to determine whether there is potential
 soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ
 website https://www.deq.idaho.gov/waste-management-and-remediation/storagetanks/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.

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

Sincerely,

Aaron Scheff

Regional Administrator DEQ-Boise Regional Office