



**Board of County Commissioners**  
**Hearing Date: May 1, 2025**  
*Canyon County Development Services Department*

**PLANNING DIVISION ADDENDUM**

**CASE NUMBER:** OR2021-0012 / CR-RZ2021-0027  
**APPLICANT/REPRESENTATIVE:** Mason and Associates  
**PROPERTY OWNER:** Van Slyke Farms, Inc.

**APPLICATION:** Comprehensive Plan Amendment for 5.44 acres (OR2021-0012) and Conditional Rezone of 26.2 acres (CR-RZ2021-0027)

**LOCATION:** 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 26.2 acre project includes portions of two parcels:  
23 acres (+/-) portion of R33211 (61.00 acres)  
3.2 acres (+/-) portion of R33212 (50.01 acres)

**ANALYST:** Deb Root, Principal Planner  
**REVIEWED BY:** Dan Lister, Planning Supervisor

**Planning Staff:** Recommended Denial

**P&Z RECOMMENDATIONS:** Recommended Approval of Comprehensive Plan Amendment, Recommended Approval of Zoning Amendment, and Recommended Approval of Preliminary Plat for Van Slyke Farms Ridge Subdivision (has been revised since the review by PZ)

**SUMMARY:**

On June 2, 2022 the Board of County Commissioners heard cases OR2021-0012 and RZ2021-0027. The original 18 lot preliminary plat, SD2021-0016, was not brought forward by staff at the June 2022 hearing with the Board as it lacked sufficient information. The Board took public testimony and deliberated the comprehensive plan and rezone cases (Exhibit I.A. BOCC Minutes). On June 2, 2022 the Board (Commissioner Van Beek and Commissioner Smith) approved the request to amend the 2020 Comprehensive Plan amendment for approximately 5.44 acres including portions of parcels R33212 and R33211 as identified in Exhibit C4 & C6. *The required FCOs and resolution formally adopting that decision were not brought forward for consideration nor signed at the time of the decision.* On June 2, 2022, no decision was rendered for the requested rezone from "A" (Agricultural) to "R1" (Single Family Residential); rather, the Board recommended that the applicant consider a conditional rezone to be heard at a new hearing.

On June 2, 2022 the Board encouraged the applicant to modify the application to a conditional rezone to provide for the county and applicant an opportunity to enter into a development agreement subject to conditions of approval should the Board of County Commissioners desire to approve the request to amend the official zoning map and conditionally rezone (CR) the proposed 26.202 acres of the subject properties

from “A” (Agricultural) to “CR-R1” (CR-Single Family Residential) for the purpose of creating a residential subdivision. The Board, at the time, indicated a number of concerns for the applicant to consider in developing proposed conditions for the project through the conditional rezone process inclusive of addressing concerns regarding adequate, safe and sustainable drinking water, addressing some community planning such as pathways and open space, address set-backs from agricultural uses, and which zone designation is most appropriate—rural residential with minimum two acre average lot size or single family residential with a minimum one acre lot size. There were also concerns about how many acres of the 111 acre property was specifically being considered for the rezone (See Exhibit I.A. June 2, 2022 BOCC hearing minutes). The applicant provided clarification of the property under consideration with metes and bounds descriptions of the specific areas of the properties subject to the requested comprehensive plan amendment (5.44 acres) and conditional rezone (26.2 acres) and also provided a map (Exhibit I.C6) of the specific area. Approximately 84.8 acres more or less is to remain in agricultural production with an agricultural zoning designation.

On June 3, 2022 an email from Planning Official, Dan Lister, to applicant representative indicated that the following items were to be submitted: 1. Update the master application to a conditional rezone, 2. A revised letter of intent including conditions/limitations the applicant is willing to meet as part of a development agreement, and 3. A fee of \$385 (Exhibit I.C3). Note: The hearing was not tabled but rather the motion was to *‘consider in the future an amended application to a conditional rezone with proposed conditions. The new application shall be heard on its own merits by the Board of County Commissioners after noticing for the additional hearing.’*

On August 30, 2022 the applicant representative submitted an updated master application, letter of explanation, well driller’s reports for wells in the area (no analysis was provided), and fee payment of \$385 attached as Exhibits I.C1-C7. Staff notes that submission of the well drillers’ reports does not necessarily address the “adequate, safe, and sustainable” drinking water concerns expressed by the Board at the June 2, 2022 hearing.

The revised letter of explanation (Exhibit I.C2) amending the application to a conditional rezone provided for the following conditions and limitations the Van Slyke family is willing to offer:

1. *Landscaping berm with trees along Van Slyke Road as long as the trees do not impact the line of sight on the hill.*
2. *Weather resistant, low-maintenance subdivision entry-way sign.*
3. *Existing well and water rights remain on the site for future infrastructure installation. Also provide a minimum well depth to be included in the CC&Rs.*
4. *Right to Farm agreement to be included with the closing documents that state the farmer can operate as they always have and the homeowners have no recourse for noise, smells, sprays, etc. as a result of agricultural business operations.*
5. *Provide provision in closing documents for a minimum well depth based on well reports in the area. Well logs are included in this resubmittal packet. Well depth should range from 169-493 feet or when adequate water is found. Average well depth in immediate area is 268 feet. Attention should also be paid to construction of the well to ensure longevity.*

Southwest District Health submitted a clarification letter dated January 6, 2023 providing guidance and clarification as to the nutrient pathogen study results which restricted the number of units that could be



supported on the approximate 26 acre portion of property (Exhibit I.B.). Staff concerns were related to the Canyon County ordinances providing for secondary residences should the subject properties be approved for development. Based upon the NP study results, the 26 acre property is restricted to 19 or fewer lots with advanced treatment systems capable of achieving effluent nitrate concentrations of 27 mg/l at the property lines. The SWDH letter of clarification essentially indicates that the SER contemplates one single family residence with a typical wastewater flow of 300 gallons per day. Additional wastewater flows from additional dwellings would require submittal and review of a new nutrient pathogen study for that lot to determine if an additional residence could be placed on that individual lot. Staff recommends that if the development is approved, that a condition be placed prohibiting secondary residences.

Currently, the proposed development plan has been reduced in lot numbers from 18 lots to 14 lots in an effort to reduce the need for a public drinking water system as requested and strongly encouraged by the DSD County Engineer during preliminary plat reviews (Exhibit G). County Engineer, Devin Krasowski, noted Exhibit G. Section E.2. that the developer should consider providing *“some sort of disclosure for future residents related to nearby elevated arsenic levels.”* The County Engineer also completed a limited water quality analysis based on available information as shown in Exhibit I.G.1. supporting the concerns regarding arsenic, uranium, and nitrates in existing area wells. A public comment, Shawna Kondo, was received on April 21, 2025 also indicating water test results with arsenic and uranium concentrates above accepted standards for a well in the near vicinity of the subject property (Exhibit IV. E.). Staff recommends that if the property is approved for development, a condition of approval be required that the applicant provide disclosure regarding arsenic and uranium present in area wells. The County Engineer also indicated the following in the August 2023 Preliminary Plat review condition #8, *“recommended that the Development Agreement have a condition requiring a public drinking water system for potable water supply if original development includes 15 or more residences.”* Currently the applicant has reduced the number of proposed lots in the preliminary plat to fourteen (14) residential lots and staff recommends that secondary residences are not allowed and for the board to consider rural residential zoning designation to better reflect the existing lot sizes along Everrose Road and AP Road

The subject property had been actively farmed and was productive farmland under sprinkler irrigation (hand lines) with ground water rights up to 2018 (see Exhibit I.F Google Earth review). Exhibit IV.B., indicates that the property is not farmable and notes a number of reasons including soil types, wind and water erosion, steep slopes on some of the property, and that the odd shape does not allow for labor free pivot irrigation. Although there are pockets of development in the area, this area of the county is primarily agricultural.

The applicant requests a conditional rezone from Agricultural “A” to Single Family Residential “CR-R1”. The application was submitted by Van Slyke Farms and the applicant’s representative is Will Mason, Mason and Associates. On September 2, 2021 the Planning and Zoning Commission heard case nos. OR2021-0012, RZ2021-0027, and SD2021-0016 (preliminary plat for Van Slyke Subdivision) and forwarded the cases to the Board of County Commissioners with a recommendation of approval (Exhibit II.10 and II.14).

The Staff Report packet dated June 2, 2022 and all supporting material are contained in Exhibit II. Any additional agency & public comments received for the subject public hearing, or received as a late exhibit at the previous public hearing may be found in Exhibits III & IV. A draft version of the Board’s Findings of

Fact, Conclusions of Law & Order (FCO) for the revised application for a conditional rezone may be found in Exhibit V.

**EXHIBITS: (see electronic report bookmarks for expanded exhibit list)**

- I. Amended Application Documents post June 2, 2022: Conditional Rezone
  - A. BOCC MINUTES 6-2-2022
  - B. SWDH Letter restrictions/clarification NMP Study
  - C. Conditional Rezone documents submitted August 31, 2022
  - D. Preliminary Plat GIS overlay Aug. 2023 version
  - E. Site Photos
  - F. Google Earth viable farmland review
  - G. Engineering Preliminary Plat Review 8-15-2023
  - H. Applicant Presentation PPT 4-21-2025
- II. BOCC Staff Report Packet Dated: JUNE 2, 2022
  - 1. June 2022 DRAFT OR2021-0012 FCOS
  - 2. June 2022 DRAFT RZ2021-0027 FCOS
  - 3. Applicant letter of intent and application materials (3a-3c)
  - 4. Applicant PZ Presentation
  - 5. Neighborhood Meeting documents
  - 6. Case Maps (6a-6k)
  - 7. Agency Comments (7a-7e)
  - 8. Public Comments (8a-8c)
  - 9. CPR2008-2 Williamson Development Agreement conditions
  - 10. PZ Minutes (page 4) dated Sept. 2, 2021, PZ Recommended FCOS RZ2021-0027, OR2021-0012
  - 11. DSD Staff Presentation
  - 12. JUB GGHD revised comments Feb. 8, 2022
  - 13. Homedale Rural Fire Sept. 23, 2021
  - 14. PZ Recommendation SD2021-0016
- III. Agency Comments Received by: April 21, 2025
  - A. Idaho DEQ; Received: April 7, 2025
- IV. Public Comments Received by: April 21, 2025
  - A. Sharon Burdine; Received: April 7, 2025
  - B. Howard Van Slyke; April 15, 2025
  - C. Keri Smith; April 17, 2025
  - D. Connie Aebischer/Keri Smith; April 18, 2025
    - 1. Drone Video 0001
    - 2. Drone Video 0002
    - 3. Drone Video 0003
    - 4. Drone Video 0004

For videos see: <https://www.canyoncounty.id.gov/land-hearings/> BOCC Hearings May 1, 2025

# EXHIBIT I

New Documents received after June 2, 2022

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.

Deputy Clerk Monica Reeves \_\_\_\_\_

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. Piercey said that wasn't fair, he denied doing it. Mr. Piercey 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 septic. 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 11<sup>th</sup> 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 Van Slyke Farms Ridge Subdivision's 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 Nygaard, MS, REHS/RS  
Land Development Senior

EXHIBIT  
I. B.

*Healthier Together*

13307 Miami Lane • Caldwell, ID 83607 • (208) 455-5300 • FAX (208) 454-7722



# Mason & Associates Inc.

Phone (208) 454-0256 • Fax (208) 467-4130

Professional Engineers,  
Land Surveyors  
& Planners

924 3rd Street South, Suite B  
Nampa, ID 83651

## LETTER OF TRANSMITTAL

Date	8-30-22	Job No.	NV0220
Attention:	Dan Lister		
Re:	Van Slyke Farms		
	- Amend Rezone to Conditional Rezone		

TO: Canyon County Development

☒ Attached ☐ Under separate cover Via ☒ Hand delivery ☐ the following items

☐ Shop drawings ☐ Prints ☐ Plans ☐ Engineer's report ☐ Specifications

☐ Copy of letter ☐ Original mylar ☐ Other

Copies	Date	No.	Description
1			email of items for amendment that are required
1			updated Master Application
1			updated Letter of explanation
1			Well Driller reports for wells in area
1			CD with above
1			Check for Fees Van Slyke Farms #11100 for \$385.00

Transmitted as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit ☐ Copies for approval

☒ For your use ☐ Approved as noted ☐ Submit ☐ Copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return ☐ Corrected prints

☐ For review & comment

☐ For bid due by

REMARKS Please let us know when the hearing date will be - Thank you

Signed:

Angie Cuellar

Copy to:

EXHIBIT  
I. C.

Received By:

Jan Adams

Date

8/31/22

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: Van Slyke Farm LLC
	MAILING ADDRESS: PO Box 39, Wilder ID 83676
	PHONE: 208 989-2062 1012 356-7422 EMAIL: Tristan.vanslyke@gmail.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature:  Date: 08/20/2022	

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Will Mason
	COMPANY NAME: Mason & Associates
	MAILING ADDRESS: 924 3 <sup>rd</sup> street south
	PHONE: 208-454-0256 EMAIL: wmason@masonandassociates.us

<b>SITE INFO</b>	STREET ADDRESS: 17553 Van Slyke Rd		
	PARCEL #: R33211, R33212	LOT SIZE/AREA: 26.20	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: NE	SECTION: 6	TOWNSHIP: 3N RANGE: 4W
	ZONING DISTRICT: Aq	FLOODZONE (YES/NO):	

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

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

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

EXHIBIT  
I. C1



Professional Engineers, Land Surveyors and Planners

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

LETTER OF EXPLANATION  
UPDATED TO AMEND REZONE TO CONDITIONAL REZONE.

This is a request to amend the rezone request for a portion of parcel number R33211 and a comprehensive map change and rezone for a small portion of parcel R33212 to a conditional rezone. The original request was tabled by the BOCC with instructions to request a conditional rezone.

A new Master Application has been created and the requested fee \$385 is submitted with this packet.

Below are the conditions and limitations that are being offered.

To note: a waiver of sidewalk, curb, gutter and landscaping was requested and approved by the City of Greenleaf.

The Van Slyke family is willing to offer the following:

1. Landscaping berm with trees along Van Slyke Road as long as the trees do not impact the line of sight on the hill.
2. Weather resistant, low-maintenance subdivision entry-way sign.
3. Existing well and water rights remain on the site for the HOA to use if they choose to do so. Irrigation easements can be provided to allow for future infrastructure installation. Also provide a minimum well depth to be included in the CC&Rs.
4. Right-to-Farm agreement to be included with the closing documents that state the farmer can operate as they always have and the homeowners have no recourse for noise, smells, sprays, etc. as a result of agricultural business operations.
5. Provide provision in closing documents for a minimum well drill depth based on well reports in the area. Well logs are included in this resubmittal packet. Well depth should range from 169 to 493 feet or when adequate water is found. Average well depth in immediate area is 268 feet. Attention should also be paid to construction of the well to ensure longevity.

EXHIBIT  
I.C2.



Professional Engineers, Land Surveyors and Planners

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

**Canyon County Development Services**  
111 N. 11th Ave. Room 140, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyonco.org

**Planning Division Email:** zoninginfo@canyonco.org

**Receipt Number:** 76163

**Date:** 9/9/2022

**Date Created:** 9/9/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Van Slyke Farms, Inc.

**Comments:**

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Development Agreement	RZ2021-0027	\$385.00	\$0.00	\$0.00

**Sub Total:** \$385.00

**Sales Tax:** \$0.00

**Total Charges:** \$385.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	11100	\$385.00

**Total Payments:** \$385.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

EXHIBIT  
I.C3



Professional Engineers, Land Surveyors and Planners

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

e-mail: [gholzhey@masonandassociates.us](mailto:gholzhey@masonandassociates.us)

FOR: VAN SLYKE FARMS

JOB NO.: FE1420

DATE: November 13, 2020

*2020*  
*Comp Plan Amendment AG to Residential*  
**REZONE PARCEL**

A parcel of land being a portion of the SW1/4 NE1/4 and a portion of the SE1/4 NW 1/4 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;

Thence S 01° 05' 41" W a distance of 1436.20 feet to the northeast corner of the SE1/4 NE1/4;

Thence N 89° 09' 28" W a distance of 1314.98 feet along the north boundary of the SE1/4 NE1/4 to the northeast corner of the SW1/4 NE1/4 to the **POINT OF BEGINNING**;

Thence S 01° 06' 02" W a distance of 163.10 feet along the east boundary of the SW1/4 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 a distance of 27.33 feet along the arc of said curve left, having a radius of 90.00 feet, a central angle of 17° 23' 55", the long chord of which bears N 80° 48' 28" W a distance of 27.22 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;



Professional Engineers, Land Surveyors and Planners  
Page 1 of 2

**EXHIBIT**  
**I.C4**

Thence a distance of 44.06 feet along the arc of said curve left, having a radius of 175.00 feet, a central angle of  $14^{\circ} 25' 29''$ , the long chord of which bears  $S 83^{\circ} 51' 03'' W$  a distance of 43.94 feet;

Thence  $S 76^{\circ} 38' 19'' W$  a distance of 109.47 feet to the southeasterly corner of Lot 17 Block 1 Garrett Ranch Ridge Subdivision;

Thence leaving the approximate centerline of the Mora Canal,  $N 01^{\circ} 06' 07'' E$  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  $N 89^{\circ} 37' 01'' E$  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  $S 89^{\circ} 00' 58'' E$  a distance of 1315.18 feet along the north boundary of the SW1/4 NE1/4 to the **POINT OF BEGINNING.**

This parcel contains 5.44 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

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

e-mail: [dholzhey@masonandassociates.us](mailto:dholzhey@masonandassociates.us)

FOR: Van Slyke Farms  
JOB NO.: NV0220  
DATE: March 18, 2021

*Rezone A to CR1*  
**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;





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

Thence  $N 89^{\circ} 30' 26'' W$  a distance of 641.07 feet;

Thence  $N 88^{\circ} 56' 13'' W$  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  $38^{\circ} 07' 29''$ , the long chord of which bears  $S 83^{\circ} 51' 03'' W$  a distance of 43.94 feet;

Thence  $S 76^{\circ} 38' 19'' W$  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,  $N 01^{\circ} 06' 07'' E$  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  $N 89^{\circ} 37' 01'' E$  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  $S 89^{\circ} 00' 58'' E$  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  $S 89^{\circ} 09' 28'' E$  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.*

THE NW 1/4, AND A PART OF THE S 1/2 NE 1/4,  
SECTION 6, T. 3 N., R. 4 W., B.M.,  
CANYON COUNTY, IDAHO  
2021

Scale: 1"=100'

SHEET 2 - LAND USE MAP DETAILS

[illegible]

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	44.00	173.00	142°32'28"	S63.31°03'W	43.84	22.15
C2	60.00	90.00	307°24'47"	N00°18'02"W	58.17	31.32
C3	273.33	90.00	177°33'55"	N00°47'28"W	27.22	13.77
C4	32.84	90.00	70°38'55"	N61.37°03'W	32.77	16.87

16310

March 25, 2021

### LEGEND

	BRANCHMARK
	CENTER TREE
	DECIDUOUS TREE
	BUSH
	POWER POLE
	TELEPHONE METER BOX
	CLAY ANCHOR
	PROPERTY BOUNDARY LINE
	FENCE LINE
	EDGE OF PAVEMENT
	EDGE OF CANAL
	PIPE
	OVERHEAD POWER LINE
	TWO-BANK CANAL
	UNDERGROUND POWER LINE
	CONCRETE

DRAWING TITLE:  
COMPREHENSIVE MAP CHANGE  
17553 VAN SLYKE RD.  
REZONE SITE PLAN

SHEET NO. 1 OF 2 SHEETS

Rev

JOB NO	N
DWG NO	R
SCALE:	
Vert	
Horz	
FIELD BOOK NO	

CLIENT  
VAN SLYKE FARMS  
P.O. BOX 30  
WILDER, ID 83676

Mason &  
Associates

Professional Engineer  
Land Surveyor  
& Planner  
P.E. 31,231 Exp. 12/31/03  
202 64-3357 / 9 202 67-47

DESIGNED BY	
DRAWN BY	
CHECKED BY	

CS	11/2020
----	---------

NO	BY	

DATE	

DESC

DESCRIPTION

EXHIBIT  
I.C6



63

# IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0083426  
Drilling Permit No. 892808  
Water right or injection well # \_\_\_\_\_

2. OWNER:  
Name Alpine Carpentry  
Address 13728 Garrett Ranch  
City Wilbur State ID Zip 83676

3. WELL LOCATION:  
Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒  
Sec. 6 SE 1/4 NW 1/4 1/4

Gov't Lot 13 County Canyon  
Lat. 43 ° 37.667 (Deg. and Decimal minutes)  
Long. 116 ° 51.475 (Deg. and Decimal minutes)  
Address of Well Site 13728 Garrett Ranch  
City Wilbur

(Give at least name of road + distance to road or landmark)  
Lot 13 Blk. 2 Sub. Name \_\_\_\_\_

4. USE:  
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

5. TYPE OF WORK:  
☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

6. DRILL METHOD:  
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
med. Chip	0	38	1000	Poured

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+18"	216	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 216

9. PERFORATIONS/SCREENS:  
Perforations ☐ Y ☐ N Method \_\_\_\_\_  
Manufactured screen ☒ Y ☐ N Type Johnson  
Method of installation Washed in

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
223	218	.010		5	S.S.	.250

Length of Headpipe 5 Length of Tailpipe \_\_\_\_\_  
Packer ☒ Y ☐ N Type K

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:  
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_  
Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 118 Static water level (ft) 98  
Water temp. (°F) \_\_\_\_\_ Bottom hole temp. (°F) \_\_\_\_\_

Describe access port \_\_\_\_\_

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
200	20	2 hr	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dis. (in.)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10	0	12	Sand		
	12	27	Tan Clay		
	27	32	Sand		
10	32	38	Clay		
6	38	118	Tan Clay w/ small Sand strips		
6	118	143	Fine Sand		X
6	143	184	Tan Clay		
6	184	187	Fine Sand		X
6	187	217	Tan Clay		
6	217	223	Fine Sand		X
6	223		Clay		

RECEIVED

FEB 05 2020

WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable): 223

Date Started: 1-17-2020 Date Completed: 1-24-2020

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Treasure Valley Drilling Co. No. 560  
\*Principal Driller [Signature] Date 2-3-2020  
\*Driller [Signature] Date 1-28-20  
\*Operator II [Signature] Date \_\_\_\_\_  
Operator I [Signature] Date 2-3-2020

\* Signature of Principal Driller and rig operator are required.



# IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

## 1. WELL TAG NO. D0085430

Drilling Permit No. 894392  
Water right or injection well # \_\_\_\_\_

## 2. OWNER:

Name Shervik Signature Homes (Beuschlein)  
Address 23752 Garrett Ranch Way  
City Wilder State Idaho Zip 83676

## 3. WELL LOCATION:

Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒  
Sec. 6 1/4 SE 1/4 NW 1/4

Gov't Lot \_\_\_\_\_ County Canyon  
Lat. 43 ° 37.702'N (Deg and Decimal minutes)  
Long. 116 ° 52.007'W (Deg and Decimal minutes)  
Address of Well Site Same

(Give at least name of road + distance to road or landmark) City Wilder  
Lot 11 Blk. 2 Sub. Name Garrett Ranch Ridge

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☒ Cable ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/8" Bentonite	0	63	1500 lbs.	10" Overbore

## 8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Linear	Threaded	Welded
6"	3	208	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5"	204	209	.258	Steel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5"	219	231	.258	Steel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 208'

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_

Manufactured screen ☒ Y ☐ N Type Johnson

Method of installation Pullback

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
209	219	.014	10'	5"	Stainless	304

Length of Headpipe 5' Length of Tailpipe 11.8

Packer ☒ Y ☐ N Type Rubber K-Packer

## 10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
N/A				

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_  
Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) \_\_\_\_\_ Static water level (ft) 113'  
Water temp. (°F) Cold Bottom hole temp. (°F) \_\_\_\_\_  
Describe access port 6" Turtle Cap

## Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
150'	60 GPM	1 HR.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10"	0	2	Top Soil		X
	2	33	Tan Clay		X
	33	88	Tan Clay w/ Sand Streaks		X
6"	88	126	Sandy Clay		X
	126	146	Sandy Clay w/ Sand Streaks	X	
	146	149	Tan Clay		X
	149	173	Medium Coarse Sand	X	
	173	201	Sandy Clay w/ Sand	X	
	201	226	Medium Coarse Sand	X	
	226	231	Sandy Clay		X

RECEIVED

FEB 08 2021

WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable): 231'

Date Started: Dec 28, 2020

Date Completed: Jan 21, 2021

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling Inc Co. No. 332

\*Principal Driller [Signature] Date Jan 22, 2021

\*Driller \_\_\_\_\_ Date \_\_\_\_\_

\*Operator II Ronald Phipps Date Jan 22, 2021

Operator I \_\_\_\_\_ Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required.



63  
Form 238-7  
6/07

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0064699

Drilling Permit No. 004566-870625

Water right or injection well # \_\_\_\_\_

2. OWNER

Name Darren Uranga

Address P.O. Box 711

City Homedale State Id Zip 83686

3. WELL LOCATION:

Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒

Sec. 6 10 acres 1/4 SW 40 acres 1/4 NW 160 acres 1/4

Gov't Lot \_\_\_\_\_ County canyon

Lat. 43° 37.677 (Deg. and Decimal minutes)

Long. 116° 52.049 (Deg. and Decimal minutes)

Address of Well Site 23802 Garrett Ranch Way

City wilder

Lot. 9 Blk. 2 Sub. Name Garrett Ranch Way

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other

5. TYPE OF WORK check all that apply (Replacement etc.)

☐ New Well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/4 bentonite	0	38	950 lbs	pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	2	197	.250	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	194	207	.250	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 197

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method

Manufactured screen ☒ Y ☐ N Type johnson

Method of installation wash in

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
207	212	.10	5 ft	5	ss	.250

Length of Headpipe 13 Length of Tailpipe

Packer ☒ Y ☐ N Type three wing

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
na	na	na	na na	na

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)

Describe control device

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 136 Static water level (ft) 119

Water temp. (°F) 56 Bottom hole temp. (°F)

Describe access port cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
86	35	1 hr	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Test method:

Water Quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	N
10	0	3	top soil		x
10	3	10	brown clay		x
10	10	13	gravel		x
10	13	38	brown clay		x
6	38	135	brown clay with thin sand strips		x
6	135	147	fine brown sand	x	
6	147	185	brown clay with thin sand strips	x	
6	185	196	fine brown sand	x	
6	194	204	brown clay		x
6	204	212	brown sand	x	

RECEIVED

NOV 12 2013

WATER RESOURCES  
WESTERN REGION

RECEIVED

NOV 18 2013

WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable) 212

Date: Started 10-4-13 Completed 10-9-13

14. DRILLER'S CERTIFICATION

I/we certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Waterpro Well Drilling Co. No. 626

\*Principal Driller Monte Post Date 10-20-13

\*Driller \_\_\_\_\_ Date \_\_\_\_\_

\*Operator II Overman Jorman Date 10-20-13

Operator I \_\_\_\_\_ Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required.



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Form 238-7  
6/02IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT1. WELL TAG NO. D DO047765  
DRILLING PERMIT NO. \_\_\_\_\_  
Water Right or Injection Well No. \_\_\_\_\_

## 2. OWNER:

Name BRIAN BURKS  
Address 1128 NORTH ROPER AL.  
City MERIDIAN State ID Zip 83642

## 3. LOCATION OF WELL by legal description:

You must provide address or Lot, Blk, Sub. or Directions to well.

Twp. 3 North ☒ or South ☐  
Rge. 4 East ☐ or West ☒  
Sec. 6 SW 1/4 NW 1/4 SE 1/4  
Gov't Lot \_\_\_\_\_ County CANYON 180 acres  
Lat: 43:37:678 Long: 116:52:095  
Address of Well Site 23863 APPLEWOOD WAY  
City WILDER  
(Give at least name of road - Distance to Road or Landmark)  
Lt. 7 Blk. 2 Sub. Name BARRETT RANCH RIDGE

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Other \_\_\_\_\_5. TYPE OF WORK check all that apply (Replacement etc.)  
☒ New Well ☐ Modify ☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☒ Cable ☐ Mud Rotary ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
<u>5/8 BEATONITE</u>	<u>0</u>	<u>18</u>	<u>500 lbs.</u>	<u>10" OVERBORE</u>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 246'  
Was drive shoe seal tested? ☐ Y ☒ N How? \_\_\_\_\_

## 8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
<u>6"</u>	<u>1 1/2</u>	<u>246</u>	<u>.250</u>	<u>STEEL</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>5"</u>	<u>236</u>	<u>249</u>	<u>.253</u>	<u>STEEL</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe 13.0 Length of Tailpipe N/A  
Packer ☒ Y ☐ N Type RUBBER K-PACKER

## 9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method SAND PACKED  
Screen Type & Method of Installation JOHNSON / PULLBACK

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
<u>249</u>	<u>269</u>	<u>.012</u>	<u>304</u>	<u>5"</u>	<u>S.S.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>249</u>	<u>269</u>	<u>.012</u>	<u>304</u>	<u>3"</u>	<u>S.S.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method
<u>20/40 SILICA SAND</u>	<u>249</u>	<u>269</u>	<u>250 lbs.</u>	<u>POUR BETWEEN TWO SCREENS &amp; SEALED</u>

## 11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

150 ft. below ground Artesian pressure \_\_\_\_\_ lb.  
Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices: \_\_\_\_\_

## 12. WELL TESTS:

☒ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
<u>38</u>	<u>180'</u>	<u>220'</u>	<u>1 1/2 hrs.</u>

Water Temp. \_\_\_\_\_ Bottom hole temp. \_\_\_\_\_

Water Quality test or comments: \_\_\_\_\_

Depth first Water Encounter \_\_\_\_\_

## 13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
<u>10"</u>	<u>0</u>	<u>2</u>	<u>TOP SOIL</u>		<input checked="" type="checkbox"/>
	<u>2</u>	<u>18</u>	<u>BROWN CLAY</u>		<input checked="" type="checkbox"/>
<u>6"</u>	<u>18</u>	<u>40</u>	<u>BROWN CLAY</u>		<input checked="" type="checkbox"/>
	<u>40</u>	<u>60</u>	<u>SAND w/ CLAY STRKS.</u>		<input checked="" type="checkbox"/>
	<u>60</u>	<u>100</u>	<u>SAND: CLAY w/ SHALE STRKS</u>		<input checked="" type="checkbox"/>
	<u>100</u>	<u>137</u>	<u>BROWN CLAY</u>		<input checked="" type="checkbox"/>
	<u>137</u>	<u>165</u>	<u>FINE BROWN SAND</u>		<input checked="" type="checkbox"/>
	<u>165</u>	<u>184</u>	<u>BROWN CLAY</u>		<input checked="" type="checkbox"/>
	<u>184</u>	<u>186</u>	<u>FINE BROWN SAND</u>	<input checked="" type="checkbox"/>	
	<u>186</u>	<u>195</u>	<u>CLAY</u>		<input checked="" type="checkbox"/>
	<u>195</u>	<u>223</u>	<u>SAND w/ CLAY STRKS.</u>	<input checked="" type="checkbox"/>	
	<u>223</u>	<u>245</u>	<u>CLAY</u>		<input checked="" type="checkbox"/>
	<u>245</u>	<u>270</u>	<u>FINE BROWN SAND</u>	<input checked="" type="checkbox"/>	
	<u>270</u>	<u>280</u>	<u>CLAY</u>		<input checked="" type="checkbox"/>
	<u>280</u>	<u>284</u>	<u>FINE SAND</u>	<input checked="" type="checkbox"/>	

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FEB 21 2007

V. J. JONES  
WATER RESOURCESCompleted Depth 269' (Measurable)Date: Started 1/30/07 Completed 2/20/07

## 14. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name D P W D Firm No. 332Principal Driller Mark Jones Date 2/21/07

Driller or Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date \_\_\_\_\_

Principal Driller and Rig Operator Required.  
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

## 1. WELL TAG NO. D 0073012

Drilling Permit No. 9740128-89425

Water right or injection well # \_\_\_\_\_

## 2. OWNER:

Name Kasy GarrettAddress 24147 Homedale Rd.City Wilder State Idaho Zip 83676

## 3. WELL LOCATION:

Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒Sec. 6 1/4 SW 1/4 NW 1/4Gov't Lot \_\_\_\_\_ County CanyonLat. 43 ° 37.630 (Deg. and Decimal minutes)Long. 116 ° 52.130 (Deg. and Decimal minutes)Address of Well Site 23872 Garrett Ranch WayCity WilderLot 3 Bk. 2 Sub. Name Garrett Ranch Way

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method/procedure
3/4 Bentonite	0	42	850	Poured

## 8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	337	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.5	304	324	.250	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 336

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type PVCMethod of installation Set In

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
324	344	.20	20	4.5	PVC	Shd. 40

Length of Headpipe 20 Length of Tailpipe 0Packer ☐ Y ☒ N Type \_\_\_\_\_

## 10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method
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## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 182 Static water level (ft) 180Water temp. (°F) 56 Bottom hole temp. (°F) \_\_\_\_\_Describe access port Well Cap

## Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
95	40	4 Hr

## Test method:

Pump	Bailer	Air	Flowing artesian
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10	0	2	Top Soil		X
10	2	3	Gravel		X
10	3	5	Tan Clay		X
10	5	7	Sand		X
10	7	42	Brown Clay		X
6	42	55	Sand		X
6	55	65	Sand		X
6	65	141	Tan Clay		X
6	141	143	Fine Sand		X
6	143	162	Tan Clay		X
6	162	165	Fine Sand		X
6	165	182	Tan Clay		X
6	182	212	Fine Sand	X	
6	212	240	Sandy Clay		X
6	240	256	Fine Sand	X	
6	256	261	Sandy Clay		X
6	261	278	Fine Sand	X	
6	278	280	Sandy Clay		X
6	280	291	Fine Sand	X	
6	291	292	Sandy Clay		X
6	292	312	Fine Sand	X	
6	312	336	Fine Sand	X	
6	336	337	Tan Clay		X
6	337	344	Sand Stone	X	

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SEP 28 2016

WATER RESOURCES  
WESTERN REGIONCompleted Depth (Measurable): 344Date Started: September 6, 2016 Date Completed: September 14, 2016

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Waterpro Well Drilling Co. No. 626\*Principal Driller Mark [Signature] Date 9-28-16\*Driller Jeremy Butcher Date 9-28-16

\*Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required.



IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0076908  
Drilling Permit No. 885127  
Water right or injection well # \_\_\_\_\_

2. OWNER:  
Name Liberty Enterprise  
Address P.O. Box 459  
City Marsing State 10 Zip 83639

3. WELL LOCATION:  
Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒  
Sec. 6 SW 1/4 NW 1/4 SE 1/4

Gov't Lot \_\_\_\_\_ County Canyon  
Lat. 43 ° 37.668 (Deg. and Decimal minutes)  
Long. 116 ° 52.158 (Deg. and Decimal minutes)  
Address of Well Site Garrett Ranch Way  
City W. Id.

4. USE:  
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

5. TYPE OF WORK:  
☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

6. DRILL METHOD:  
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

Seal material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method/procedure
<u>3/8" Chg</u>	<u>0</u>	<u>38</u>	<u>950 lbs</u>	<u>Poured</u>

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
<u>6"</u>	<u>118</u>	<u>324</u>	<u>.250</u>	<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>4 1/2"</u>	<u>333</u>	<u>13</u>	<u>.250</u>	<u>PVC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 324

9. PERFORATIONS/SCREENS:  
Perforations ☐ Y ☐ N Method \_\_\_\_\_  
Manufactured screen ☒ Y ☐ N Type Centurion  
Method of Installation Set in

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
<u>333</u>	<u>313</u>	<u>.020</u>		<u>4 1/2</u>	<u>PVC</u>	<u>.250</u>

Length of Headpipe \_\_\_\_\_ Length of Tailpipe \_\_\_\_\_  
Packer ☐ Y ☒ N Type \_\_\_\_\_

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method
<u>10-20 S. In.</u>	<u>333</u>	<u>303</u>	<u>500 lbs</u>	<u>Poured</u>

11. FLOWING ARTESIAN:  
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_  
Describe control device CGP

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 189 Static water level (ft) 16.3  
Water temp. (°F) 62 Bottom hole temp. (°F) \_\_\_\_\_  
Describe access port \_\_\_\_\_

Well test:	Test method:
Drawdown (feet)	Discharge or yield (gpm)
320	4.5
Test duration (minutes)	
2 HR	
Pump	Bailer
<input type="checkbox"/>	<input type="checkbox"/>
Air	Flowing artesian
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water
				Y N
10	0	1	TOP SOIL	
10	1	3	Brown Clay	
10	3	38	Tan Clay	
6	38	47	Tan Clay	
	47	74	Sandy Tan Clay	
	74	93	Brown Sand	
	93	148	Tan Clay	
	148	151	Brown Sand	
	151	189	Tan Clay	
	189	213	Brown Sand	X
	213	237	Tan Clay	
	237	239	Blue Clay	
	239	246	Fine Blue Sand	X
	246	254	Dark Brown Clay	
	254	261	Brown Sand	X
	261	287	Tan Clay	
	287	319	Brown Sand w/ mud stone strips	X
	319	323	Blue Sand	X
	323	324	Baked Blue Clay	
	324	326	Sand stone	X
	326	331	Baked Blue Clay	
	331	333	Sand stone	X
	333	340	Baked Blue Clay	

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JUL 09 2019

WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable): 333

Date Started: 8-29-17 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.

Company Name Treasure Valley Drilling Co. No. 560  
\*Principal Driller [Signature] Date 9-6-17  
\*Driller [Signature] Date 9-6-17  
\*Operator II \_\_\_\_\_ Date \_\_\_\_\_  
Operator I \_\_\_\_\_ Date \_\_\_\_\_

\*Signature of Principal Driller and rig operator are required.

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT



IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

## 1. WELL TAG NO. D 0073006

Drilling Permit No. \_\_\_\_\_

Water right or injection well # \_\_\_\_\_

## 2. OWNER:

Name Casey GraveAddress 14532 N. Presedio LoopCity Nampa State Idaho Zip 83651

## 3. WELL LOCATION:

Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒Sec. 6 1/4 SW 1/4 NW 1/4Gov't Lot \_\_\_\_\_ County CanyonLat. 43 ° 37.614 (Deg. and Decimal minutes)Long. 116 ° 52.179 (Deg. and Decimal minutes)Address of Well Site 24848 Garret Ranch Way(Give at least name of road + distance to road or landmark) City WilderLot. 6 Blk. 2 Sub. Name Garrett Ranch Way

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method/procedure
3/4 Bentonite	0	39	1100	Hand Pour

## 8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	158	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	153	163	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 158

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type MeshMethod of Installation Washed In

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
163	169	mesh	6	5	S.S	.250

Length of Headpipe 10 Length of Tailpipe \_\_\_\_\_Packer ☒ Y ☐ N Type Three Rib K Packer, x2

## 10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 108 Static water level (ft) 104Water temp. (°F) 58 Bottom hole temp. (°F) 58Describe access port Well Cap

## Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
45	25	1 hr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Test method:

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10	0	4	Sandy Tan Clay		X
10	4	36	Sticky Tan Clay		X
10	36	39	Brown Clay		X
6	39	48	Brown Clay		X
6	48	88	Tan Clay w/ Stips of Sand		X
6	88	108	Hard Pan Tan Clay		X
6	108	114	Fine Sand	X	
6	114	134	Sticky Tan Clay		X
6	134	138	Hard Pan, Brown Clay		X
6	138	163	Hard Pan, Fine Sandy Clay	X	
6	163	180	Fine Sand	X	
6	180		Tan Clay		X

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FEB 13 2017

WATER RESOURCES  
WESTERN REGIONCompleted Depth (Measurable): 169 Commission  
Date Started: October 7, 2016 Date Completed: October 11, 2016

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Waterpro Well Drilling Co. No. 626\*Principal Driller Monte Rose Date 10-20-16

\*Driller \_\_\_\_\_ Date \_\_\_\_\_

\*Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required.

# IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0077507

Drilling Permit No. 886100

Water right or injection well # \_\_\_\_\_

2. OWNER: Hanway Homes

Name \_\_\_\_\_

Address 9237 W Beachside Lane

City Boise State Id Zip 83714

3. WELL LOCATION:

Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒

Sec. 6 10 acres 1/4 SW 1/4 NW 1/4

Gov't Lot 43 County \_\_\_\_\_

Lat. 37.568 (Deg. and Decimal minutes)

Long. 116 52.224 (Deg. and Decimal minutes)

Address of Well Site 23906 Gerret Ranch Way

City Wilder

(Give at least name of road + Distance to Road or Landmark)

Lot. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

6. DRILL METHOD:

☐ Air Rotary ☐ Mud Rotary ☒ Cable ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method/procedure
bentonite chip	0	39	1500lbs	poured from top

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6"	239	+1	.250	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 239

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_

Manufactured screen ☒ Y ☐ N Type johnson screen

Method of installation pull back

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
260	240	10	20	5"	stainless	.250

Length of Headpipe 5' Length of Tailpipe 3/8" welded plate

Packer ☒ Y ☐ N Type 3 lip k packer

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method
NA				

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 206 Static water level (ft) 145

Water temp. (°F) 65 Bottom hole temp. (°F) \_\_\_\_\_

Describe access port \_\_\_\_\_

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
<u>35</u>	<u>1HR</u>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: \_\_\_\_\_

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10	0	2	top soil		X
10	2	5	clay		X
10	5	7	gravel		X
10	7	39	clay sticky		X
8	39	208	clay		X
6	208	207	fine sand	X	
6	207	218	clay		X
6	218	260	fine brown sand	X	

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JUN 19 2018

WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable): 260

Date Started: 5/23/18

Date Completed: 6/7/18

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Highline Drilling LLC Co. No. 769

\*Principal Driller [Signature] Date 6/18/18

\*Driller \_\_\_\_\_ Date \_\_\_\_\_

\*Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required.



IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

## 1. WELL TAG NO. D 0085361

Drilling Permit No. 893483

Water right or injection well #

## 2. OWNER: Marlena Carlin

Name Marlena Carlin

Address 23957 Applewood Way

City Wilder State ID Zip 83676

## 3. WELL LOCATION:

Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒

Sec. 6 NW 1/4 SW 1/4 NW 1/4

Gov't Lot County Canyon

Lat. 43 ° 37.642 (Deg. and Decimal minutes)

Long. -116 ° 52.221 (Deg. and Decimal minutes)

Address of Well Site 23957 Applewood Way

(Give address name of road or distance in feet or miles) City Wilder

Lot. Blk. Sub. Name

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other

## 5. TYPE OF WORK:

☐ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

## 7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method/procedure
3/8" Bent Chips	55'	0'	1750lbs	Poured

## 8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Linear	Threaded	Welded
6"	+2'	226'	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5"	222'	230'	.250	Steel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 226'

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N MethodManufactured screen ☒ Y ☐ N Type Johnson V-Wire

Method of installation Pull Back

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
230'	240'	.012	10'	5"	S.S.	.250

Length of Headpipe 8' Length of Tailpipe 0'

Packer ☒ Y ☐ N Type Dbl. Fin K-Packer

## 10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method
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## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)

Describe control device

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 188' Static water level (ft) 178'

Water temp. (°F) 63 Bottom hole temp. (°F) 63

Describe access port Watertight Well Cap

## Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
220'	21gpm	90Minutes

## Test method:

Pump	Bailer	Air	Flowing artesian
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments:

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10"	0	3'	Sand & Large Gravel		X
10"	3'	68'	Brown Sandy Clay		X
6"	68'	88'	Sand		X
6"	88'	188'	Tan Clay w/ Sand Streaks		X
6"	188'	196'	Sand	X	
6"	196'	229'	Tan Clay		X
6"	229'	240'	Fine Sand	X	
6"	240'	242'	Tan Clay		X

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APR 15 2020

WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable): 240'

Date Started: 4-07-2020

Date Completed 04-14-2020

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Davis Well &amp; Pump Co.

Co. No. 101

\*Principal Driller

Date 04-14-2020

\*Driller

Date

\*Operator II

Date 04-14-2020

Operator I

Date

\* Signature of Principal Driller and rig operator are required.

# IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

## 1. WELL TAG NO. 0064861

Drilling Permit No. 964368-870427  
Water right or injection well # \_\_\_\_\_

## 2. OWNER:

Name BOB STEVENS  
Address 23909 APPLEWOOD WAY  
City WILDER State ID Zip 83676

## 3. WELL LOCATION:

Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒  
Sec. 6 1/4 SW 1/4 NW 1/4

Gov't Lot \_\_\_\_\_ County CANYON  
Lat. 43 37.670 (Deg. and Decimal minutes)  
Long. 116 52.208 (Deg. and Decimal minutes)  
Address of Well Site 23909 APPLEWOOD WAY

City WILDER  
Lot. 4 Blk. 2 Sub. Name GARRETT ESTATES

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

## 7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method/procedure
BENT. CHIPS	0	43	1100LBS.	DRY POUR
(3/4"CHIPS)				

## 8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing Liner	Threaded	Welded
6"	+2	256'	.25	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5"	254'	259'	.25	STEEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 256'

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_  
Manufactured screen ☒ Y ☐ N Type STAINLESS WIRE MESH  
Method of installation WASH-DOWN

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
259'	264'	N/A	5'	5"	SS	MESH

Length of Headpipe 5' Length of Tailpipe NONE

Packer ☒ Y ☐ N Type DOUBLE-WIPER K PACKER

## 10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method
NONE				

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_  
Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 187' Static water level (ft) 176'  
Water temp. (°F) 62 Bottom hole temp. (°F) 62  
Describe access port \_\_\_\_\_

## Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
	<u>22</u>	<u>1.5HR</u>

## Test method:

Pump	Bailer	Air	Flowing artesian
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10"	0	6'	SAND AND GRAVEL		X
"	6'	43'	TAN CLAY		X
6"	43'	56'	TAN CLAY		X
"	56'	73'	BRN CLAY		X
"	73'	85'	SAND		X
"	85	122'	TAN CLAY W/ SAND STREAKS		X
"	122'	148'	HARD TAN CLAY		X
"	148'	161'	TAN CLAY W/ SAND STREAKS		X
"	161'	176'	TAN CLAY		X
"	176'	187'	FINE SAND W/ CLAY STREAKS	X	
"	187'	192'	TAN CLAY		X
"	192'	196'	FINE SAND	X	
"	196'	204'	TAN CLAY		X
"	204'	221'	TAN CLAY W/SAND STREAKS	X	
"	221'	235'	TAN CLAY		X
"	235'	236'	TAN CLAY W/SAND STREAKS	X	
"	236'	259'	HARD TAN CLAY		X
"	243'	244'	VOID BETWEEN CLAY (12GPM)	X	
"	244'	258'	HARD TAN CLAY		X
"	258'	265'	FINE SAND	X	

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NOV 6 2013

WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable): 264 FT

Date Started: 10/28/13 Date Completed: 10/31/13

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name COONSE WELL DRILLING Co. No. 409

\*Principal Driller: [Signature] Date 11/1/13

\*Driller \_\_\_\_\_ Date \_\_\_\_\_

\*Operator II \_\_\_\_\_ Date 11/1/13

Operator I [Signature] Date 11/1/13

\* Signature of Principal Driller and rig operator are required.

# IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D D0053167

Drilling Permit No. \_\_\_\_\_

Water right or injection well # \_\_\_\_\_

2. OWNER: David Curl

Name \_\_\_\_\_

Address 23962 Applewoodway

City Wildor State ID Zip \_\_\_\_\_

3. WELL LOCATION:

Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒

Sec. 6 NW 1/4 SW 1/4 NW 1/4

Gov't Lot \_\_\_\_\_ County Canyon

Lat. 43 ° 37 ' 41 " (Deg. and Decimal minutes)

Long. 116 ° 52 ' 16 " (Deg. and Decimal minutes)

Address of Well Site 23962 Applewoodway

City Wildor

Lot. \_\_\_\_\_ Blk. 1 Sub. Name Garrett Ranch Ridge

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection

☐ Other \_\_\_\_\_

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well

☐ Abandonment ☐ Other \_\_\_\_\_

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES:

Seal material #20 From (ft) 0 To (ft) 18 Quantity 600 Placement method/procedure Slow Pour

BENT

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6"	217	250	250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5"	231	267	250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5"	261	267	250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 217

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_

Manufactured screen ☒ Y ☐ N Type Johnson/Surelock

Method of installation Set in

From (ft) To (ft) Slot size Number/ft Diameter (nominal) Material Gauge or Schedule

211 231 .020 20' 4 1/2" PVC 80

251 261 .012 10' 5" Stainless

267 274 .012 5' 5" Stainless

Length of Headpipe 7' ± 20' Length of Tailpipe 0

Packer ☐ Y ☒ N Type \_\_\_\_\_

10. FILTER PACK:

Filter Material 8-12 From (ft) 231 To (ft) 213 Quantity 150 Placement method Slow Pour

Silica Sand W/WATER

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 55 Static water level (ft) 180

Water temp. (°F) 72 Bottom hole temp. (°F) \_\_\_\_\_

Describe access port \_\_\_\_\_

Well test: \_\_\_\_\_ Test method: \_\_\_\_\_

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
<u>215</u>	<u>30</u>	<u>120</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: Clear 8. PH 20 Hard 0

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water
<u>10</u>	<u>0</u>	<u>15</u>	<u>Dirty Gravel</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>10</u>	<u>15</u>	<u>18</u>	<u>TAN SANDY clay Hard</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>10</u>	<u>18</u>	<u>27</u>	<u>TAN SANDY clay Hard</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>27</u>	<u>29</u>	<u>Brown Fine SAND</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>29</u>	<u>41</u>	<u>TAN SANDY clay</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>41</u>	<u>46</u>	<u>Brown sandy clay</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>46</u>	<u>53</u>	<u>Fine Brown sand clay layers</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>53</u>	<u>55</u>	<u>Fine Brown sand</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>55</u>	<u>122</u>	<u>TAN SANDY clay</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>122</u>	<u>137</u>	<u>Fine Brown sand with thick layers</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>137</u>	<u>152</u>	<u>Hard tan clay</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>152</u>	<u>228</u>	<u>TAN SANDY clay</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>228</u>	<u>238</u>	<u>Hard tan clay</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>238</u>	<u>238</u>	<u>SANDY TAN clay</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>238</u>	<u>245</u>	<u>DARK Brown clay</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>245</u>	<u>250</u>	<u>Brown sand THICK clay layers</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>250</u>	<u>257</u>	<u>Brown sand thin clay layers</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>257</u>	<u>262</u>	<u>Brown sand Med</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>262</u>	<u>263</u>	<u>TAN SANDY clay TAN</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>263</u>	<u>266</u>	<u>Hard clay TAN</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>266</u>	<u>269</u>	<u>SANDY clay TAN</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>269</u>	<u>273</u>	<u>Brown sand MED</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>6</u>	<u>273</u>	<u>274</u>	<u>TAN clay</u>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N

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OCT 14 2008

WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable): 274

Date Started: 9-9-08 Date Completed: 9-26-08

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Adamsen Rig & Drilling Co. No. 457

\*Principal Driller Steve Adamsen Date 9-26-08

\*Driller \_\_\_\_\_ Date \_\_\_\_\_

\*Operator II Craig Nelson Date 9-26-08

Operator I JD Date 9-26-08

\*Signature of Principal Driller and rig operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

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NOV 08 2019

WATER RESOURCES  
WESTERN REGION

## 1. WELL TAG NO. D 0083124

Drilling Permit No. 892009  
Water right or injection well # \_\_\_\_\_

## 2. OWNER:

Name Mike Tenhulzen  
Address 17754 Van Slyke Rd.  
City Wilder State ID Zip 83676

## 3. WELL LOCATION:

Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒  
Sec. 5 1/4 SW 1/4 NW 1/4Gov't Lot \_\_\_\_\_ County Canyon  
Lat 43 37.725 (Deg and Decimal minutes)  
Long 116 51.067 (Deg and Decimal minutes)  
Address of Well Site 17754 Van Slyke Rd.  
City Wilder

Lot \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

## 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
3/4 bentonite	0	240	3750lbs	dry pour

## 8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing Liner	Threaded	Welded
6"	+2	14	.250	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.5"	14	254	sdr-17	pvc	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) \_\_\_\_\_

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type pvcMethod of installation placed

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
254	314	.020	---	4.5"	pvc	sdr-17

Length of Headpipe \_\_\_\_\_ Length of Tailpipe \_\_\_\_\_

Packer ☐ Y ☒ N Type \_\_\_\_\_

## 10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft)	Placement method
12-20 silica	240	314	3500lbs	tremie

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 180 Static water level (ft) 173Water temp (°F) 62degF Bottom hole temp. (°F) \_\_\_\_\_Describe access port well cap

## Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
---	60	120	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Test method:

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water
10"	0	2	top soil	Y N
"	2	6	sandy brown clay	X
"	6	18	gravel and sand	X
"	18	56	fine brown sand	X
"	56	120	tan clay	X
"	120	135	tan clay with fine sand streaks	X
"	135	167	tan clay	X
"	167	190	sandy tan clay with sand strips	X
"	190	195	fine brown sand	X
"	195	251	light tan clay	X
"	251	315	light tan clay with fine sand streaks	X

Completed Depth (Measurable) 314Date Started: Oct 28, 2019 Date Completed: Nov 5, 2019

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Coorbe Well Drilling Co. No. 409Principal Driller [Signature] Date Nov 5, 2019Driller [Signature] Date Nov 5, 2019

Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I [Signature] Date Nov 5, 2019

\* Signature of Principal Driller and rig operator are required.



IDAHO DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

1. WELL TAG NO. D 00 42334  
DRILLING PERMIT NO \_\_\_\_\_  
Water Right or Injection Well No \_\_\_\_\_

2. OWNER:

Name SID GRIFFITH  
Address 1/2 HIBBARD CONST. 716 E CLEVELAND  
City CALDWELL State ID Zip 83605

3. LOCATION OF WELL by legal description:

You must provide address or Lot, Blk, Sub or Directions to well.

Twp 34 North ☒ or South ☐  
Rge 54 East ☐ or West ☒  
Sec 5 1/4 SW 1/4 NW 1/4  
Gov't Lot \_\_\_\_\_  
County Canyon 10 acres 40 acres 160 acres  
Lat: \_\_\_\_\_ Long: \_\_\_\_\_  
Address of Well Site 22956 AP Road  
City Wilder  
(Give at least name of road - Distance to Road or Landmark)  
Lt \_\_\_\_\_ Blk \_\_\_\_\_ Sub Name \_\_\_\_\_

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Other

5. TYPE OF WORK check all that apply (Replacement etc.)

☒ New Well ☐ Modify ☐ Abandonment ☐ Other

6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
<u>Dry granular Bentonite + cuttings</u>	<u>0</u>	<u>18</u>	<u>450 lb</u>	<u>Overbore</u>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 298  
Was drive shoe seal tested? ☐ Y ☒ N How? \_\_\_\_\_

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
<u>6</u>	<u>+2</u>	<u>298</u>	<u>1/4</u>	<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe 9' Length of Tailpipe 0  
Packer ☒ Y ☐ N Type Figure K

9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method Sand Pack Washdown  
Screen Type & Method of Installation Stainless Steel Screen

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
<u>300</u>	<u>312</u>	<u>10</u>		<u>5</u>	<u>SS</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

175 ft below ground Artesian pressure \_\_\_\_\_ lb.  
Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices:  
Sanitary Well Cap

838264  
Office Use Only  
Well ID No. 408646  
Inspected by \_\_\_\_\_  
Twp \_\_\_\_\_ Rge \_\_\_\_\_ Sec \_\_\_\_\_  
1/4 \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4 \_\_\_\_\_  
Lat: \_\_\_\_\_ Long: \_\_\_\_\_

12. WELL TESTS:

☒ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal /min	Drawdown	Pumping Level	Time
<u>25</u>	<u>NH</u>	<u>220</u>	<u>2 1/2 Hr</u>
<u>30</u>	<u>NH</u>	<u>300</u>	<u>1 1/2 Hr</u>
<u>20</u>	<u>NH</u>	<u>240</u>	<u>2 Days Pump</u>

Water Temp 59° Bottom hole temp. N/A

Water Quality test or comments: Clear

Depth first Water Encounter 203

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology Water Quality & Temperature	Y	N
<u>10</u>	<u>0</u>	<u>4</u>	<u>Sandy Soil</u>		<input checked="" type="checkbox"/>
<u>10</u>	<u>4</u>	<u>6</u>	<u>Hard Pan</u>		<input checked="" type="checkbox"/>
<u>10</u>	<u>6</u>	<u>18</u>	<u>Cemented Gravel</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>18</u>	<u>22</u>	<u>Cemented Gravel</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>22</u>	<u>39</u>	<u>Gray Clay</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>39</u>	<u>45</u>	<u>Brn Sandy Clay</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>45</u>	<u>135</u>	<u>Hard Brn Clay</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>135</u>	<u>160</u>	<u>Brn Clay Thin Hard Layers</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>160</u>	<u>205</u>	<u>Brn Clay</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>205</u>	<u>225</u>	<u>Soft Brn Clay Thin Hard Layers</u>	<input checked="" type="checkbox"/>	
<u>6</u>	<u>225</u>	<u>258</u>	<u>Brn Clay</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>258</u>	<u>262</u>	<u>Soft Brn Clay Thin Hard Layers</u>	<input checked="" type="checkbox"/>	
<u>6</u>	<u>262</u>	<u>295</u>	<u>Blu Clay</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>295</u>	<u>302</u>	<u>Brn Clay</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>302</u>	<u>312</u>	<u>Brn Clay Thin Layers Fine Sand</u>	<input checked="" type="checkbox"/>	

RECEIVED

FEB 23 2006

WATER RESOURCES  
WESTERN REGION

Completed Depth 1/27/06 312 (Measurable)  
Date: Started 1/27/06 Completed 2/7/06

14. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name DOMESTIC PUMP & DRILL Firm No 483

Principal Driller Sylvan Adamson Date 2/14/06

and Driller or Operator II Gary Adamson Date 2/14/06

Operator I \_\_\_\_\_ Date \_\_\_\_\_

Principal Driller and Rig Operator Required.  
Operator I must have signature of Driller/Operator II

IDAHO DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

1. WELL TAG NO. D 0041636  
DRILLING PERMIT NO. \_\_\_\_\_  
Water Right or Injection Well No. \_\_\_\_\_

2. OWNER:  
Name Herbert + Betty Mitchell  
Address 14021 Hwy 155  
City McCall State ID Zip 83638

3. LOCATION OF WELL by legal description:

You must provide address or Lot, Blk, Sub. or Directions to well.

Twp. 3 North ☒ or South ☐  
Rge. 4 East ☐ or West ☒  
Sec. 5 1/4 SW 1/4 SW 1/4  
Gov't Lot \_\_\_\_\_ County Canyon  
Lat: \_\_\_\_\_ Long: \_\_\_\_\_  
Address of Well Site 22938 AP Road City Wilder  
(Give at least name of road - Distance to Road or Landmark)  
Lt. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Other \_\_\_\_\_

5. TYPE OF WORK check all that apply (Replacement etc.)

☒ New Well ☐ Modify ☐ Abandonment ☐ Other \_\_\_\_\_

6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
<u>3/4 Bent + Well Casing</u>	<u>0</u>	<u>18</u>	<u>40.5</u>	<u>Over bore</u>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 272  
Was drive shoe seal tested? ☐ Y ☒ N How? \_\_\_\_\_

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
<u>6</u>	<u>+2</u>	<u>272</u>	<u>1/4</u>	<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe 0 Length of Tailpipe \_\_\_\_\_  
Packer ☐ Y ☐ N Type \_\_\_\_\_

9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method \_\_\_\_\_  
Screen Type & Method of Installation \_\_\_\_\_

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
		<u>None</u>				<input type="checkbox"/>	<input type="checkbox"/>

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

188 ft. below ground Artesian pressure \_\_\_\_\_ lb.  
Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices: Sanitary Well Cap

835534

Office Use Only  
Well ID No. 406031  
Inspected by \_\_\_\_\_  
Twp \_\_\_\_\_ Rge \_\_\_\_\_ Sec \_\_\_\_\_  
1/4 1/4 1/4  
Lat: \_\_\_\_\_ Long: \_\_\_\_\_

12. WELL TESTS:

☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
<u>27</u> <u>20</u>	<u>N/A</u> <u>N/A</u>	<u>260</u> <u>240</u>	<u>15 min</u> <u>30 min</u>

Water Temp. 55 Bottom hole temp. N/A

Water Quality test or comments: clear

Depth first Water Encounter 195

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water	Y	N
<u>10</u>	<u>0</u>	<u>28</u>	<u>Sandy Clay</u>			<input checked="" type="checkbox"/>
<u>6</u>	<u>18</u>	<u>28</u>	<u>Sandy Clay</u>			<input checked="" type="checkbox"/>
<u>6</u>	<u>28</u>	<u>35</u>	<u>Gravel</u>			<input checked="" type="checkbox"/>
<u>6</u>	<u>35</u>	<u>125</u>	<u>Clay</u>			<input checked="" type="checkbox"/>
<u>6</u>	<u>125</u>	<u>195</u>	<u>Hard Clay</u>			<input checked="" type="checkbox"/>
<u>6</u>	<u>195</u>	<u>205</u>	<u>Thin Sand &amp; Clay layers</u>	<input checked="" type="checkbox"/>		
<u>6</u>	<u>205</u>	<u>245</u>	<u>Hard Clay</u>			<input checked="" type="checkbox"/>
<u>6</u>	<u>245</u>	<u>256</u>	<u>Thin Sand &amp; Clay layers</u>	<input checked="" type="checkbox"/>		
<u>6</u>	<u>256</u>	<u>274</u>	<u>Hard Clay</u>			<input checked="" type="checkbox"/>
<u>6</u>	<u>274</u>	<u>285</u>	<u>Thin Sand &amp; Clay layers</u>	<input checked="" type="checkbox"/>		

RECEIVED

AUG 29 2005

WATER RESOURCES  
WESTERN REGION

Completed Depth 285 (Measurable)  
Date: Started 8/24/05 Completed 8/26/05

14. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name DOMESTIC PUMP + DRILLING No. 483

Principal Driller [Signature] Date 8/26/05

Driller or Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date \_\_\_\_\_

Principal Driller and Rig Operator Required.  
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES







63

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

## 1. WELL TAG NO. D 0085247

Drilling Permit No 893103

Water right or injection well # \_\_\_\_\_

## 2. OWNER: Steve Mesher

Name \_\_\_\_\_

Address 24418 Tombstone CtCity Middleton State ID Zip 83644

## 3. WELL LOCATION:

Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒  
Sec. 6 1/4 NE 1/4 SE 1/4Gov't Lot \_\_\_\_\_ County CanyonLat 43 37.475 (Deg and Decimal minutes)Long 116 51.276 (Deg and Decimal minutes)Address of Well Site 23263 Ever RoseCity Wilder

Lot \_\_\_\_\_ Blk. \_\_\_\_\_ Sub Name \_\_\_\_\_

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

## 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
3/4 chip	0	42	1200	10" overbore

## 8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing Liner	Threaded	Welded
6	+2	160	.250	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	162	192	.258	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 160

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method \_\_\_\_\_Manufactured screen ☒ Y ☐ N Type alloyMethod of installation wash down

From (ft)	To (ft)	Slot size	Number	Diameter (nominal)	Material	Gauge or Schedule
202	192	.010		5	ss	304

Length of Headpipe 40 Length of Tailpipe \_\_\_\_\_Packer ☒ Y ☐ N Type 3 rib packer

## 10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft)	Placement method

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 105 Static water level (ft) 82Water temp. (°F) 80 Bottom hole temp. (°F) n/aDescribe access port turtle cap

## Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Basin	Air	Flowing artesian
80	80	60	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Test method:

Water quality test or comments: \_\_\_\_\_

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10	0	2	top soil		x
10	2	42	tan clay		x
6	42	105	clay with sand strips	x	
6	115	140	tan clay		x
6	140	152	tan clay with sand strips	x	
6	152	172	tan clay		x
6	172	175	sand	x	
6	175	190	tan clay		x
6	190	202	sands	x	

RECEIVED

SEP 08 2020

WATER RESOURCES  
WESTERN REGIONCompleted Depth (Measurable) 202Date Started: 3-4-2020Date Completed: 3-16-2020

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Hydro Drilling Co.Co No 789Principal Driller [Signature]Date 9-8-20Driller [Signature]Date 9-8-20

Operator II \_\_\_\_\_

Date \_\_\_\_\_

Operator I \_\_\_\_\_

Date \_\_\_\_\_

\* Signature of Principal Driller and rig operator are required

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

## 1. WELL TAG NO. D0085263

Drilling Permit No. 893398

Water right or injection well #

## 2. OWNER:

Name Jay Easterday

Address P.O. Box 602

City Caldwell State Idaho Zip 83606

## 3. WELL LOCATION:

Twp. 3 North ☒ or South ☐ Rge. 4 East ☐ or West ☒

Sec. 6 1/4 NE 1/4 SE 1/4

Gov't Lot \_\_\_\_\_ County Canyon

Lat 43 37.473'N (Deg and Decimal minutes)

Long. 116 51.277'W (Deg and Decimal minutes)

Address of Well Site 23101 Everose Rd.

City Wilder

(Name of land owner or leaseholder - if different from owner of well)

Lot \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

## 4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other

## 5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other

## 6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

## 7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method/procedure
3/8" Bentonite	0	123	3500 lbs.	10" Overbore

## 8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6"	2	158	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5"	148	170	.258	Steel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 158'

## 9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N MethodManufactured screen ☒ Y ☐ N Type Johnson

Method of installation Washdown

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
170	180	.012	10'	5"	Stainless	304

Length of Headpipe 21.8 Length of Tailpipe .7"

Packer ☒ Y ☐ N Type Rubber K-Packer

## 10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft <sup>3</sup> )	Placement method
N/A				

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)

Describe control device

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) Static water level (ft) 76'

Water temp. (°F) Cold Bottom hole temp. (°F)

Describe access port 6" Turtle Cap

## Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
120'	60 GPM	1 HR.

## Test method:

Pump	Bailer	Air	Flowing artesian
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments:

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10"	0	3	Top Soil		X
	3	6	Hard Pan		X
	6	42	Tan Clay		X
	42	112	Tan Clay w/ Sand Streaks	X	
	112	123	Hard Tan Clay		X
6"	123	158	Tan Sandy Clay		X
	158	164	Tan Clay		X
	164	181	Fine Brown Sand	X	

RECEIVED

APR 06 2020

WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable): 181'

Date Started: Mar 25, 2020

Date Completed: Mar 26, 2020

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling Inc Co. No 332

\*Principal Driller Date Mar 27, 2020

\*Driller Date

\*Operator Date Mar 27, 2020

Operator I Date

\* Signature of Principal Driller and rig operator are required.

# RECEIVED

APR 28 1967

## 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 Bessard Warringer

Address P. O. Box 909,

Nampa, Idaho 83651

Owner's Permit No. G 28847 8615

NATURE OF WORK (check): Replacement well ☒

New well ☐ Deepened ☐ Abandoned ☐

Water is to be used for: Irrigation

METHOD OF CONSTRUCTION: Rotary ☐ Cable ☒

Dug ☐ Other ☐

(explain)

CASING SCHEDULE: Threaded ☐ Welded ☒

"Diam. from        ft. to        ft.

"Diam. from        ft. to        ft.

"Diam. from        ft. to        ft.

"Diam. from        ft. to        ft.

Thickness of casing: 2 1/2 Material:

Steel ☒ concrete ☐ wood ☐ other ☐

(explain)

PERFORATED? Yes ☒ No ☐ Type of

perforator used: Stan

Size of perforations: 1/2 " by 1 "

perforations from 209 ft. to 215 ft.

perforations from 238 ft. to 290 ft.

perforations from        ft. to        ft.

perforations from        ft. to        ft.

WAS SCREEN INSTALLED? Yes ☐ No ☒

Manufacturer's name       

Type        Model No.       

Diam.        Slot size        Set from        ft. to        ft.

Diam.        Slot size        Set from        ft. to        ft.

CONSTRUCTION: Well gravel packed? Yes ☐

No. ☒ size of gravel        Gravel

placed from        ft. to        ft. Surface seal

provided? Yes ☐ No ☐ To what depth?

       ft. Material used in seal:       

Did any strata contain unusable water? Yes ☐

No. ☐ Type of water:       

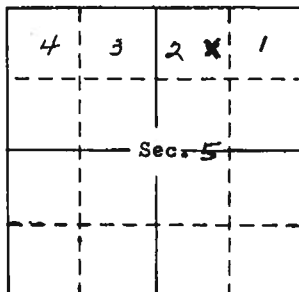
Depth of strata        ft. Method of sealing

strata off:       

Surface casing used? Yes ☐ No ☐

Cemented in place? Yes ☐ No ☐

Locate well in section



LOCATION OF WELL: County Campan

NW 1/4 NE 1/4 Sec. 5 T. 3 N. R. 4 W

6

Use other side for additional remarks

Size of drilled hole: 16 in Total

depth of well: 320 ft Standing water

level below ground: 155 ft Temp.

Fahr.        ° Test delivery: 675 gpm

or        cfs Pump? ☐ Bail ☐

Size of pump and motor used to make test:

75 HP 8" 11 stage

Length of time of test: 01 Hrs.        Min.

Drawdown: 25 ft. Artesian pressure: ft.

above land surface Give flow        cfs

or        gpm. Shutoff pressure:

Controlled by: Valve ☐ Cap ☐ Plug ☐

No control ☐ Does well leak around casing?

Yes ☐ No ☐

DEPTH MATERIAL WATER

FROM TO YES OR NO

FEET FEET

0 18 2nd soil & hard pan

18 46 sandy gravel

46 50 yellow clay

50 69 fine sand

69 78 yellow clay

78 94 fine dark sand

94 102 sandy clay

102 147 dark yellow clay

147 179 fine dark sand yes

179 209 hard yellow clay

209 215 hard & shale yes

215 238 dark brown sand

238 250 hard yellow clay & shale yes

250 262 hard brown & black clay shale yes

262 287 blue sand & shale yes

287 308 blue clay

308 320 blue sand & shale yes

001573

Work started: Feb 28, 1967

Work finished: Mar 30, 1967

Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.

Name: Darius Well Drilling (Owner)

Address: 273 Darius Ave Nampa

Signed by: Wilson Darius

License No. 100 Date: April 3, 1967

USGS

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 well

Location Corrected by IDWR To:

T03N R04W Sec. 6 NENWNE

By: mciscell 2012-08-28

**1. WELL OWNER**

Name Les Petersen

Address Rt. 2, Wilder, Idaho 83676

Owner's Permit No. 63-9078

**7. WATER LEVEL**

Static water level 228 feet below land surface.

Flowing? ☐ Yes ☒ No

G.P.M. flow \_\_\_\_\_

Temperature \_\_\_\_\_ °F.

Quality \_\_\_\_\_

Artesian closed-in pressure \_\_\_\_\_ p.s.i.

Controlled by: ☐ Valve ☐ Cap ☐ Plug

**2. NATURE OF WORK**

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

**8. WELL TEST DATA**

☐ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Drawdown	Hours Pumped

**3. PROPOSED USE**

☐ Domestic ☒ Irrigation ☐ Test ☐ Other (specify type)

☐ Municipal ☐ Industrial ☐ Stock ☐ Waste Disposal  
or Injection

**9. LITHOLOGIC LOG**

105177

Hole Diam.	Depth		Material	Water	
	From	To		Yes	No
28	0	14	Sandy Soil		
	14	17	Sandy Clay		
	17	29	Sand & Gravel		
	29	48	Clay <del>XXXXXX</del>		
	48	58	Clay w/Sand		
	58	168	Clay		
	168	178	Blue Clay w/some Sand		
	178	199	Blue Clay		
	199	233	Blue Clay w/Sand		
	233	234	Brn. Clay		
	234	288	Blue Clay		
	288	311	Sand Fine to Crse.		
	311	318	Blue Clay		
	318	321	Limestone		
	321	346	Grey Sandy Clay		
	346	348	Sand Crse.		
	348	360	Sandy Clay		
	360	361	Sand Crse.		
	361	368	Clay w/some Sand		
	368	460	Clay		
	460	468	Dark Sand		
	468	474	Blue Clay w/Sand		
	474	480	Clay		
	480	483	Sand		
	483	493	Clay		

**5. WELL CONSTRUCTION**

Diameter of hole 28 inches Total depth 493 feet

Casing schedule: ☒ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	16 inches	2 feet	288 feet
.250 inches	16 inches	313 feet	346 feet
.250 inches	16 inches	361 feet	461 feet
.250 inches	16 inches	486 feet	493 feet

Was casing drive shoe used? ☐ Yes ☒ No

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation \_\_\_\_\_ inches by \_\_\_\_\_ inches

Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☒ Yes ☐ No

Manufacturer's name Roscoe Moss

Type \_\_\_\_\_ Model No. \_\_\_\_\_

Diameter 16 Slot size 80 Set from 288 feet to 313 feet

Diameter 16 Slot size 80 Set from 461 feet to 486 feet

Gravel packed? ☒ Yes ☐ No Size of gravel 3/8 minus

Placed from 115 feet to 493 feet

Surface seal depth 115 Material used in seal: ☐ Cement grout

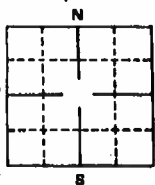
☒ Puddling clay ☐ Well cuttings

Sealing procedure used: ☐ Slurry pit ☐ Temporary surface casing

☒ Overbore to seal depth

**6. LOCATION OF WELL**

Sketch map location must agree with written location.



Subdivision Name \_\_\_\_\_

Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_

County \_\_\_\_\_ Canyon \_\_\_\_\_

SE 1/4 SW 1/4 Sec. 31, T. 4N N/S, R. 4W E/W

**10.**

Work started 6-1-78 finished 6-9-78

**11. DRILLERS CERTIFICATION**

Firm Name Pete Cope Drilling Co. Inc. Firm No. 213

P.O. Box 561

Address Meridian, Idaho Date 6-10-78

Signed by (Firm Official) \_\_\_\_\_

and

(Operator) P.A. Chastan

USE ADDITIONAL SHEETS IF NECESSARY - FORWARD THE WHITE COPY TO THE DEPARTMENT



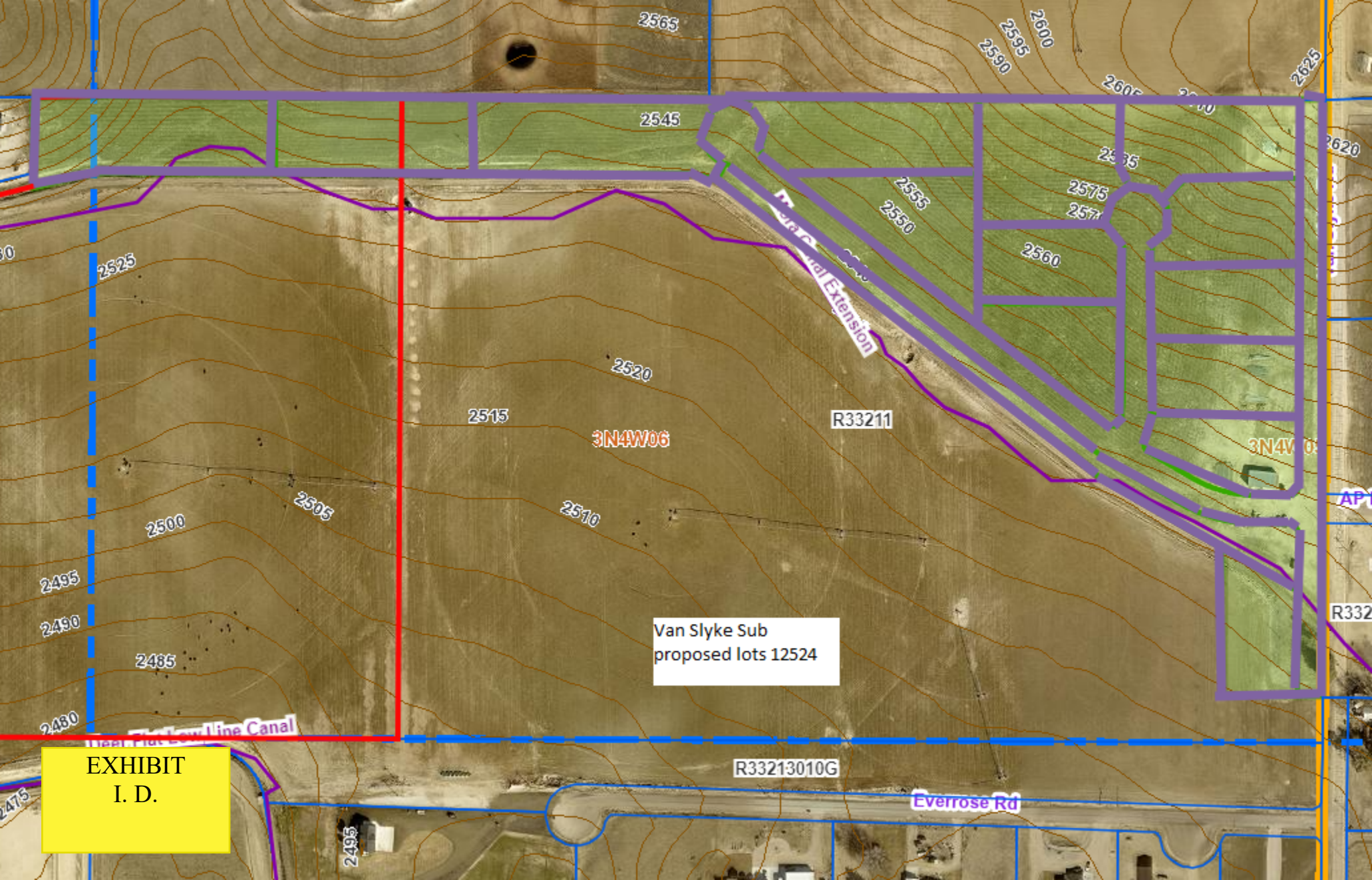


EXHIBIT  
I. D.

Van Slyke Sub  
proposed lots 12524

R33213010G

Everrose Rd

R33211

3N4W06

3N4W07

R332

AP

2620

2625

2600

2605

2600

2595

2590

2585

2580

2575

2570

2565

2560

2555

2550

2545

2540

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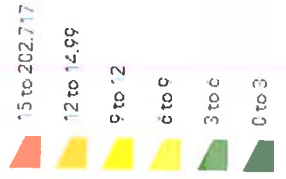
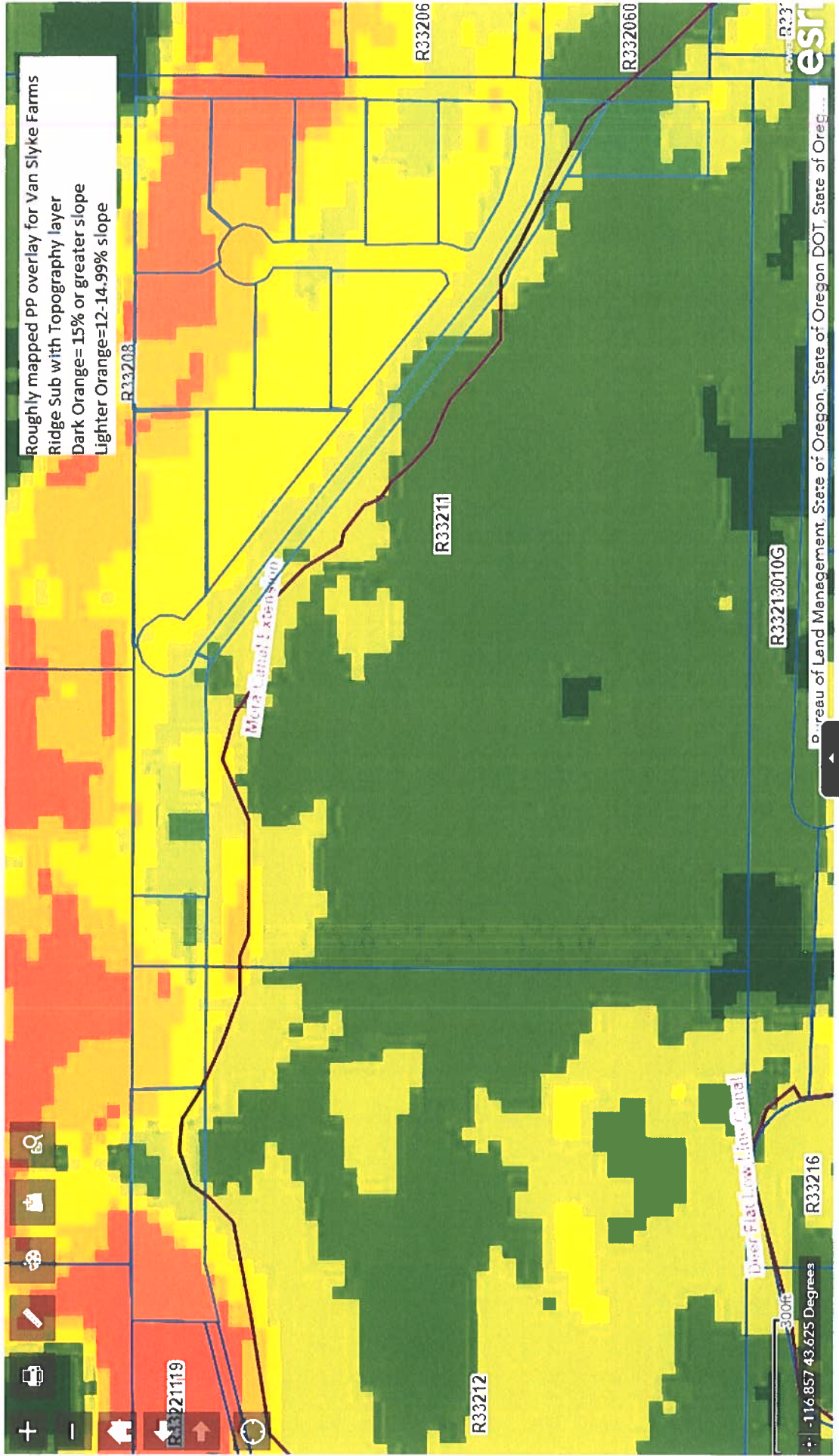




EXHIBIT  
I. E.



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.





2011

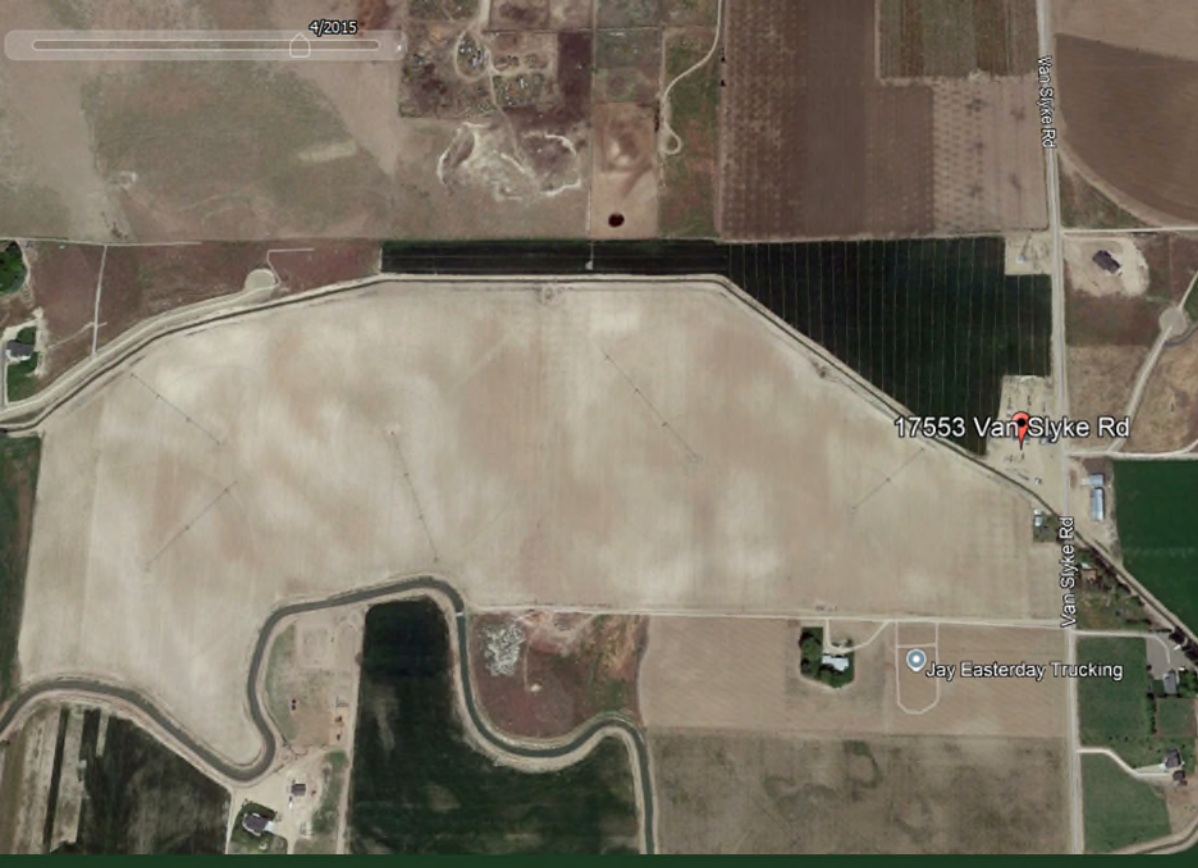
The subject property 26+ acres lying north of the canal was in irrigated agricultural production to and through the 2018 season.



2012



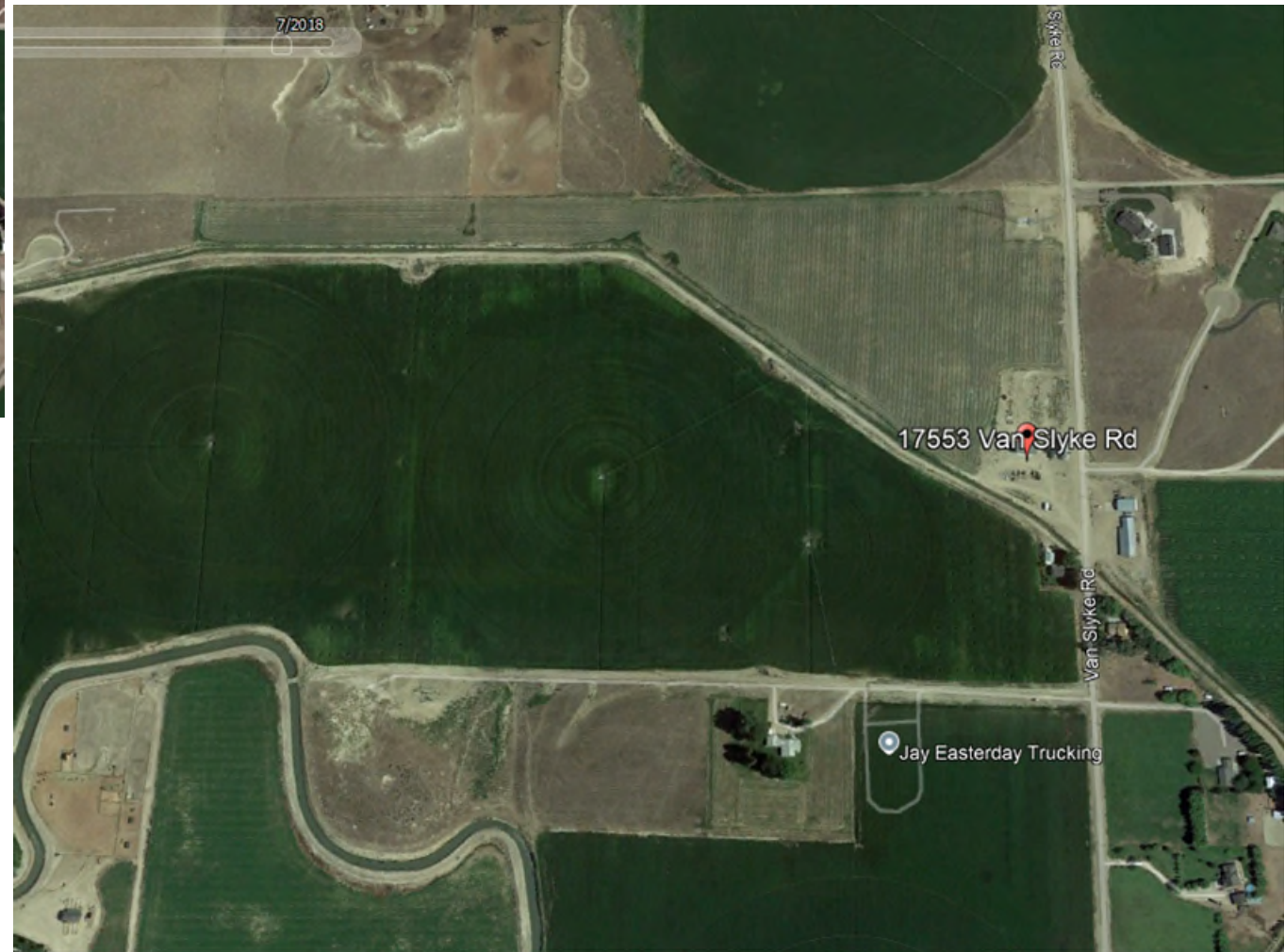




April 2015

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

▪ **Engineering Division** ▪

**Preliminary Plat Check-List**

<b>Applicant:</b> Van Slyke Farms, LLC	<b>Case Number:</b> SD2021-0016 and RZ2021-0027
<b>Subdivision Name:</b> Van Slyke Farms Ridge	<b>Plat Date (Review #):</b> 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.*

<b>GENERAL REVIEW ITEMS</b>	<b><u>Meets Code / Comments</u></b>
1. Complete initial review of <b>all</b> 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.	OK
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. Italicized items are checklist items related to requirements found in ordinance and may not be strictly required.	
<b>A. FORM OF PRESENTATION</b>	<b><u>Meets Code / Comments</u></b>
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission)	Meets Code

**EXHIBIT  
I. G.**

2. Size of Drawing (No larger than 24' x 36") <ul style="list-style-type: none"> <li><i>Obtain electronic version of all submittals</i></li> </ul>	Meets Code
<b>B. IDENTIFICATION AND DESCRIPTIVE DATA</b>	<b><u>Meets Code / Comments</u></b>
1. Proposed name of subdivision and its location by section, township, and range <ul style="list-style-type: none"> <li><i>Name of sub needs to be reserved through DSD GIS</i></li> </ul>	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. <ul style="list-style-type: none"> <li><i>Check for consistency between pre-plat and vicinity map</i></li> </ul>	Meets Code

<b>C. EXISTING CONDITIONS DATA</b>	<b><u>Meets Code / Comments</u></b>
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 <ul style="list-style-type: none"> <li><i>Future use of remaining wells, if applicable</i></li> </ul>	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 <ul style="list-style-type: none"> <li><i>Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application</i></li> </ul>	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
<b>D. PROPOSED CONDITIONS DATA</b>	<b><u>Meets Code / Comments</u></b>
1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract <ul style="list-style-type: none"> <li>• <i>Confirmation that highway district will allow proposed access if new access is on an arterial</i></li> <li>• Check alignment of stub streets with adjacent developments, if applicable</li> <li>• Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040)</li> <li>• <i>Private road names need to be reserved through DSD GIS. Private roads require a separate application.</i></li> <li>• If typical sections are shown make sure they are consistent with what will be required</li> </ul>	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. <ul style="list-style-type: none"> <li>• <i>Curve table is present and matches data shown graphically</i></li> <li>• <i>Minimum lot size</i></li> <li>• <i>Average lot size (calculated as total residential area divided by the number of residential lots)</i></li> <li>• <i>Check block numbering</i></li> <li>• <i>Consider any phasing shown</i></li> </ul>	Meets Code
3. Location, width and use of easements <ul style="list-style-type: none"> <li>• <i>Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.</i></li> <li>• <i>Show easements for all shared infrastructure</i></li> </ul>	Meets Code
4. Designation of all land to be dedicated or reserved for public use with use indicated	Meets Code
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

<ul style="list-style-type: none"> <li>• Check mapping layers for above special development items. Include wetland and natural drainage ways.</li> <li>• Consider recommended conditions related to special development areas and related reports</li> </ul>	
8. All roads must be labeled as either "private" or "public" behind or beneath the road name	Meets Code
<b>E. PROPOSED UTILITY METHODS</b>	<b><u>Meets Code / Comments</u></b>
<p>1. <b>Sewage:</b> A statement as to the type of proposed sanitary sewage facilities</p> <ul style="list-style-type: none"> <li>• Preliminary location/layout of proposed sewage facilities</li> <li>• Nutrient-Pathogen study if required by SWDH</li> <li>• If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary sewer plan. DSD should complete high level feasibility review of shared utilities</li> </ul>	<p>Meets Code</p> <p>Just a note that, to my knowledge, there is currently no effective regulatory mechanism to ensure proper operation/maintenance of nitrate reducing septic systems. However, it seems like the proposed lots are now bigger than evaluated in the NP study addendum. So, regular septic systems may be all that is required by SWDH after all.</p>
<p>2. <b>Water Supply:</b> A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> <li>• Preliminary location/layout of proposed potable water facilities</li> <li>• If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary potable water plan. DSD should complete high level feasibility review of shared utilities</li> </ul>	<p>Meets Code</p> <p>Please consider providing some sort of disclosure for future residents related to <a href="#">nearby</a> elevated arsenic levels.</p>
<p>3. <b>Storm Water Disposal:</b> A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system</p> <ul style="list-style-type: none"> <li>• Include statement that all storm water shall be retained on site, if appropriate</li> <li>• Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, ect</li> <li>• Maintenance easements for storm drain facilities treating drainage from public roads should be in place</li> </ul>	Meets Code
<p>4. <b>Irrigation System:</b> A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system</p> <ul style="list-style-type: none"> <li>• 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</li> </ul>	Meets Code



<p>consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>- Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and</li> <li>- 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.</li> </ul>	
<p><b>5. Utility Easement:</b> The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.</p>	<p>Meets Code</p>
<p align="center"><b>CURRNET COUNTY ENGINEER RECOMMENDED CONDITIONS</b></p>	
<ol style="list-style-type: none"> <li>1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.</li> <li>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.</li> <li>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.</li> <li>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. <ol style="list-style-type: none"> <li>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.</li> </ol> </li> <li>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.</li> <li>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.</li> <li>7. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in DSD GIS mapping.</li> <li>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.</li> <li>9. Areas shown with slopes greater than 15% shall be labeled as no-development areas and fully located on the final plat.</li> <li>10. A water user's maintenance agreement for the pressurized irrigation system shall be provided with application for final plat and recorded concurrently with the final plat.</li> </ol>	

**PRELIMINARY PLAT REVIEWED ON:**

Aug 8 – Aug 15

**PLAT REVIEWED BY:**

Devin Krasowski

**COMPLIANCE WITH CONDITIONS OF APPROVAL:**

RZ2021-0027, converted to a conditional rezone is running concurrent with this application.

**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.**

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.

## Debbie Root

---

**From:** William Mason <[wmason@masonandassociates.us](mailto:wmason@masonandassociates.us)>  
**Sent:** Tuesday, December 5, 2023 12:49 PM  
**To:** Debbie Root  
**Cc:** Angie Cuellar  
**Subject:** FW: [External] Van Slyke Ridge Farms Subdivision

Debbie,

When we discussed this with Devin, we understood Lot 11 Block 1 would need to have a driveway to the house separate from the driveway for Lots 12 & 13.

In order to allow the preliminary plat to move forward, the Board of County Commissioners could make this separate driveway a requirement by deed restriction for Lot 11 Block 1.

Please let us know if you have questions.

-Will Mason  
Mason & Associates, Inc.



Professional Engineers, Land Surveyors and Planners  
924 3rd St. So., Suite B, Nampa, ID 83651  
Ph (208) 454-0256  
e-mail: [wmason@masonandassociates.us](mailto:wmason@masonandassociates.us)

**From:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Sent:** Wednesday, November 15, 2023 7:08 AM  
**To:** Angie Cuellar <[acuellar@masonandassociates.us](mailto:acuellar@masonandassociates.us)>  
**Subject:** RE: [External] Van Slyke Ridge Farms Subdivision

Angie,  
(oops-left this sitting in my drafts)  
I'm reviewing it this week along with Devin's comments from the last engineering review. I still see an issue with the private road at the end of the cul-de-sac. It really is three lots on one road/driveway. I won't get back to it this week until Thursday or Friday but it is in my next que.

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

Development Services Department (DSD)  
NEW public office hours  
Effective Jan. 3, 2023  
Monday, Tuesday, Thursday and Friday  
8am – 5pm  
Wednesday

EXHIBIT  
I. G.2.



## Debbie Root

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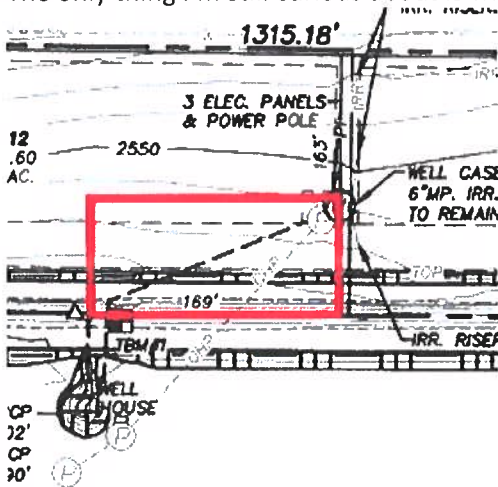
**From:** Devin Krasowski  
**Sent:** Tuesday, August 15, 2023 11:59 AM  
**To:** 'William Mason'  
**Cc:** Stephanie Hailey; Debbie Root  
**Subject:** Van Slyke Farms Ridge Sub (SD2021-0016)  
**Attachments:** 2023.08.15 Preliminary Plat Checklist.docx; 2023.07.27 M&A Response Letter.pdf

Will,  
Thanks for the clear and thorough re submittal.

I've attached a revised version of my pre plat check list. Mostly just comments and recommended conditions are all that remain and this application will now move to Planning as they prepare it for hearing.

Deb, let me know if you want to meet and discuss any of the review (documents here:  
O:\PLANNING\Subdivisions\V\Van Slyke Farms Ridge SD2021-0016\Preliminary\Preliminary Plat, Reports, Reviews).

The only thing I'm still curious about is what is being shown by the bold dashed line here:



Best,

--



Devin T. Krasowski, PE  
County Engineer  
Canyon County Development Services  
Office: (208) 455-5958  
Mobile: (208) 407-5757  
[devin.krasowski@canyoncounty.id.gov](mailto:devin.krasowski@canyoncounty.id.gov)

Development Services Department (DSD)  
NEW public office hours



Professional Engineers, Land Surveyors and Planners

924 3<sup>rd</sup> St. So., Suite B, Nampa, ID 83651

Ph (208) 454-0256

e-mail: [wmason@masonandassociates.us](mailto:wmason@masonandassociates.us)

July 27, 2023

Devin Krasowski  
Canyon County Development Services  
111 North 11<sup>th</sup> Ave. #310  
Caldwell, ID 83605

Re: Van Slyke Farms Ridge Subdivision Preliminary Plat Review

Mr. Krasowski:

The following information is in response to your Jan. 31-Feb. 6 2023 review for Van Slyke Farms Ridge Subdivision Preliminary Plat:

**General:**

2. Note 17 has been updated.
3. Subdivision septic placement & well map will be approved by SWDH prior to final plat approval by Board of County Commissioners.

**B. Identification and Descriptive Data:**

1. Title description updated and made consistent.
8. Location of Garrett Ranch Ridge added to vicinity map.

**C. Existing Condition Data:**

1. Slope areas updated to include all areas greater than 15%. Note 16 has been updated as well.
2. Well is located within the wellhouse. Well to be properly removed per IDWR's standards.

Washout noted is uncommon; Based off of historical information. We believe this is an isolated event. Grading/berming and/or piping could be considered at this location if project owners and adjacent property owner are concerned it will become a common occurrence.





Professional Engineers, Land Surveyors and Planners

Page 2

3. Road section provided shows width of both roads. Right-of-way width shown on preliminary plat as well as road section detail.

Cell tower easement shown on preliminary plat. It follows the existing fence that encloses the tower pad.

Existing shop on lot 1 block 1, to be removed.

Existing tower to remain on lot. No residential building to be built on lot until time that cell tower is removed.

Lot 15 (f.k.a. lot 18) block 1 well, septic tank, and drain field to be abandoned per IDWR, DEQ, and SWDH standards.

8. Updated adjoining property owners' information shown on preliminary plat.

#### **D. Proposed Conditions Data:**

1. AP Road punctuation has been corrected.

Lot layout changed, removing one private driveway. Private driveway for lots 11-13 (f.k.a. lots 13-15) block 1 to be constructed and user's maintenance agreement in place prior to signature of final plat. See note 19 of preliminary plat.

Lot 11 (f.k.a. lot 14) block 1, will take direct access from AP Rd at the end of cul-de-sac.

Lot 15 (f.k.a. lot 18) block 1 is allowed direct access to Van Slyke Rd. See attached email from highway district.

Easement reduction has been requested.

3. Cell tower easement shown.

Mora canal easement shown south of canal. Dimension label added for clarity.

Easement shown around well/pumping system between lots 11 & 12 (f.k.a lots 14 & 15) block 1.

Side utility easements shown.

7. Plan is to not disturb hillside area with the building area. Revised the lot layout to better fit 15% slope areas.

With the exception of the washout noted in item C, historical evidence indicates no excessive drainage enters the project from the northerly properties.





Professional Engineers, Land Surveyors and Planners  
Page 3

**E. Proposed Utility Methods:**

1. See attached nutrient pathogen study.

2. No longer 15 or more residential lots.

3. Note 14 has been updated.

(A) Cross lot drainage can be addressed by individual lot owners during building permit. In accordance with a master grading plan completed during design. All lot drainage shall remain on individual lots.

OR

(B) Cross lot drainage can be addressed at building permit with individual grading plans. All lot drainage shall remain on individual lots.

4. Property does not have access to surface water right.

PI lines have been adjusted to exclude said lots from access to PI line. They are to irrigate off their own individual well.

5. Cul-de-sac has been moved east to allow 10' between the right-of-way and boundary.

AP Rd. along Mora Canal easement has been moved north to allow full 10' available for easement width.

Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'William J. Mason'. The signature is fluid and cursive, with the first name 'William' being the most prominent part.

William J. Mason, P.E.  
Mason & Associates, Inc.

S 180 SW 210 240 W 270 300 NW 330

☉ 254°SW (T) ☉ 43.628884, -116.852944 ±12ft ▲ 2579ft

EXHIBIT  
I. G.3.

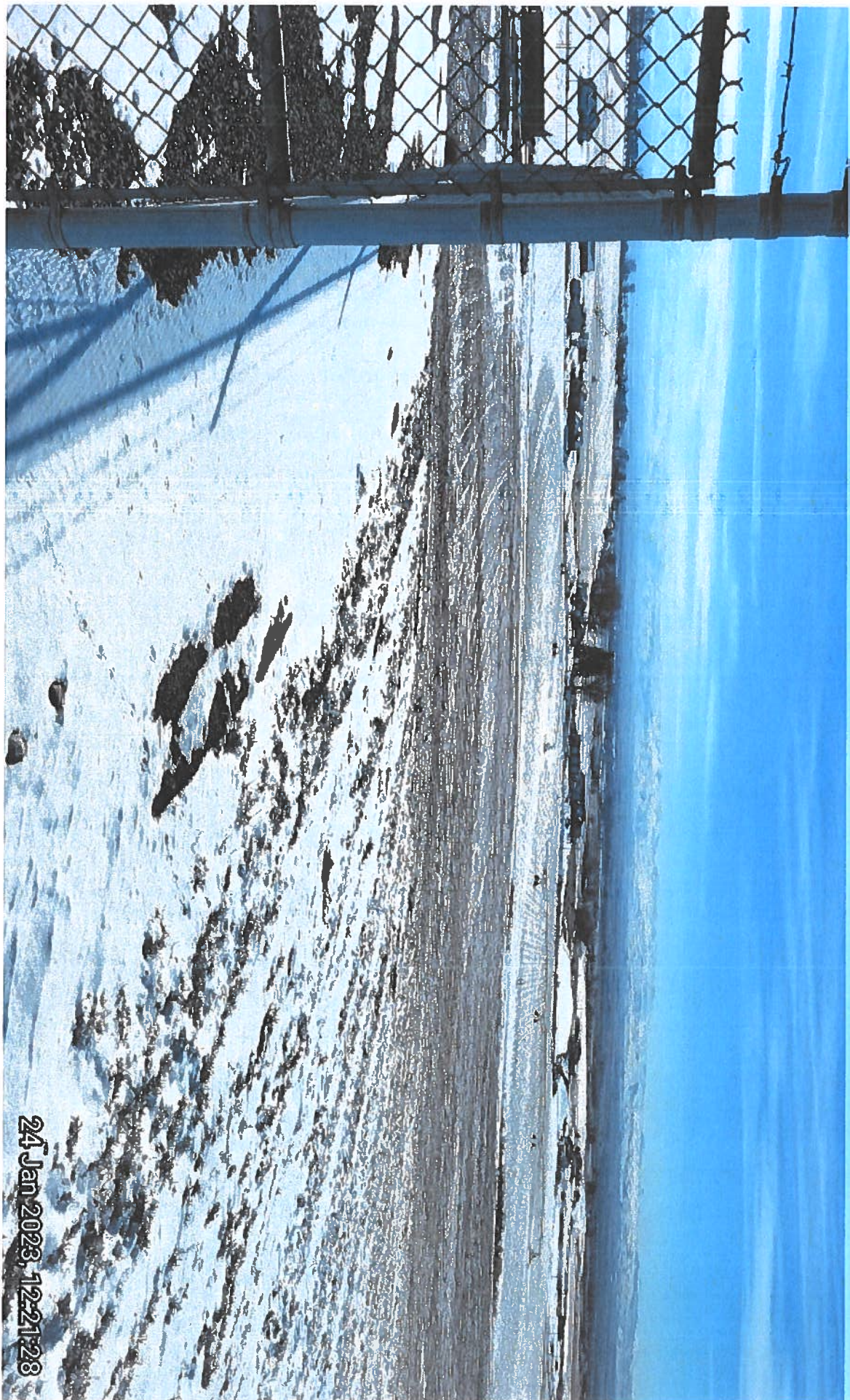


24-Jan-2023, 12:21:14





☉ 204°S (T) ☉ 43.628827, -116.853058 ±12ft ▲ 2573ft

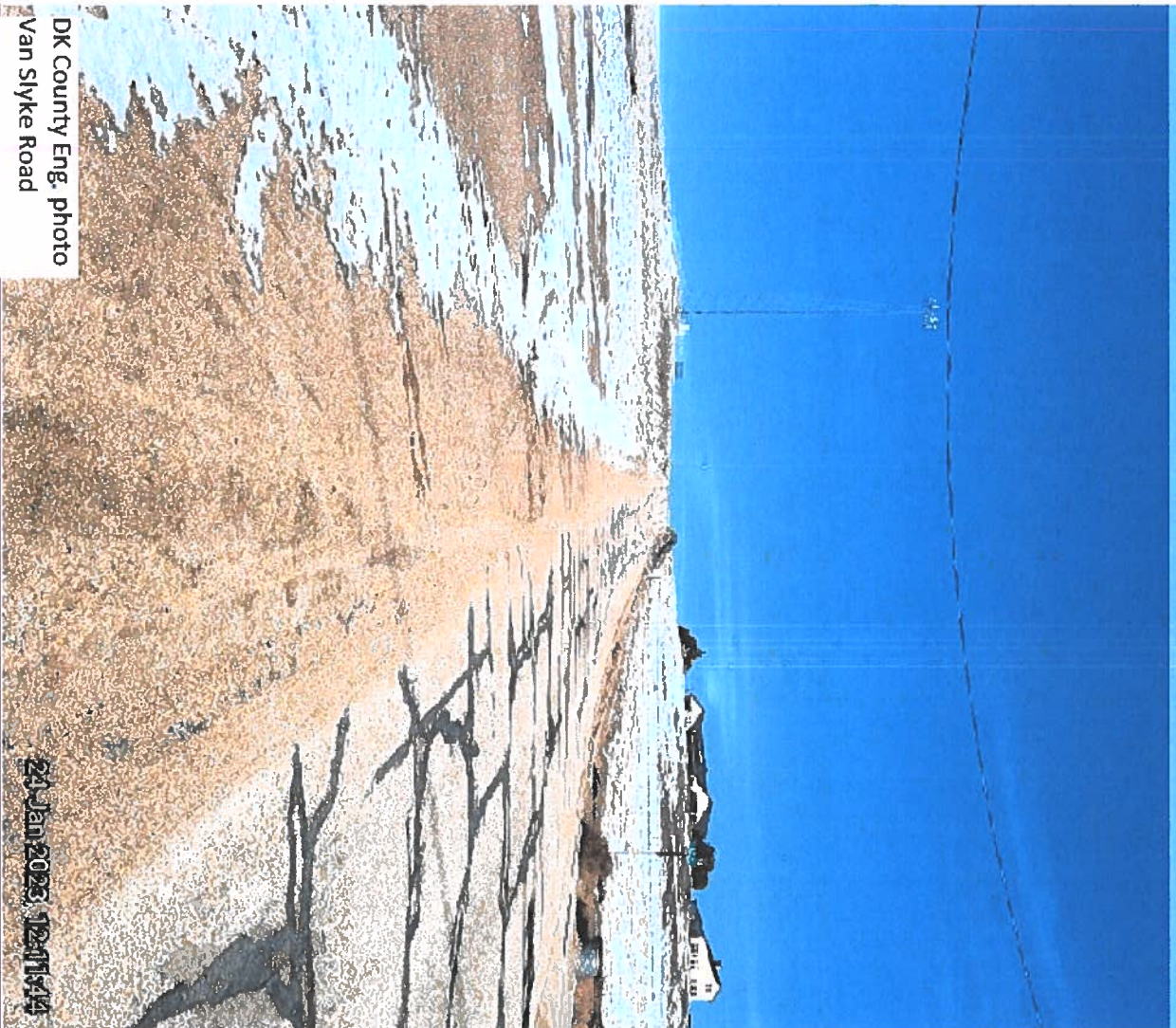


24 Jan 2023, 12:21:28





359°N (T) 43.626245, -116.852442 ±14ft ▲ 2464ft



DK County Eng. photo  
Van Slyke Road

23 Jan 2023, 12:01:14



210

SW

240

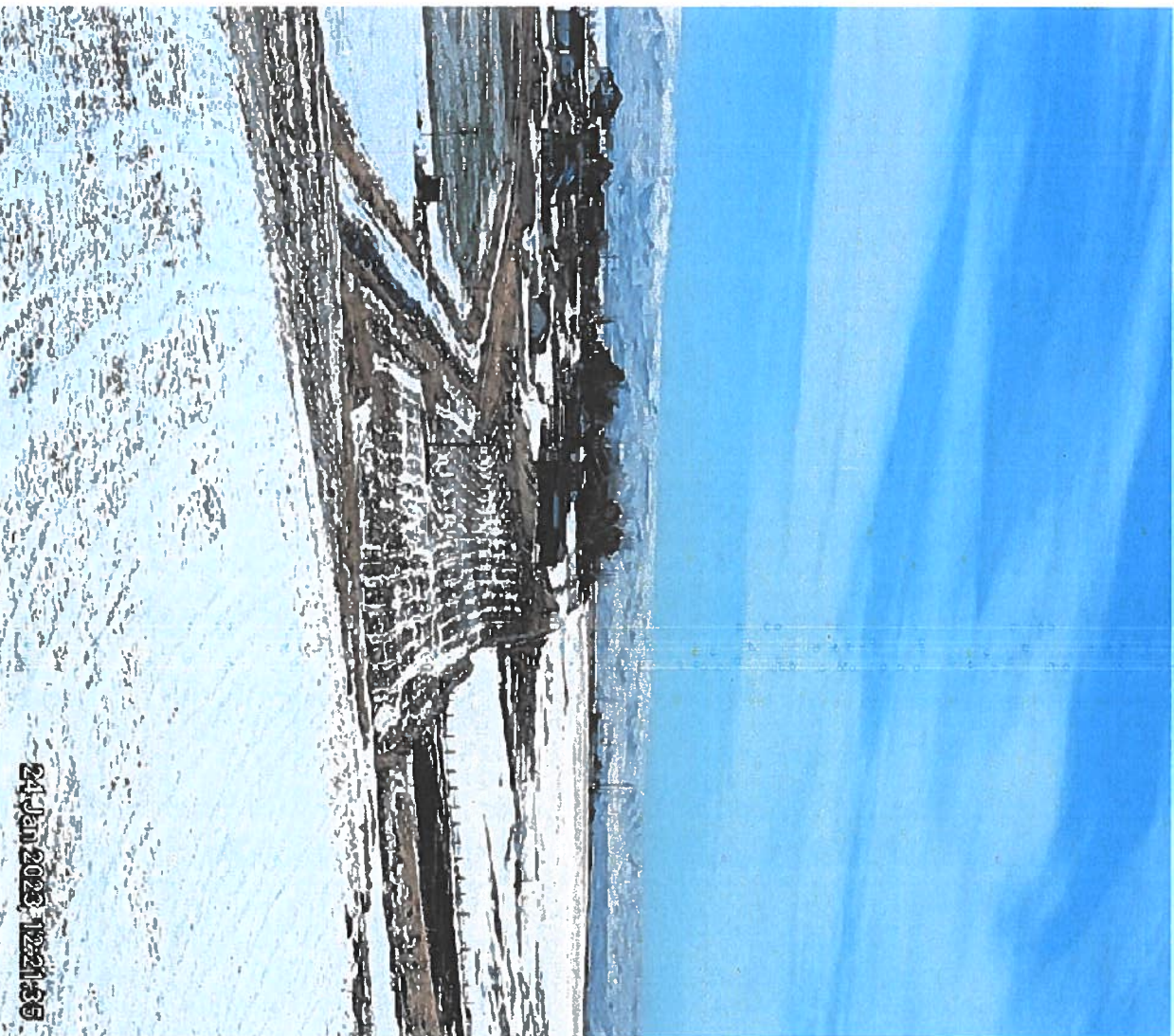
W

270

300

NW

☉ 266°W (T) ☉ 43.628812, -116.853098 ±17ft ▲ 2574ft



24 Jan 2023, 12:21:35





☉ 276°W (T) ☉ 43.626461, -116.852289 ±22ft ▲ 2482ft

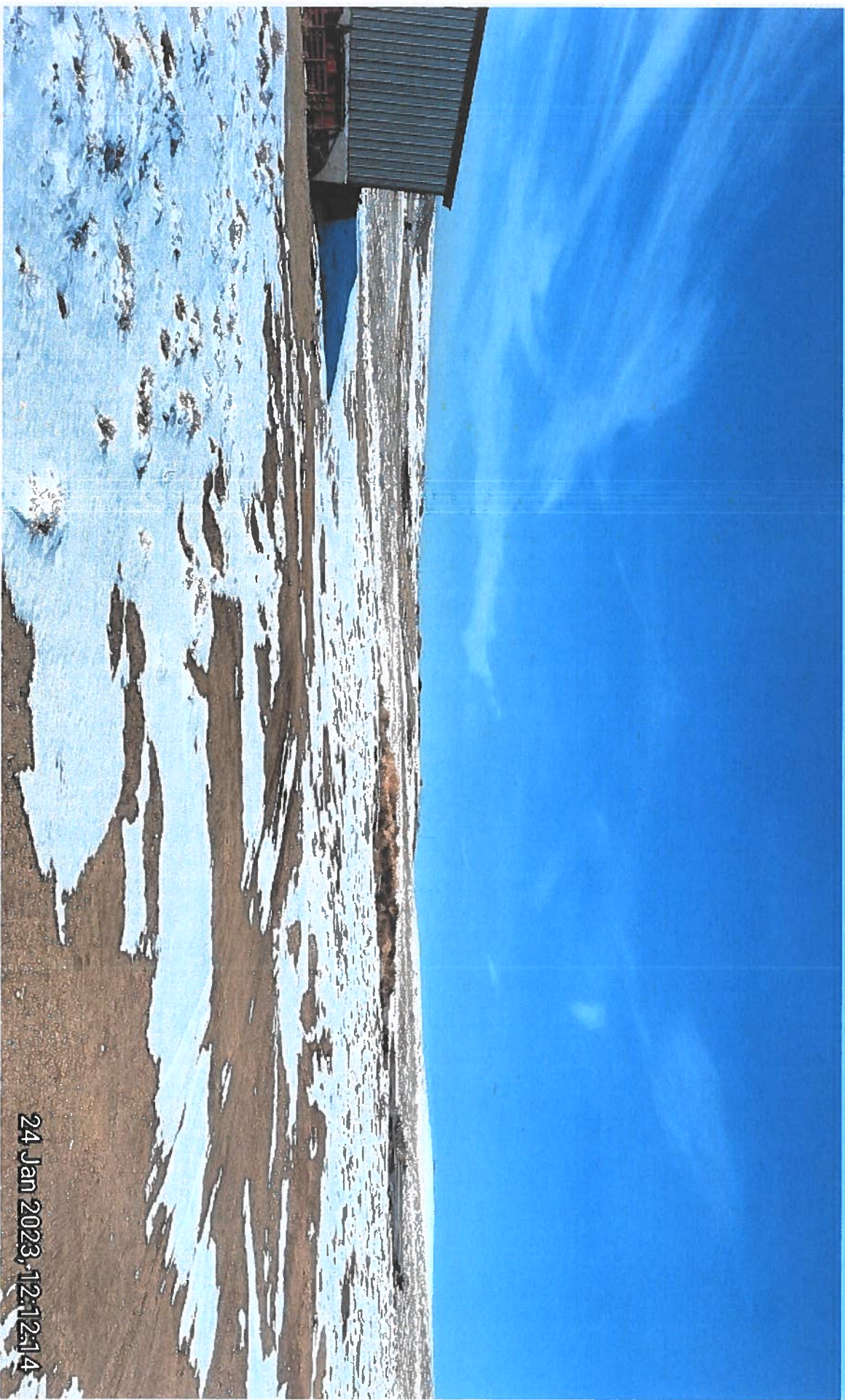


24 Jan 2023, 12:09:14





☉ 316°NW (T) ☉ 43.626617, -116.852445 ±12ft ▲ 2494ft



24 Jan 2023, 12:12:14



**VAN SLYKE FARMS RIDGE SUBDIVISION  
PRELIMINARY PLAT**

A PART OF THE SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4,  
SECTION 6, T. 3 N., R. 4 W., B.M.,  
CANYON COUNTY, IDAHO  
2023

**OWNER/ DEVELOPER**

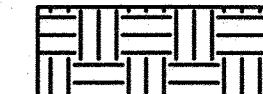
VAN SLYKE FARMS  
P.O. BOX 39  
WILDER, ID 83676  
(612) 356-7422

**ENGINEER/SURVEYOR**

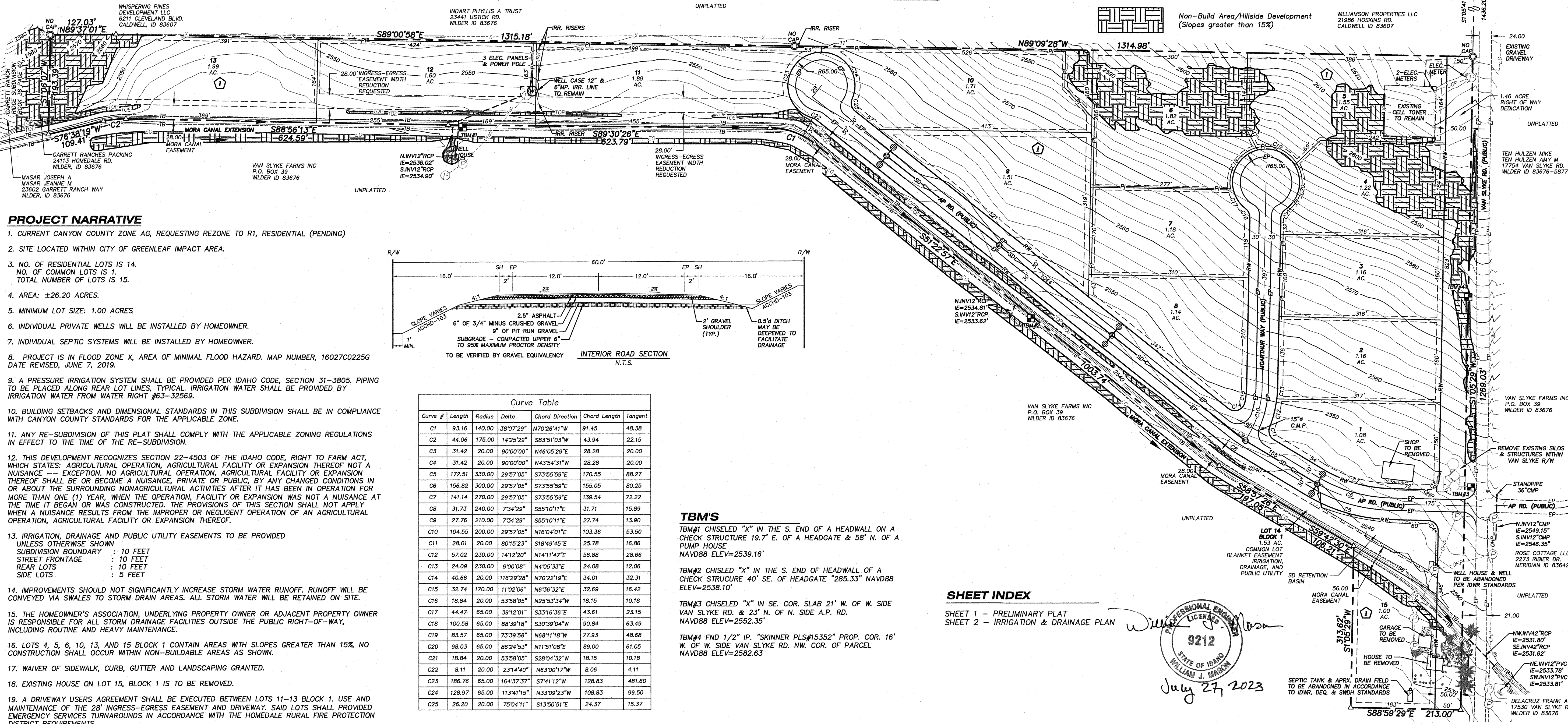
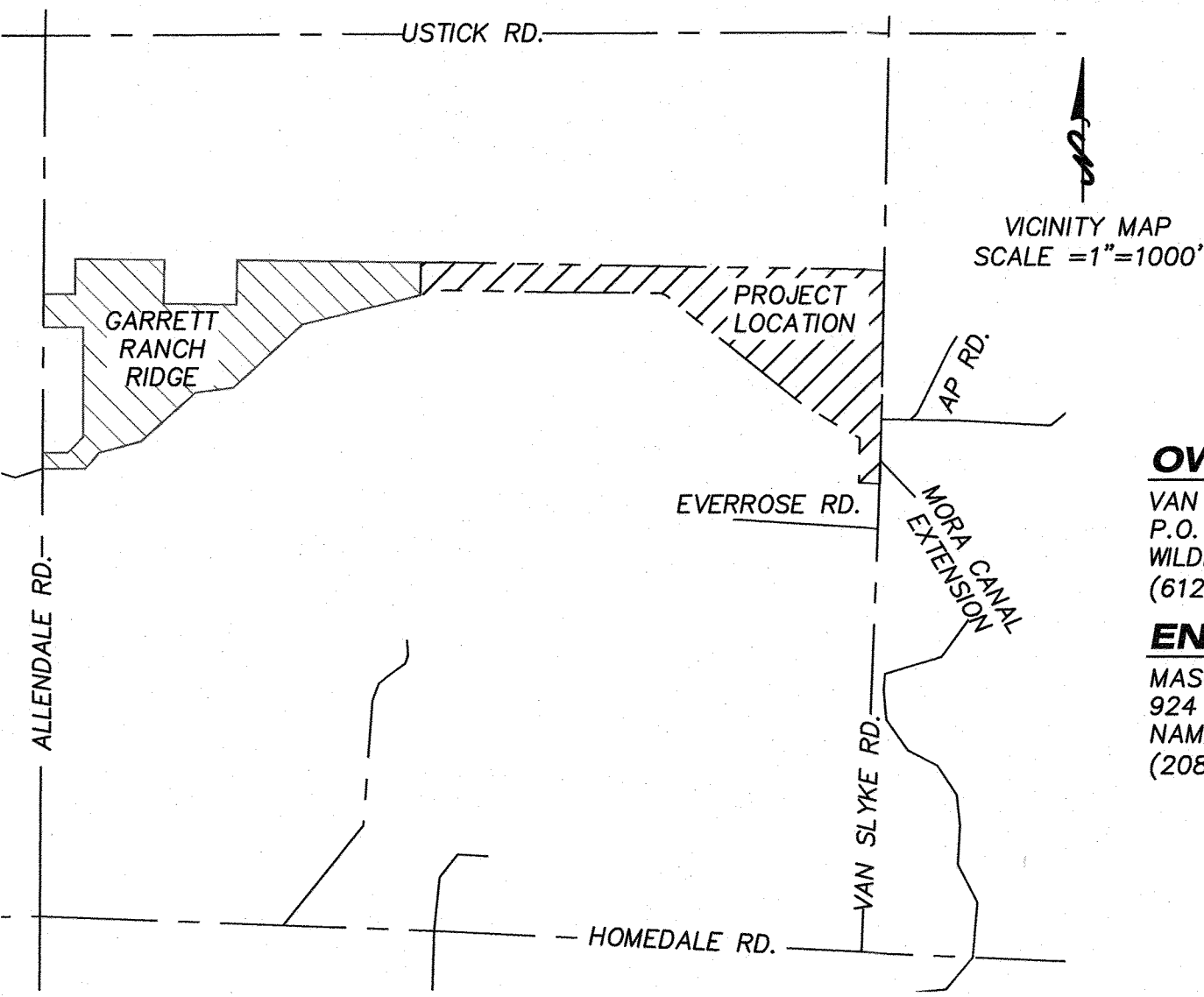
MASON & ASSOCIATES, INC.  
924 3rd ST. SOUTH  
NAMPA, ID 83651  
(208) 454-0256

**LEGEND**

△	Calculated Point	— 2550 —	Contour Line
⊕	Benchmark	— — — —	Property Boundary Line
⊙	Found Brass Cap Monument	— — — —	Section Line
⊙	Found 5/8" Iron pin	— — — —	Lot Line
⊙	Block Number	— RW —	Right of Way Line
⊙	Conifer Tree	— — — —	Street Centerline
⊙	Deciduous Tree	— — — —	Easement Line
⊙	Bush	— X —	Existing Fence Line
⊙	Power Pole	— EP —	Edge of pavement
⊙	Telephone Riser	— EP —	Existing Edge of Pavement
⊙	Sign	— OHP —	Existing Overhead Power Line
⊙	Guy Anchor	— TB —	Existing Top Bank Canal
⊙	Existing Well	— UGP —	Existing Underground Power Line
⊙	Potential Catch Basin	— PI —	Pressure Irrigation Line
⊙	Potential Storm Drain Manhole	— TOP —	Existing Top of Slope
⊙	Existing Concrete	— TOE —	Existing Toe of Slope
⊙		— IRR —	Existing Irrigation
⊙		— SD —	Storm Drain

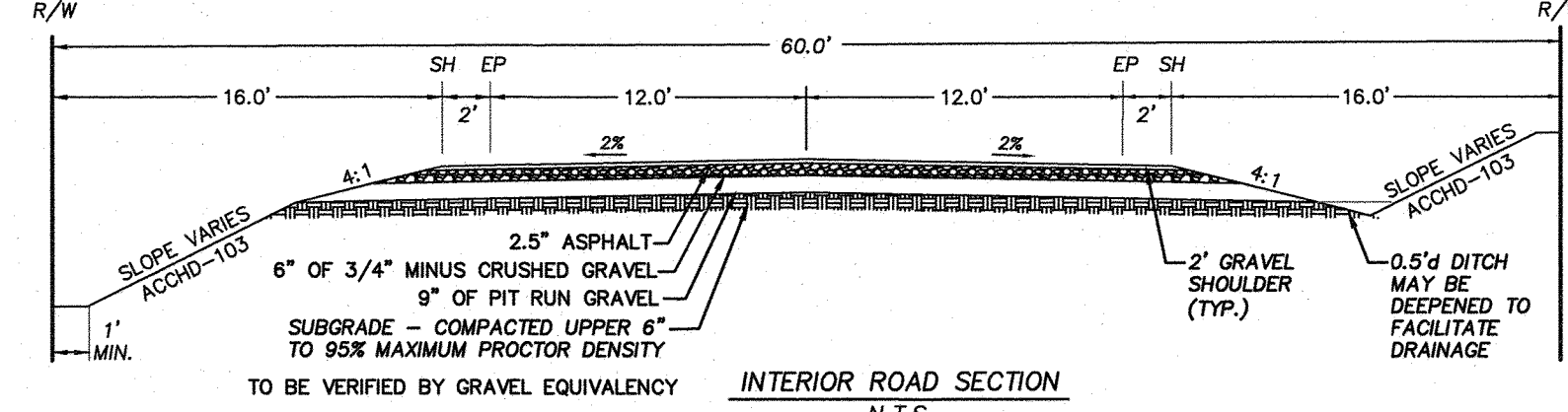


Scale: 1"=100'



**PROJECT NARRATIVE**

- CURRENT CANYON COUNTY ZONE AG, REQUESTING REZONE TO R1, RESIDENTIAL (PENDING)
- SITE LOCATED WITHIN CITY OF GREENLEAF IMPACT AREA.
- NO. OF RESIDENTIAL LOTS IS 14.  
NO. OF COMMON LOTS IS 1.  
TOTAL NUMBER OF LOTS IS 15.
- AREA: ±26.20 ACRES.
- MINIMUM LOT SIZE: 1.00 ACRES
- INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED BY HOMEOWNER.
- INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED BY HOMEOWNER.
- PROJECT IS IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. MAP NUMBER, 16027C02255  
DATE REVISED, JUNE 7, 2019.
- A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE, SECTION 31-3805. PIPING TO BE PLACED ALONG REAR LOT LINES, TYPICAL. IRRIGATION WATER SHALL BE PROVIDED BY IRRIGATION WATER FROM WATER RIGHT #63-32569.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE — EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED UNLESS OTHERWISE SHOWN  
SUBDIVISION BOUNDARY : 10 FEET  
STREET FRONTAGE : 10 FEET  
REAR LOTS : 10 FEET  
SIDE LOTS : 5 FEET
- IMPROVEMENTS SHOULD NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF. RUNOFF WILL BE CONVEYED VIA SWALES TO STORM DRAIN AREAS. ALL STORM WATER WILL BE RETAINED ON SITE.
- 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.
- LOTS 4, 5, 6, 10, 13, AND 15 BLOCK 1 CONTAIN AREAS WITH SLOPES GREATER THAN 15%. NO CONSTRUCTION SHALL OCCUR WITHIN NON-BUILDABLE AREAS AS SHOWN.
- WAIVER OF SIDEWALK, CURB, GUTTER AND LANDSCAPING GRANTED.
- EXISTING HOUSE ON LOT 15, BLOCK 1 IS TO BE REMOVED.
- A DRIVEWAY USERS AGREEMENT SHALL BE EXECUTED BETWEEN LOTS 11-13 BLOCK 1. USE AND MAINTENANCE OF THE 28' INGRESS-EGRESS EASEMENT AND DRIVEWAY. SAID LOTS SHALL PROVIDED EMERGENCY SERVICES TURNAROUNDS IN ACCORDANCE WITH THE HOMEDALE RURAL FIRE PROTECTION DISTRICT REQUIREMENTS.



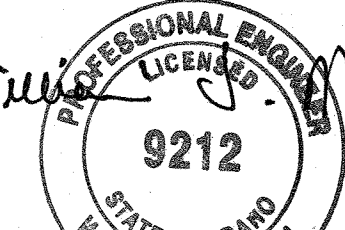
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	93.16	140.00	38°07'29"	N70°26'41"W	91.45	48.38
C2	44.06	175.00	14°25'29"	S83°51'03"W	43.94	22.15
C3	31.42	20.00	90°00'00"	N46°05'29"E	28.28	20.00
C4	31.42	20.00	90°00'00"	N43°54'31"W	28.28	20.00
C5	172.51	330.00	29°57'05"	S73°55'59"E	170.55	88.27
C6	156.82	300.00	29°57'05"	S73°55'59"E	155.05	80.25
C7	141.14	270.00	29°57'05"	S73°55'59"E	139.54	72.22
C8	31.73	240.00	7°34'29"	S55°10'11"E	31.71	15.89
C9	27.76	210.00	7°34'29"	S55°10'11"E	27.74	13.90
C10	104.55	200.00	29°57'05"	N16°04'01"E	103.36	53.50
C11	28.01	20.00	80°15'23"	S18°49'45"E	25.78	16.86
C12	57.02	230.00	14°12'20"	N14°11'47"E	56.88	28.66
C13	24.09	230.00	6°00'08"	N4°05'33"E	24.08	12.06
C14	40.66	20.00	116°29'28"	N70°22'19"E	34.01	32.31
C15	32.74	170.00	11°02'06"	N6°36'32"E	32.69	16.42
C16	18.84	20.00	53°58'05"	N25°53'34"W	18.15	10.18
C17	44.47	65.00	39°12'01"	S33°16'36"E	43.61	23.15
C18	100.58	65.00	88°39'18"	S30°39'04"W	90.84	63.49
C19	83.57	65.00	73°39'58"	N68°11'18"W	77.93	48.68
C20	98.03	65.00	86°24'53"	N11°51'08"E	89.00	61.05
C21	18.84	20.00	53°58'05"	S28°04'32"W	18.15	10.18
C22	8.11	20.00	23°14'40"	N63°00'17"W	8.06	4.11
C23	186.76	65.00	164°37'37"	S7°41'12"W	128.83	481.60
C24	128.97	65.00	113°41'15"	N33°09'23"W	108.83	99.50
C25	26.20	20.00	75°04'11"	S13°09'51"E	24.37	15.37

**TBM'S**

- TBM#1 CHISELED "X" IN THE S. END OF A HEADWALL ON A CHECK STRUCTURE 19.7' E. OF A HEADGATE & 58' N. OF A PUMP HOUSE  
NAVD88 ELEV=2539.16'
- TBM#2 CHISELED "X" IN THE S. END OF HEADWALL OF A CHECK STRUCTURE 40' SE. OF HEADGATE "285.33" NAVD88  
ELEV=2538.10'
- TBM#3 CHISELED "X" IN SE. COR. SLAB 21' W. OF W. SIDE VAN SLYKE RD. & 23' N. OF N. SIDE A.P. RD.  
NAVD88 ELEV=2552.35'
- TBM#4 FND 1/2" IP, "SKINNER PLS#15352" PROP. COR. 16' W. OF W. SIDE VAN SLYKE RD. NW. COR. OF PARCEL  
NAVD88 ELEV=2582.63

**SHEET INDEX**

- SHEET 1 - PRELIMINARY PLAT  
SHEET 2 - IRRIGATION & DRAINAGE PLAN



DRAWING TITLE: <b>VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY PLAT</b>		JOB NO. NV0220 DWG NO. NV0220PP SCALE: N/A HORIZ. 1"=100'		CLIENT: <b>VAN SLYKE FARMS P.O. BOX 30 WILDER, ID 83876</b>		<b>Mason &amp; Associates</b>		DESIGNED BY: Professional Engineers, Land Surveyors DRAWN BY: JH CHECKED BY: S24, Inc. S. South, Nampa, ID 83851 APPVD BY: (208) 454-0286		NO. BY DATE 1 10/5/21 2 12/17/21 3 6/1/23 REVISION 3/21		DESCRIPTION REVISED PER COUNTY ENGINEER COMMENTS REVISED PER HIGHWAY DISTRICT COMMENTS REVISED PER COUNTY ENGINEER COMMENTS	
SHEET NO. 1 OF 2 SHEETS		Rev <input type="radio"/>		FIELD BOOK NO.									



**VAN SLYKE FARMS RIDGE SUBDIVISION  
IRRIGATION & DRAINAGE PLAN**

A PART OF THE SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4,  
SECTION 6, T. 3 N., R. 4 W., B.M.,  
CANYON COUNTY, IDAHO  
2023

**LEGEND**

- |   |                               |        |  |
|---|-------------------------------|--------|--|
| △ | Calculated Point              | —2550— | Contour Line   |
| ⊕ | Benchmark                     | ---    | Property Boundary Line   |
| ⊙ | Found Brass Cap Monument      | ---    | Section Line   |
| ⊙ | Found 5/8" Iron pin           | ---    | Lot Line   |
| ⊙ | Block Number                  | —RW—   | Right of Way Line  |
| ⊙ | Conifer Tree                  | ---    | Street Centerline  |
| ⊙ | Deciduous Tree                | ---    | Easement Line  |
| ⊙ | Bush                          | ---    | Existing Fence Line  |
| ⊙ | Power Pole                    | ---    | Edge of pavement   |
| ⊙ | Telephone Riser               | ---    | Existing Edge of Pavement  |
| ⊙ | Sign                          | ---    | Existing Overhead Power Line                                     |
| ⊙ | Guy Anchor                    | ---    | Existing Top Bank Canal  |
| ⊙ | Existing Well                 | ---    | Existing Underground Power Line                                  |
| ⊙ | Potential Catch Basin         | ---    | Pressure Irrigation Line   |
| ⊙ | Potential Storm Drain Manhole | ---    | Existing Top of Slope  |
| ⊙ | Drainage Flow Arrow           | ---    | Existing Toe of Slope  |
| ⊙ | Existing Concrete             | ---    | Existing Irrigation  |
| ⊙ |                               | ---    | Storm Drain  |
| ⊙ |                               | ---    | Non-Build Area/Hillside Development<br>(Slopes greater than 15%) |

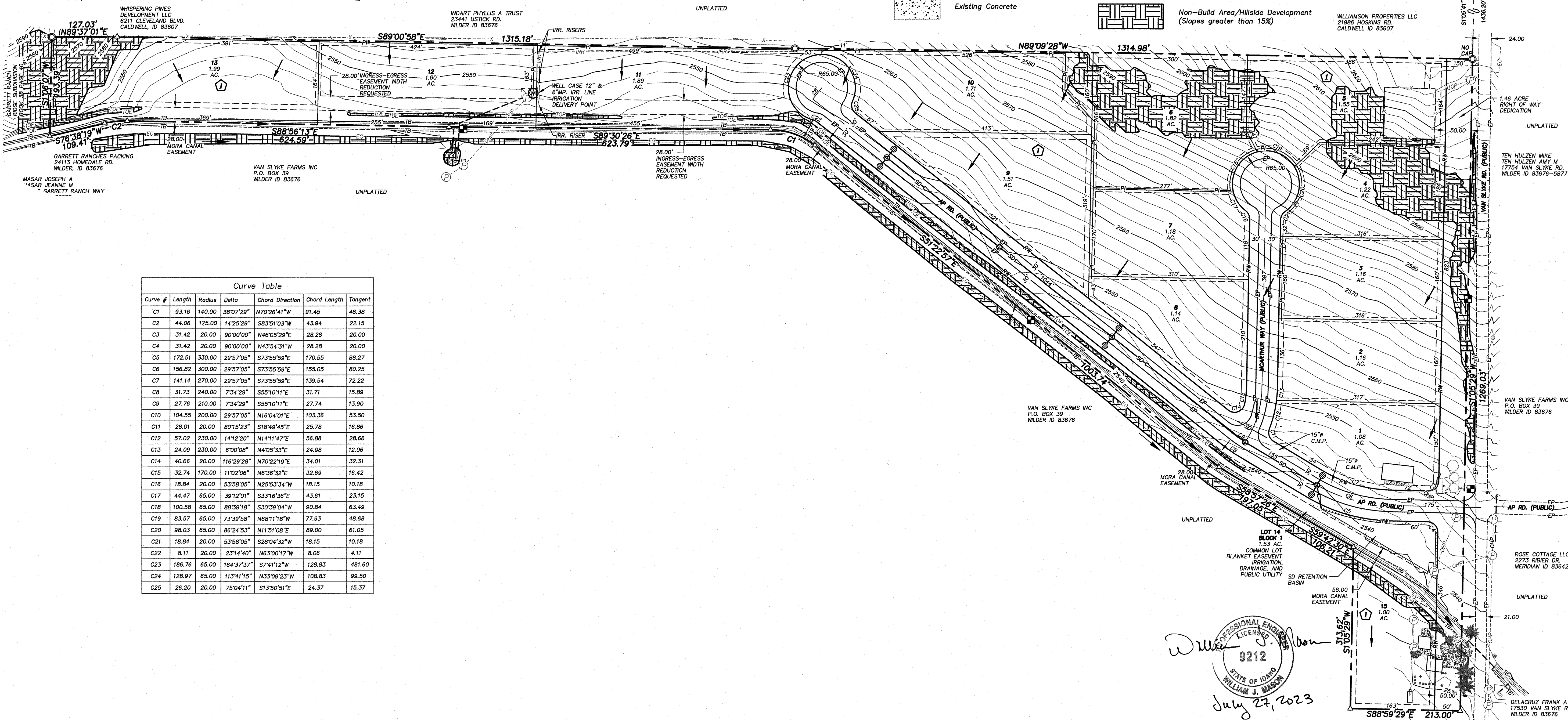
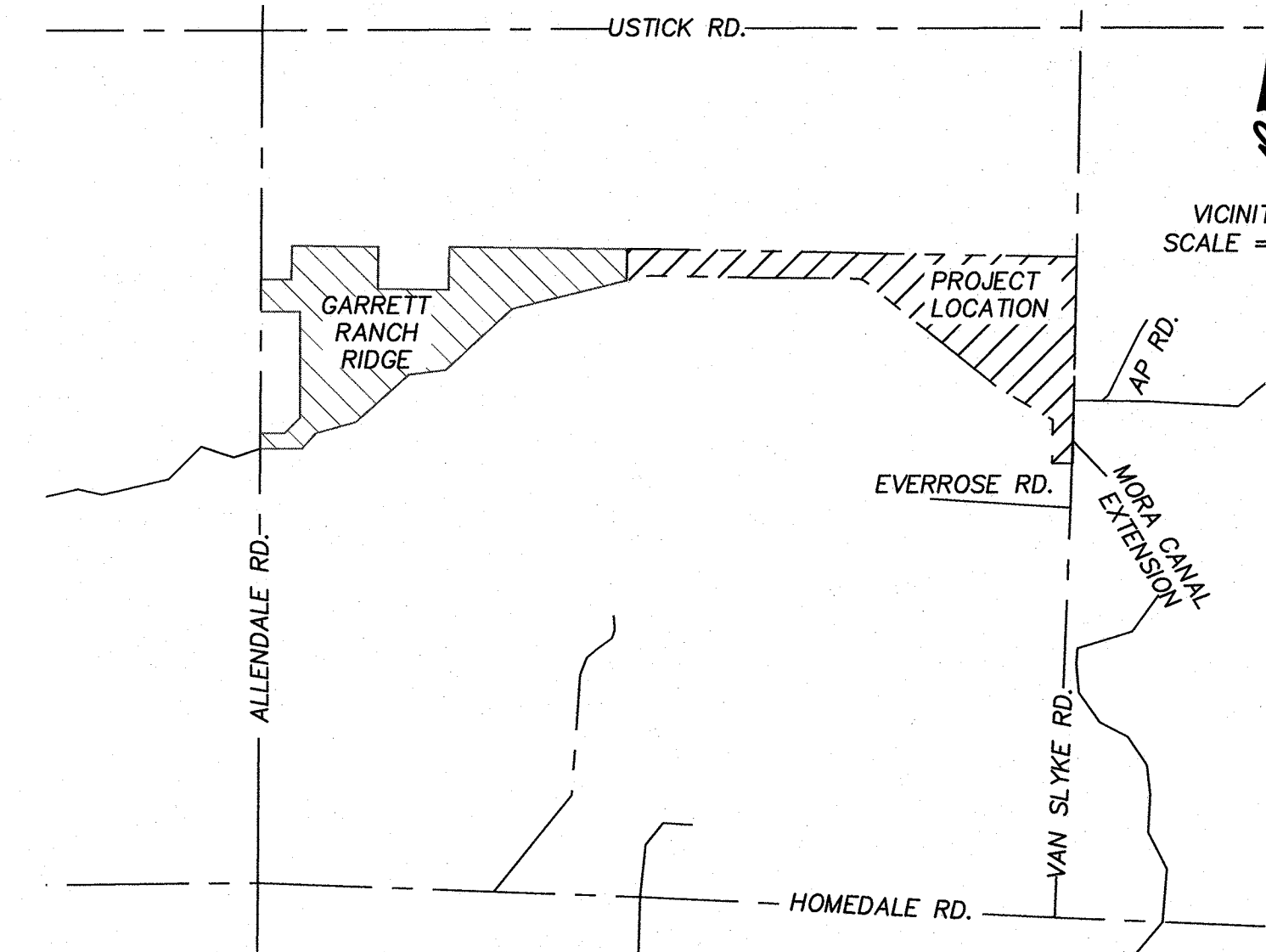
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**OWNER/ DEVELOPER**

BRANDON VAN SLYKE  
P.O. BOX 39  
WILDER, ID 83676  
(612) 356-7422

**ENGINEER/SURVEYOR**

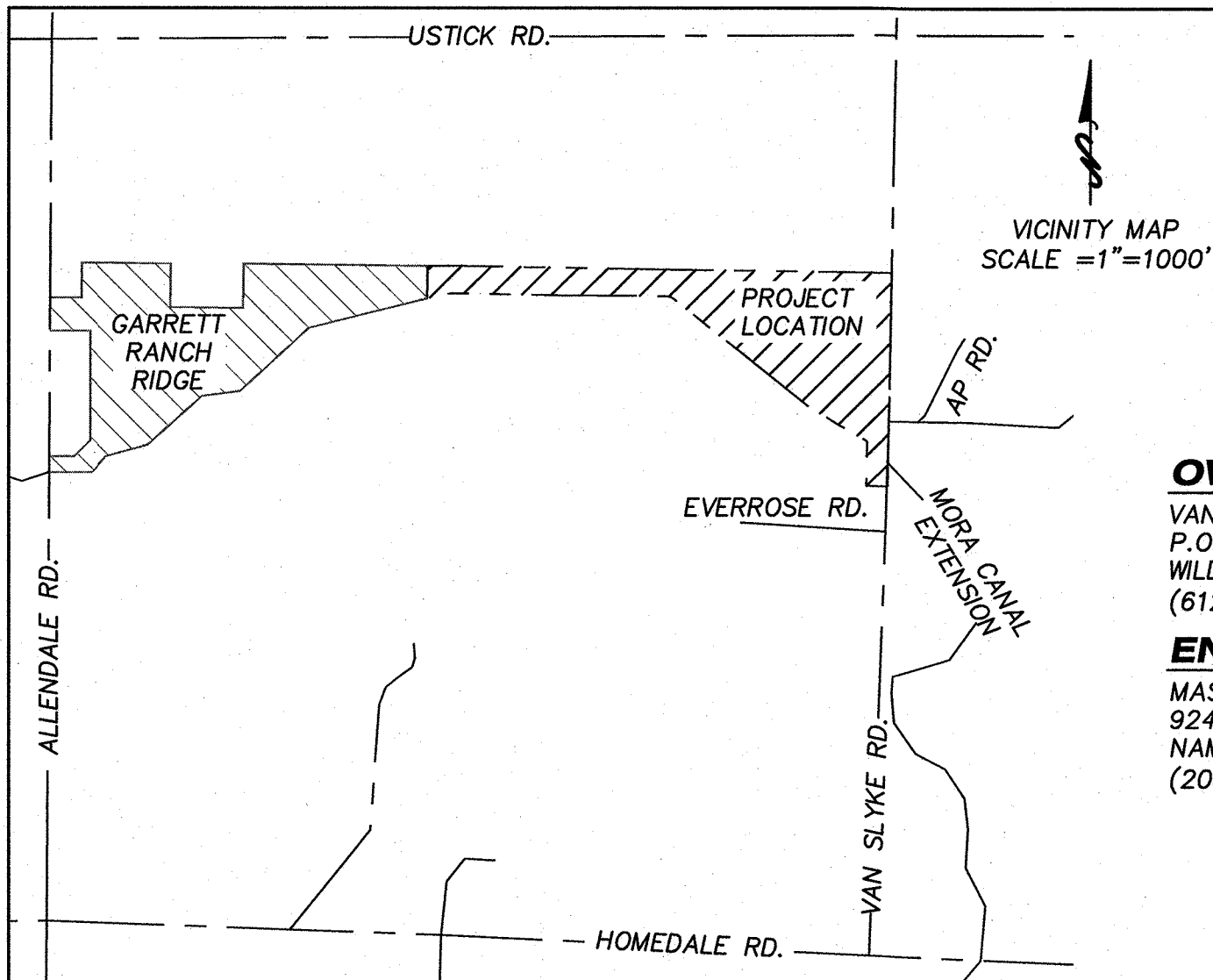
MASON & ASSOCIATES, INC.  
924 3rd ST. SOUTH  
NAMPA, ID 83651  
(208) 454-0256



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	93.16	140.00	38°07'29"	N70°26'41"W	91.45
C2	44.06	175.00	14°25'29"	S83°51'03"W	43.94
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C4	31.42	20.00	90°00'00"	N43°54'31"W	28.28
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C6	156.82	300.00	29°57'05"	S73°55'59"E	155.05
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C8	31.73	240.00	7°34'29"	S55°10'11"E	31.71
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C10	104.55	200.00	29°57'05"	N16°04'01"E	103.36
C11	28.01	20.00	80°15'23"	S18°49'45"E	25.78
C12	57.02	230.00	14°12'20"	N14°11'47"E	56.88
C13	24.09	230.00	6°00'08"	N4°05'33"E	24.08
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C18	100.58	65.00	88°39'18"	S30°39'04"W	90.84
C19	83.57	65.00	73°39'58"	N68°11'18"W	77.93
C20	98.03	65.00	86°24'53"	N11°51'08"E	89.00
C21	18.84	20.00	53°58'05"	S28°04'32"W	18.15
C22	8.11	20.00	23°14'40"	N63°00'17"W	8.06
C23	186.76	65.00	164°37'37"	S7°41'12"W	128.83
C24	128.97	65.00	113°41'15"	N33°09'23"W	108.83
C25	26.20	20.00	75°04'11"	S13°50'51"E	24.37

DRAWING TITLE: <b>VAN SLYKE FARMS RIDGE SUBDIVISION IRRIGATION &amp; DRAINAGE PLAN</b>		JOB NO. NV0220 DWG NO. NV0220DP SCALE: N/A VERT: 1"=100' HORIZ: 1"=100'		SHEET NO. 2 OF 2 SHEETS	
DESIGNED BY: Professional Engineers, Land Surveyors & Planners DRAWN BY: JH CHECKED BY: APPROVED BY:		DATE: 10/5/21 12/17/21 6/1/23		REVISIONS: 1 2 3	
Mason & Associates		CLIENT: VAN SLYKE FARMS P.O. BOX 39 WILDER, ID 83676 (612) 356-7422		FIELD BOOK NO.	





**OWNER/ DEVELOPER**  
VAN SLYKE FARMS  
P.O. BOX 39  
WILDER, ID 83676  
(612) 356-7422

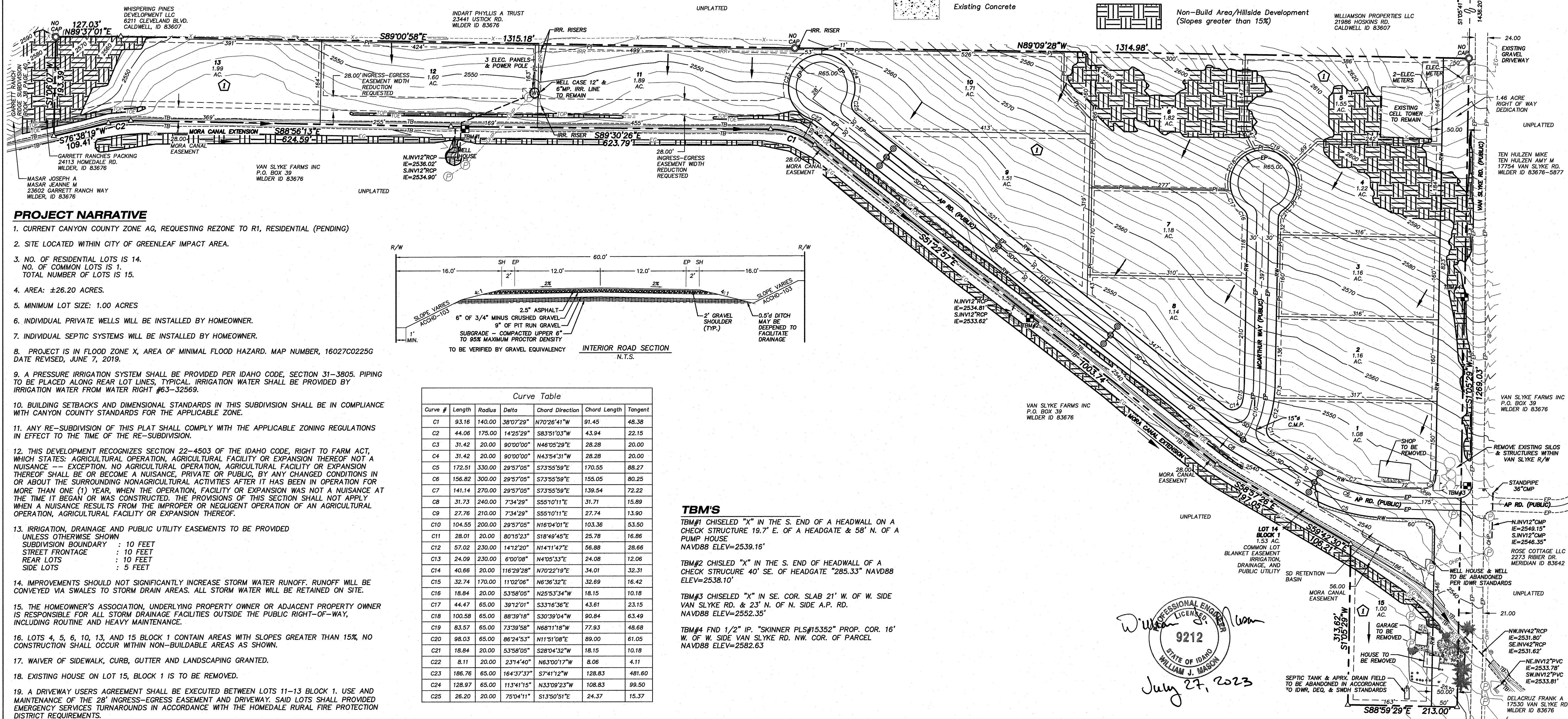
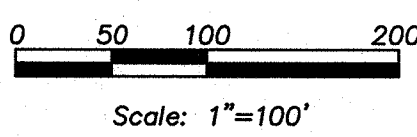
**ENGINEER/SURVEYOR**  
MASON & ASSOCIATES, INC.  
924 3rd ST. SOUTH  
NAMPA, ID 83651  
(208) 454-0256

## VAN SLYKE FARMS RIDGE SUBDIVISION HILLSIDE DEVELOPMENT PLAN

A PART OF THE SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4,  
SECTION 6, T. 3 N., R. 4 W., B.M.,  
CANYON COUNTY, IDAHO  
2023

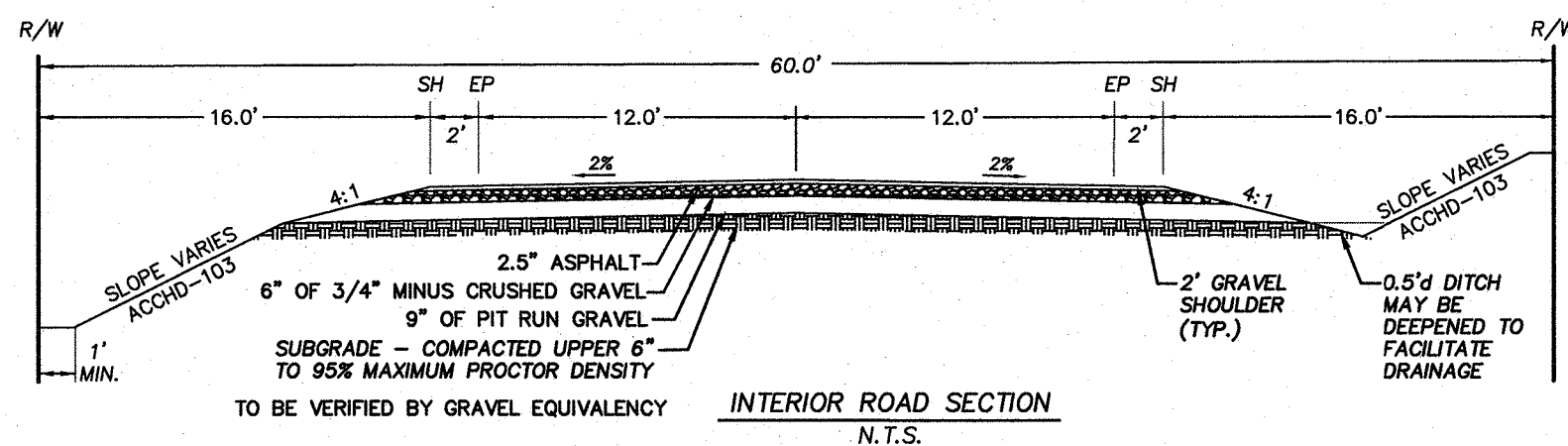
### LEGEND

△	Calculated Point	2550	Contour Line
⊕	Benchmark	---	Property Boundary Line
⊙	Found Brass Cap Monument	---	Section Line
⊙	Found 5/8" Iron pin	---	Lot Line
①	Block Number	---	Right of Way Line
⊙	Conifer Tree	---	Street Centerline
⊙	Deciduous Tree	---	Easement Line
⊙	Bush	---	Existing Fence Line
⊙	Power Pole	---	Edge of pavement
⊙	Telephone Riser	---	Existing Edge of Pavement
⊙	Sign	---	Existing Overhead Power Line
⊙	Guy Anchor	---	Existing Top Bank Canal
⊙	Existing Well	---	Existing Underground Power Line
⊙	Potential Catch Basin	---	Pressure Irrigation Line
⊙	Potential Storm Drain Manhole	---	Existing Top of Slope
⊙	Drainage Flow Arrow	---	Existing Toe of Slope
⊙	Existing Concrete	---	Existing Irrigation
⊙		---	Storm Drain
⊙		---	Non-Build Area/Hillside Development (Slopes greater than 15%)



### PROJECT NARRATIVE

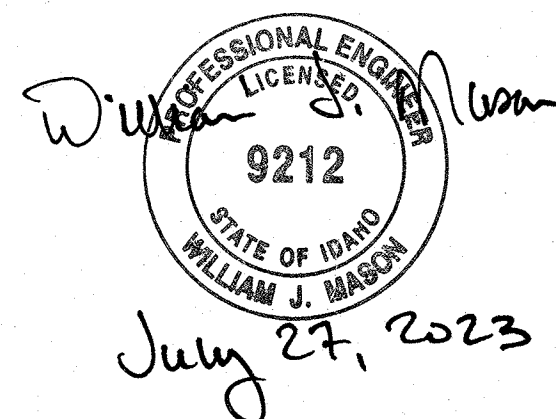
- CURRENT CANYON COUNTY ZONE AG, REQUESTING REZONE TO R1, RESIDENTIAL (PENDING)
- SITE LOCATED WITHIN CITY OF GREENLEAF IMPACT AREA.
- NO. OF RESIDENTIAL LOTS IS 14.  
NO. OF COMMON LOTS IS 1.  
TOTAL NUMBER OF LOTS IS 15.
- AREA: ±26.20 ACRES.
- MINIMUM LOT SIZE: 1.00 ACRES
- INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED BY HOMEOWNER.
- INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED BY HOMEOWNER.
- PROJECT IS IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. MAP NUMBER, 16027C02256 DATE REVISED, JUNE 7, 2019.
- A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE, SECTION 31-3805. PIPING TO BE PLACED ALONG REAR LOT LINES, TYPICAL. IRRIGATION WATER SHALL BE PROVIDED BY IRRIGATION WATER FROM WATER RIGHT #63-32569.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE.
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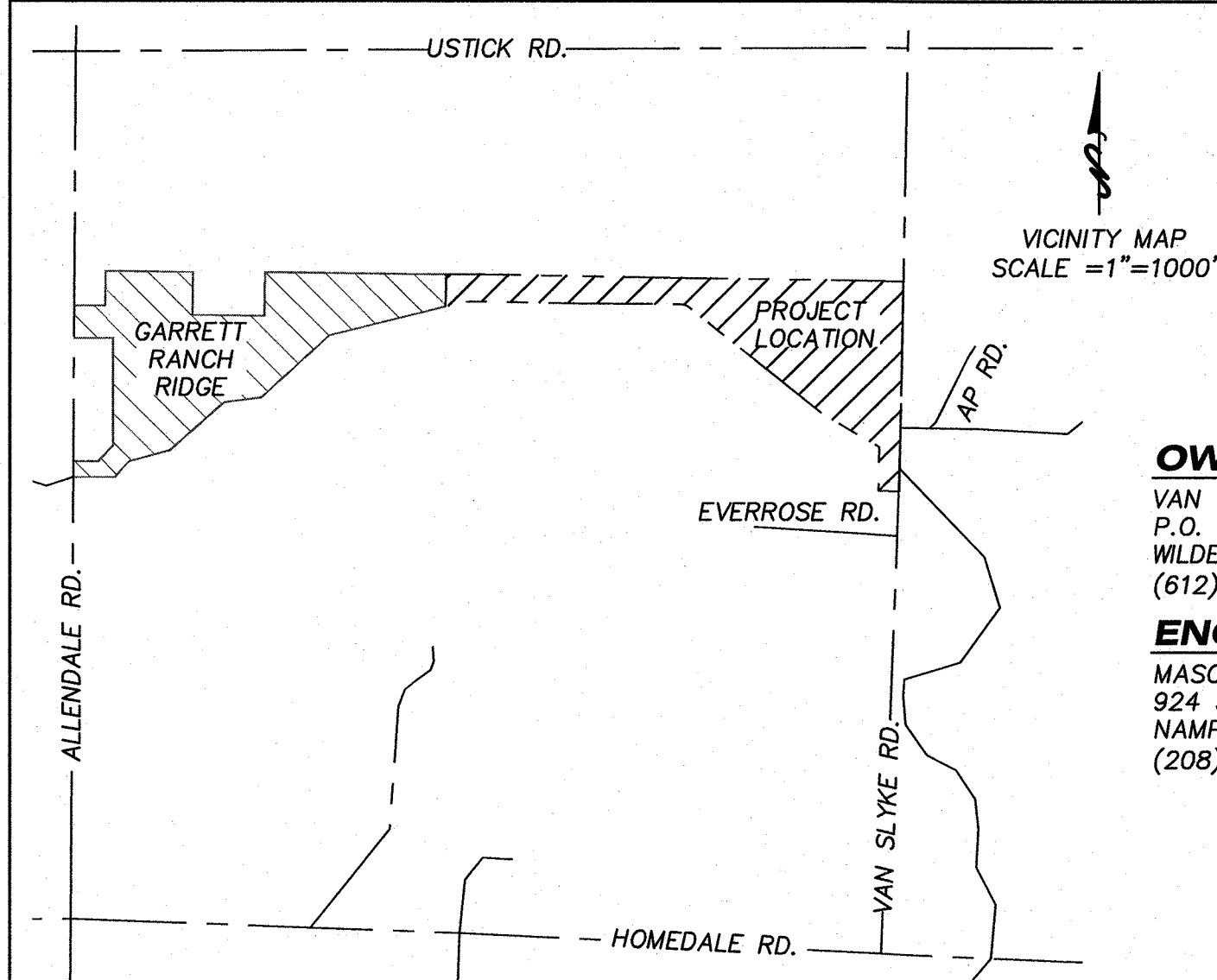
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NAVD88 ELEV=2552.35'
- TBM#4 FND 1/2" IP. "SKINNER PLS#15352" PROP. COR. 16' W. OF W. SIDE VAN SLYKE RD. NW. COR. OF PARCEL  
NAVD88 ELEV=2582.63



NO.	BY	DATE	DESCRIPTION
1	WM	12/17/21	REVISED PER HIGHWAY DISTRICT COMMENTS
2	CS	6/1/23	REVISED PER COUNTY ENGINEER COMMENTS
3	WM	3/21	
4	WM	6/27	
5	WM	6/27	
6	WM	6/27	
7	WM	6/27	
8	WM	6/27	
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100	WM	6/27	





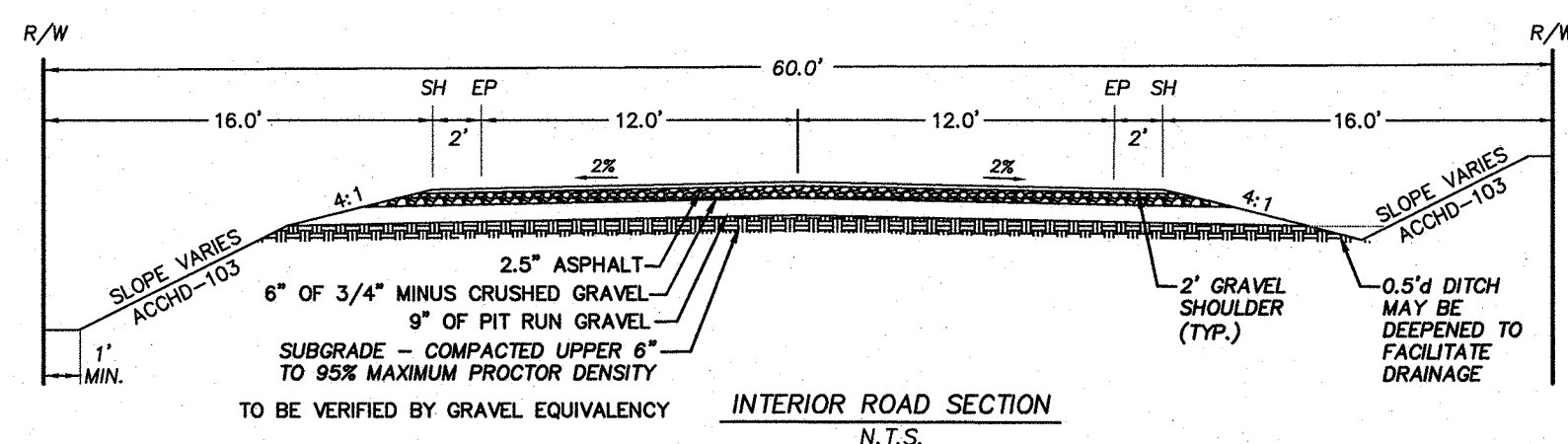
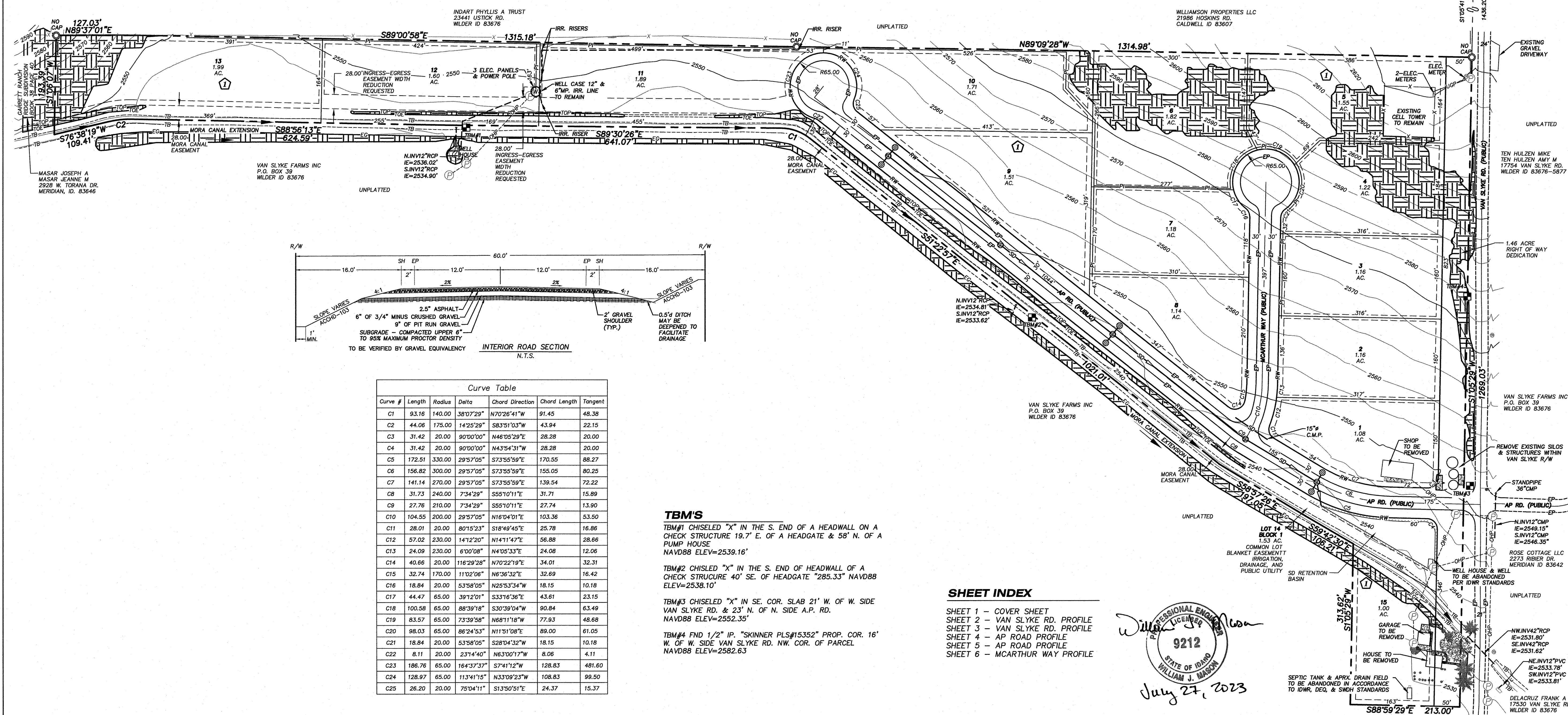
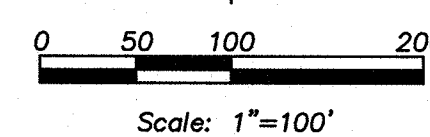
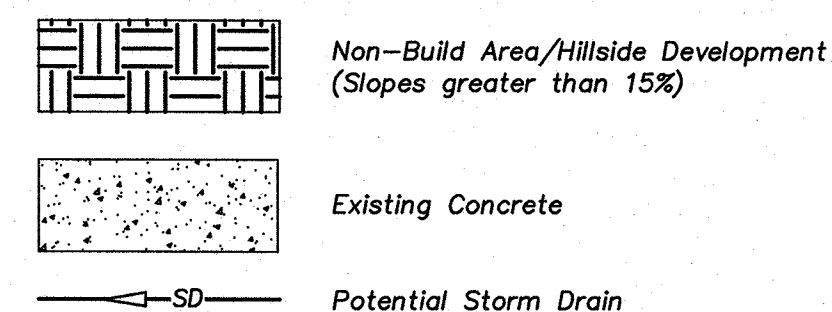
**OWNER/ DEVELOPER**  
VAN SLYKE FARMS  
P.O. BOX 39  
WILDER, ID 83676  
(612) 356-7422

**ENGINEER/SURVEYOR**  
MASON & ASSOCIATES, INC.  
924 3rd ST. SOUTH  
NAMP, ID 83651  
(208) 454-0256

# VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY ROAD PROFILES

A PART OF THE SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4,  
SECTION 6, T. 3 N., R. 4 W., B.M.,  
CANYON COUNTY, IDAHO  
2023

LEGEND	
	Calculated Point
	Benchmark
	Found Brass Cap Monument
	Found 5/8 inch Iron pin
	Block Number
	Conifer Tree
	Deciduous Tree
	Bush
	Power Pole
	Telephone Riser
	Sign
	Guy Anchor
	Existing Well
	Potential Catch Basin
	Potential Storm Drain Manhole
	Contour Line
	Property Boundary Line
	Section Line
	Lot Line
	Right of Way Line
	Street Centerline
	Easement Line
	Fence Line
	Edge of pavement
	Existing Edge of Pavement
	Overhead Power Line
	Top Bank Canal
	Underground Power Line
	Proposed Pressure Irrigation Line
	Top of Slope
	Toe of Slope



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	93.16	140.00	38°07'29"	N70°26'41"W	91.45	48.38
C2	44.06	175.00	14°25'29"	S83°51'03"W	43.94	22.15
C3	31.42	20.00	90°00'00"	N46°05'29"E	28.28	20.00
C4	31.42	20.00	90°00'00"	N43°54'31"W	28.28	20.00
C5	172.51	330.00	29°57'05"	S73°55'59"E	170.55	88.27
C6	156.82	300.00	29°57'05"	S73°55'59"E	155.05	80.25
C7	141.14	270.00	29°57'05"	S73°55'59"E	139.54	72.22
C8	31.73	240.00	7°34'29"	S55°10'11"E	31.71	15.89
C9	27.76	210.00	7°34'29"	S55°10'11"E	27.74	13.90
C10	104.55	200.00	29°57'05"	N16°04'01"E	103.36	53.50
C11	28.01	20.00	80°15'23"	S18°49'45"E	25.78	16.86
C12	57.02	230.00	14°12'20"	N14°11'47"E	56.88	28.66
C13	24.09	230.00	6°00'08"	N4°05'33"E	24.08	12.06
C14	40.66	20.00	116°29'28"	N70°22'19"E	34.01	32.31
C15	32.74	170.00	11°02'06"	N6°36'32"E	32.69	16.42
C16	18.84	20.00	53°58'05"	N25°53'34"W	18.15	10.18
C17	44.47	65.00	39°12'01"	S33°16'36"E	43.61	23.15
C18	100.58	65.00	88°39'18"	S30°39'04"W	90.84	63.49
C19	83.57	65.00	73°39'58"	N68°11'18"W	77.93	48.68
C20	98.03	65.00	86°24'53"	N11°51'08"E	89.00	61.05
C21	18.84	20.00	53°58'05"	S28°04'32"W	18.15	10.18
C22	8.11	20.00	23°14'40"	N63°00'17"W	8.06	4.11
C23	186.76	65.00	164°37'37"	S7°41'12"W	128.63	481.60
C24	128.97	65.00	113°41'15"	N33°09'23"W	108.83	99.50
C25	26.20	20.00	75°04'11"	S13°50'51"E	24.37	15.37

## TBM'S

TBM#1 CHISELED "X" IN THE S. END OF A HEADWALL ON A CHECK STRUCTURE 19.7' E. OF A HEADGATE & 58' N. OF A PUMP HOUSE.  
NAVD88 ELEV=2539.16'

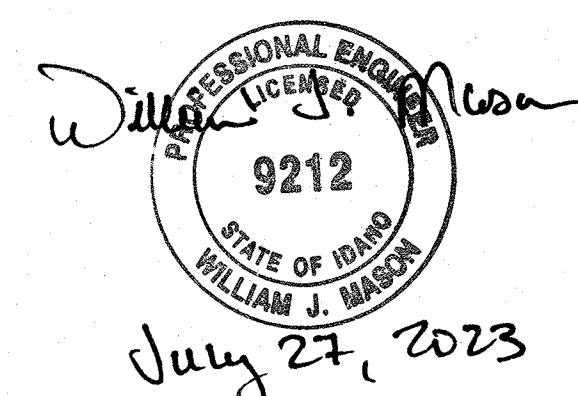
TBM#2 CHISELED "X" IN THE S. END OF HEADWALL OF A CHECK STRUCTURE 40' SE. OF HEADGATE "285.33" NAVD88 ELEV=2938.10'

TBM#3 CHISELED "X" IN SE. COR. SLAB 21' W. OF W. SIDE VAN SLYKE RD. & 23' N. OF N. SIDE A.P. RD.  
NAVD88 ELEV=2552.35'

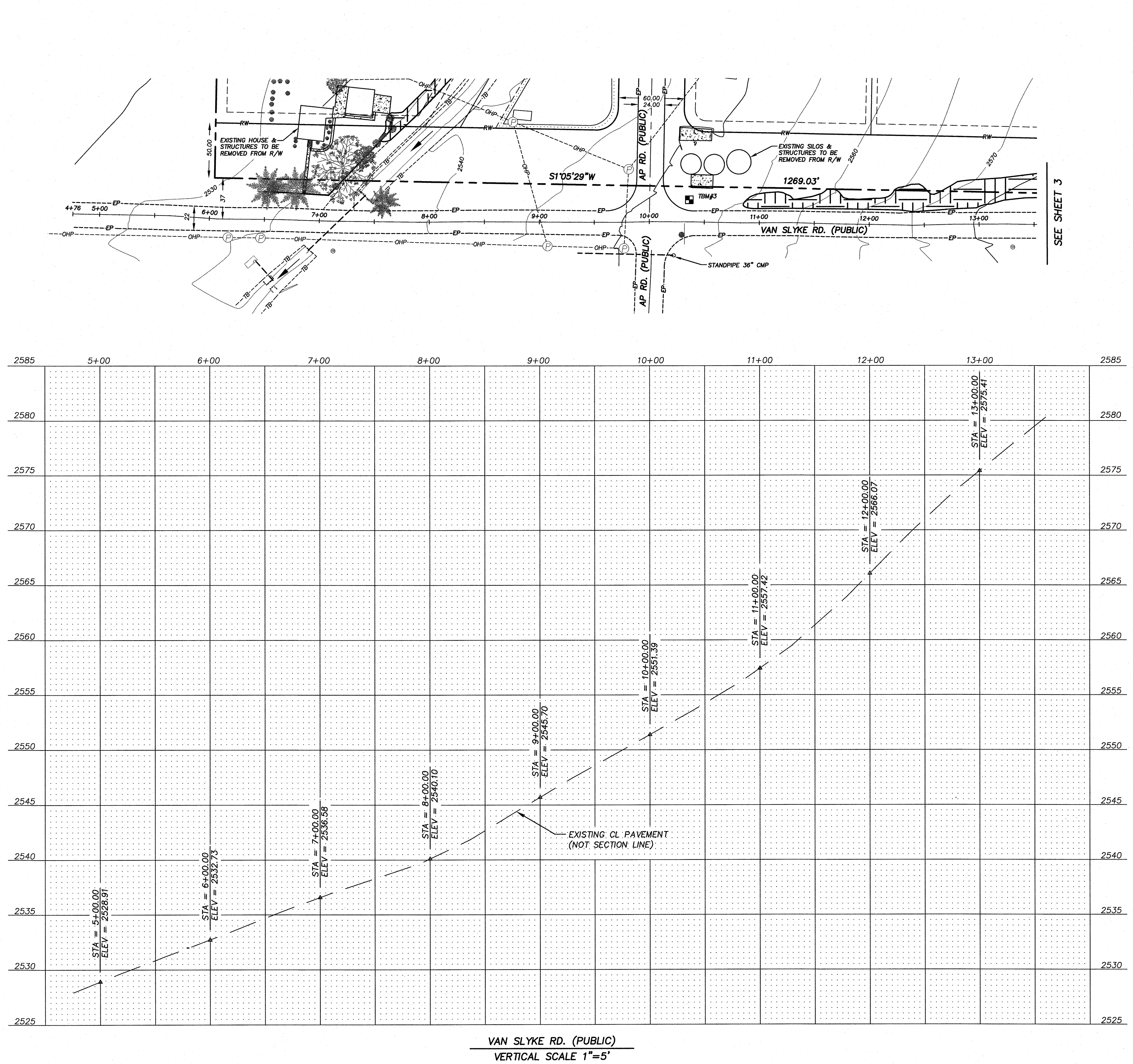
TBM#4 FND 1/2" IP. "SKINNER PLS#15352" PROP. COR. 16' W. OF W. SIDE VAN SLYKE RD. NW. COR. OF PARCEL  
NAVD88 ELEV=2582.63

## SHEET INDEX

SHEET 1 - COVER SHEET  
SHEET 2 - VAN SLYKE RD. PROFILE  
SHEET 3 - VAN SLYKE RD. PROFILE  
SHEET 4 - AP ROAD PROFILE  
SHEET 5 - AP ROAD PROFILE  
SHEET 6 - MCARTHUR WAY PROFILE



DRAWING TITLE:				CLIENT:				JOB NO.				DWG NO.				SCALE:				Rev				FIELD BOOK NO.				SHEETS				Rev				SHEET NO. OF 6 SHEETS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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VAN SLYKE RD. (PUBLIC)  
VERTICAL SCALE 1"=5'

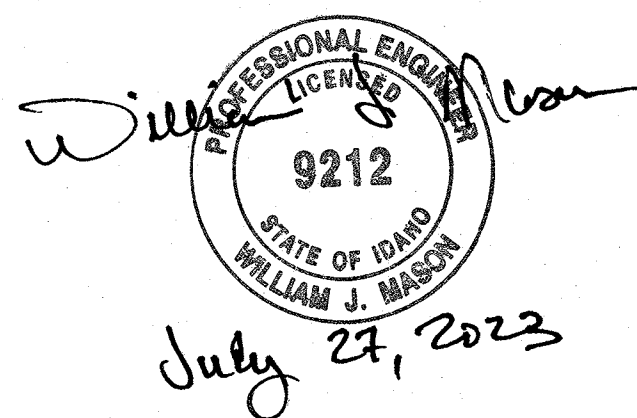
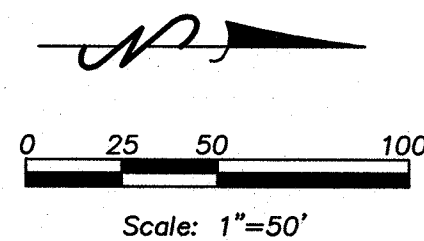
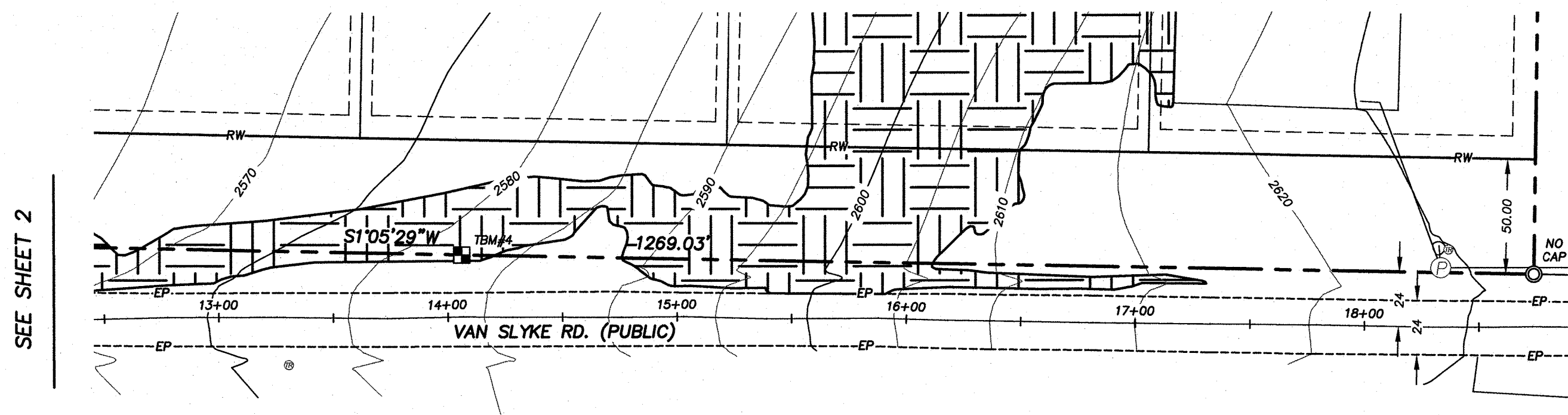
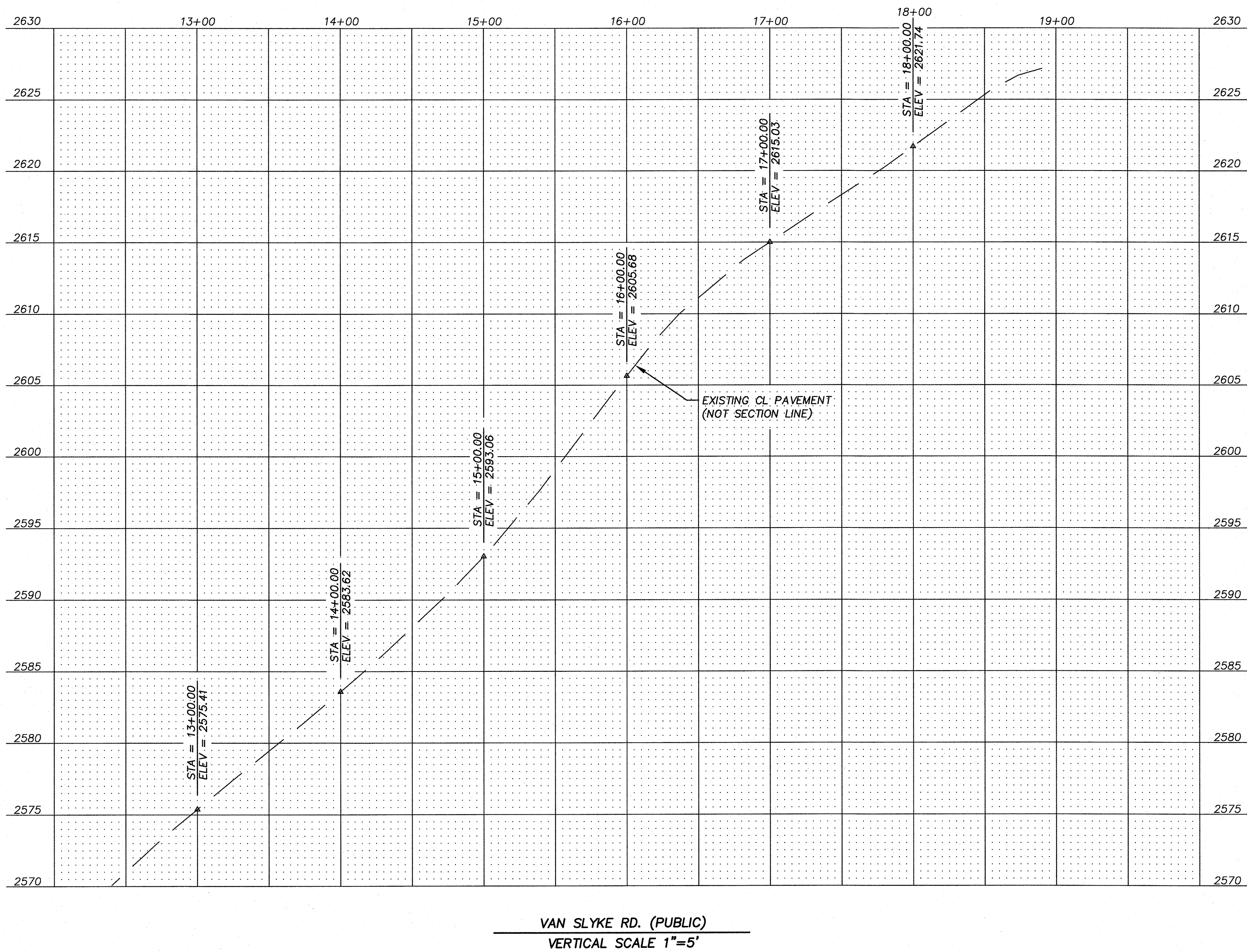
SEE SHEET 3


*William J. Mason*  
9212  
STATE OF IOWA  
WILLIAM J. MASON  
July 27, 2023

DRAWING TITLE:		CLIENT:		JOB NO.		DWG NO.		SCALE:		FIELD BOOK NO.		SHEET NO. 2 OF 6 SHEETS		Rev		Rev	
VAN SLYKE FARMS RIDGE SUBDIVISION		VAN SLYKE FARMS		NV0220		NV0220PP		1"=5'									
PRELIMINARY ROAD PROFILES		P.O. BOX 39						1"=50'									
VAN SLYKE RD. PROFILE		WILDER, ID 83676															
		(612) 356-7422															

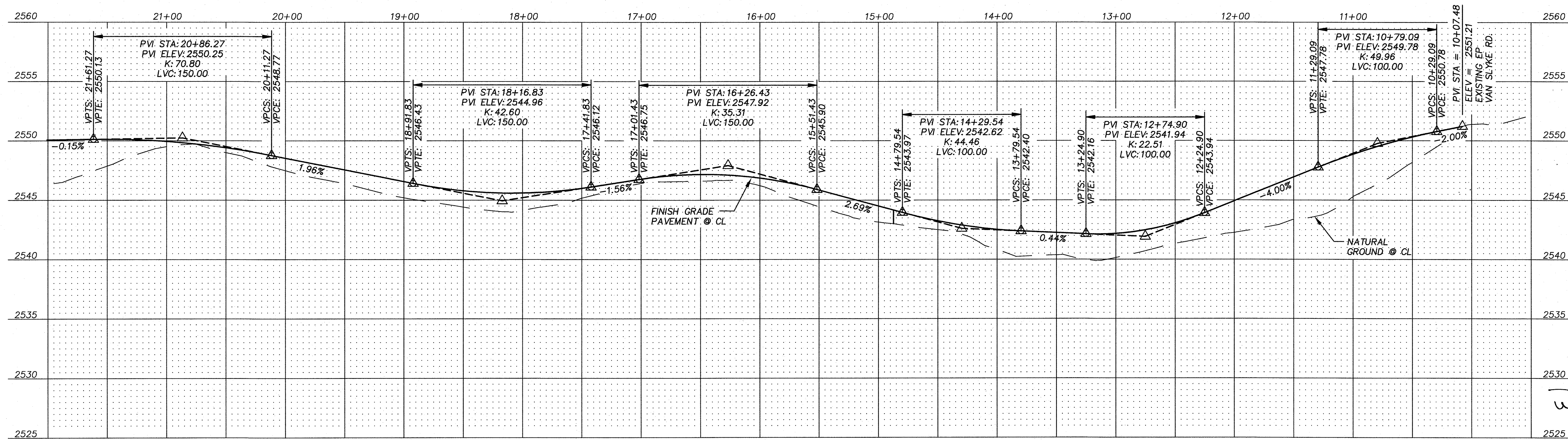


SEE SHEET 2



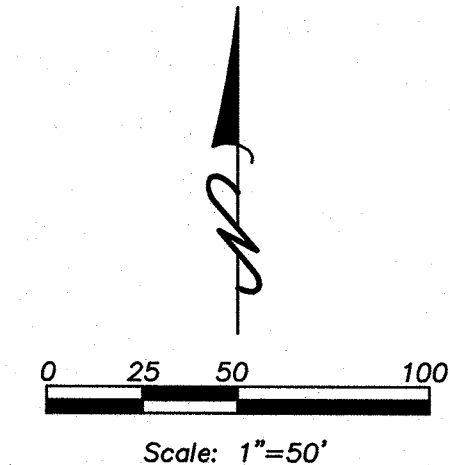
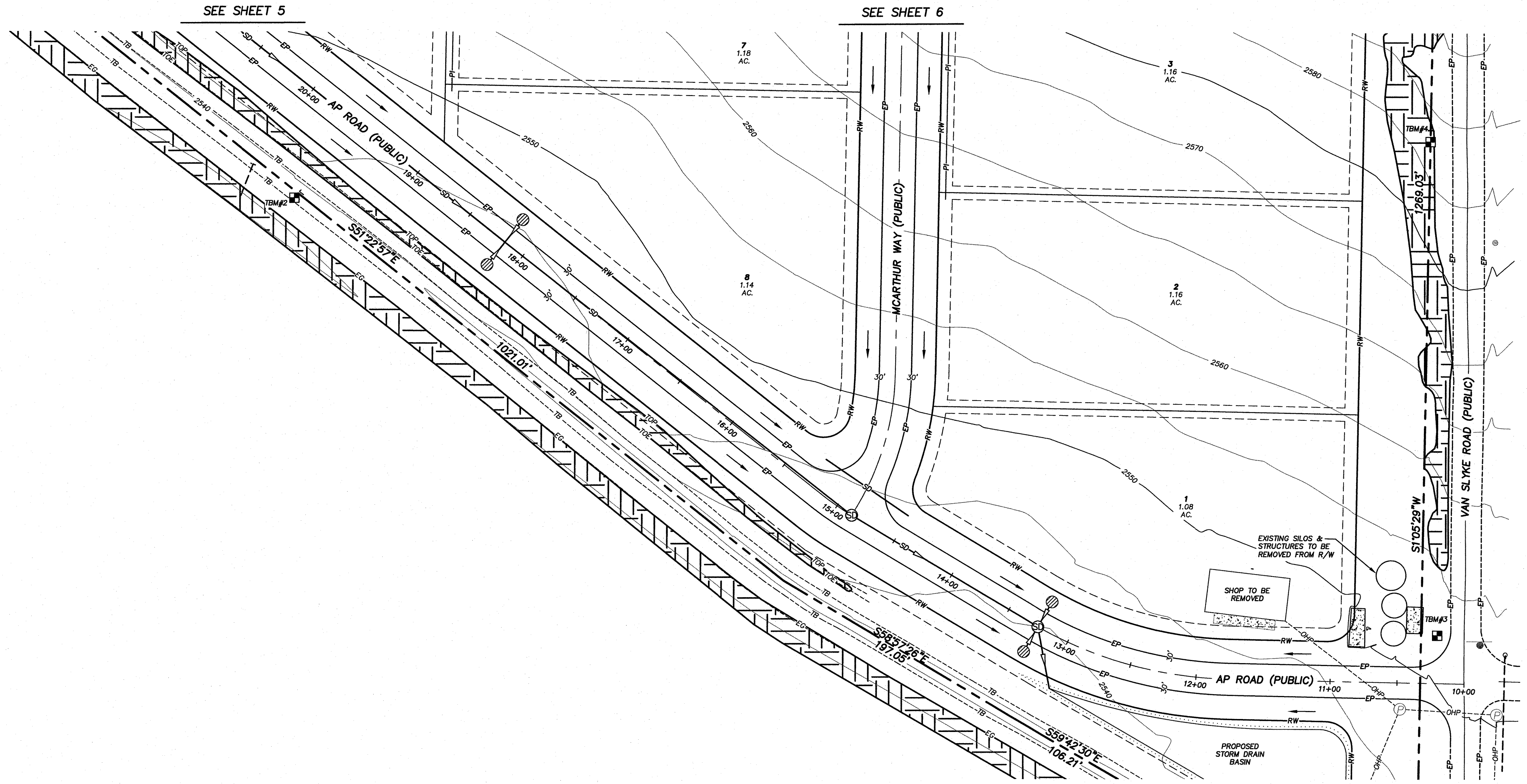
DRAWING TITLE: VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY ROAD PROFILES VAN SLYKE RD. PROFILE		JOB NO. NV0220 DWG NO. NV0220PP SCALE: Vert: 1"=5' Horz: 1"=50'	CLIENT: VAN SLYKE FARMS P.O. BOX 39 WILDER, ID 83676 (612) 356-7422	 Professional Engineers, Land Surveyors & Planners 924 3rd S. South Wapiti, ID 83351 (208) 644-0266	DESIGNED BY:	CS	10/21	REVISIONS	DATE	DESCRIPTION	
					DRAWN BY:	CS	10/21		NO.	BY	DATE
					CHECKED BY:				1	CS	2/7/22
					SHEET NO. 3 OF 6 SHEETS				APPROVED BY:		

SEE SHEET 5



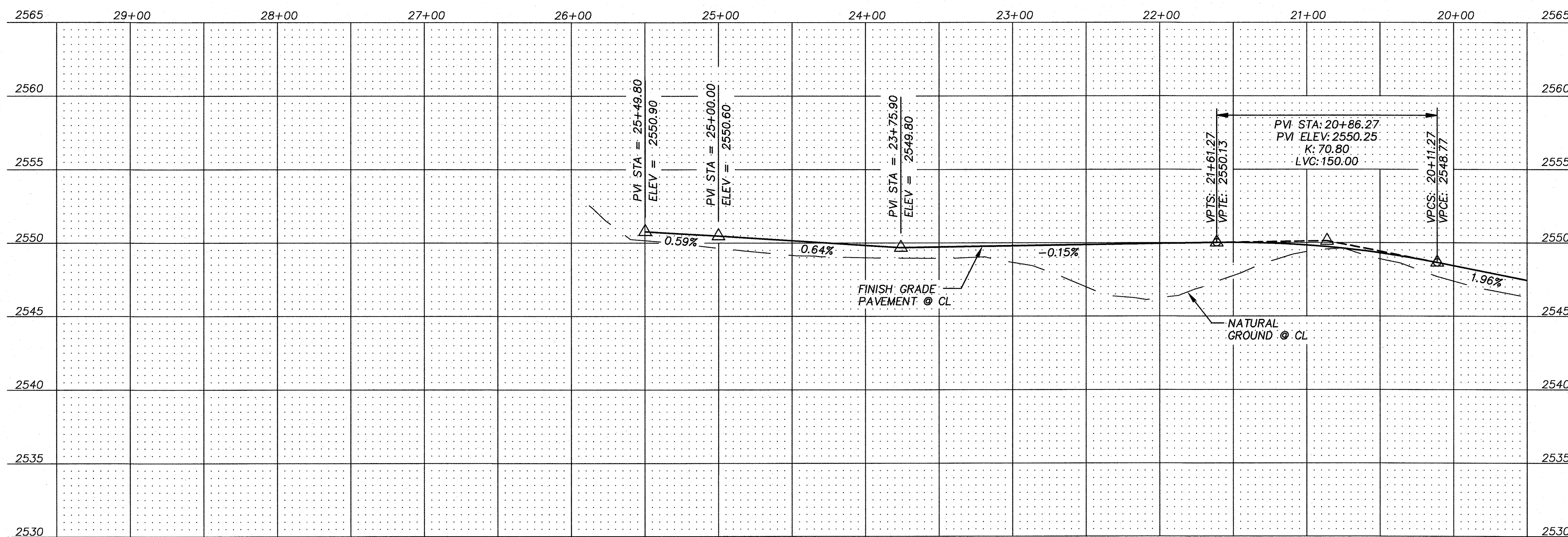
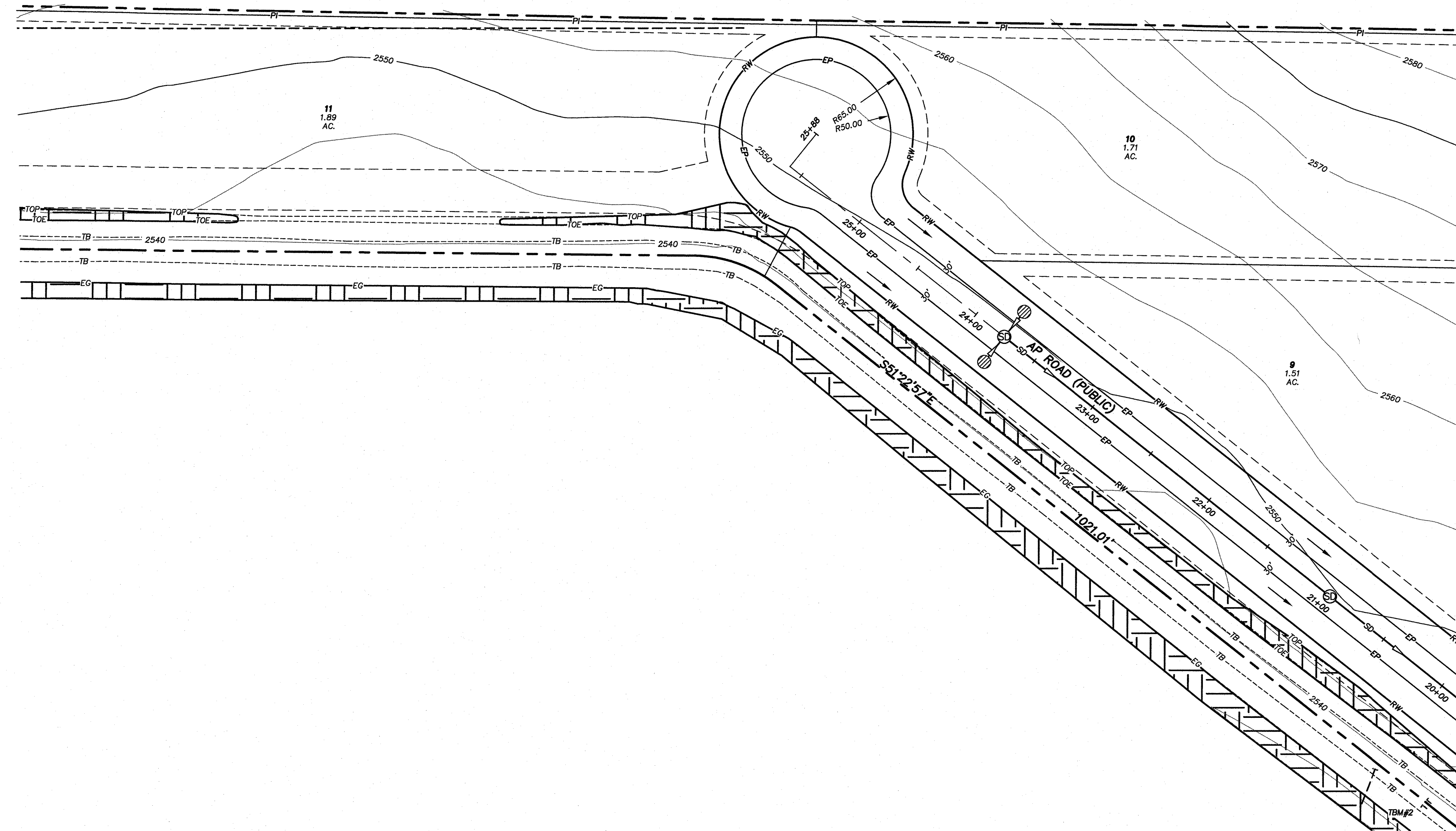
AP ROAD (PUBLIC)  
VERTICAL SCALE 1"=5'

July 27, 2023



DRAWING TITLE:		CLIENT:		DESCRIPTION	
VAN SLYKE FARMS SUBDIVISION		VAN SLYKE FARMS		HIGHWAY DISTRICT NO. 3 COMMENTS	
PRELIMINARY ROAD PROFILES		P.O. BOX 39		CANYON COUNTY COMMENTS	
AP ROAD PROFILE		WILDER, ID 83676			
SHEET NO. 4 OF 6 SHEETS		Rev			
JOB NO. NV0220		DWG NO. NV0220PP		NO. 1	
SCALE: Vert: 1"=5'		Horz: 1"=50'		DATE	
FIELD BOOK NO.				CS	
				DL	
				7/25/23	
				DESIGNED BY:	
				CS	
				DRAWN BY:	
				CS	
				CHECKED BY:	
				APPRVD BY:	
				Professional Engineers, Land Surveyors & Planners	
				904 So. 1st St., Suite 100, Boise, ID 83725	
				(208) 644-0266	
				Mason & Associates	

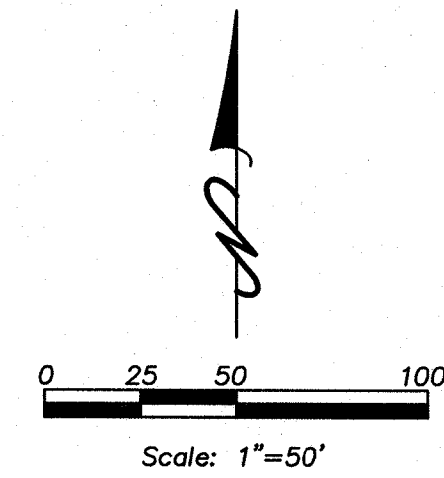





AP ROAD. (PUBLIC)  
VERTICAL SCALE 1"=5'

SEE SHEET 4

July 27, 2023



DRAWING TITLE: VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY ROAD PROFILES AP ROAD PROFILE		JOB NO. N10220 DWG NO. N10220PP SCALE: 1"=50' Ver: Horz: FIELD BOOK NO.	CLIENT: VAN SLYKE FARMS P.O. BOX 39 WILDER, ID 83676 (612) 356-7422	 Mason & Associates		Professional Engineers, Land Surveyors & Planners  994 3rd St. South, Nepawa, ID 83603 (208) 454-0258	DESIGNED BY: CS 10/21 DRAWN BY: CS 10/21 CHECKED BY: APP'D BY:	NO. 1 BY CS DATE 2/7/22 DESCRIPTION HIGHWAY DISTRICT NO. 3 COMMENTS NO. 2 BY DL DATE 7/25/23 DESCRIPTION CANYON COUNTY COMMENTS	REVISIONS
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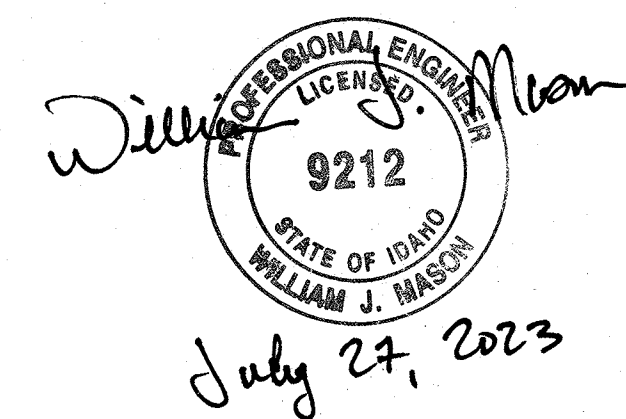
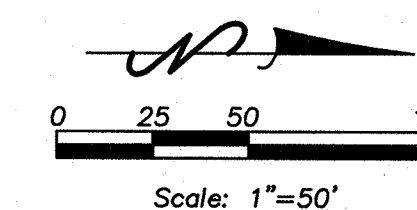
Mason & Associates

Professional Engineers,  
Land Surveyors  
& Planners  
824 3rd St. South, Nampa, ID 83855  
(208) 454-0266

DESIGNED BY:  
CS  
10/21

NO.  
1

DATE  
2/7/22

[illegible]



**VAN SLYKE FARMS RIDGE SUBDIVISION  
PRELIMINARY PLAT**

A PART OF THE SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4,  
SECTION 6, T. 3 N., R. 4 W., B.M.,  
CANYON COUNTY, IDAHO  
2023

**OWNER/ DEVELOPER**

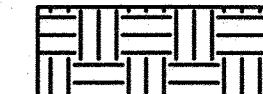
VAN SLYKE FARMS  
P.O. BOX 39  
WILDER, ID 83676  
(612) 356-7422

**ENGINEER/SURVEYOR**

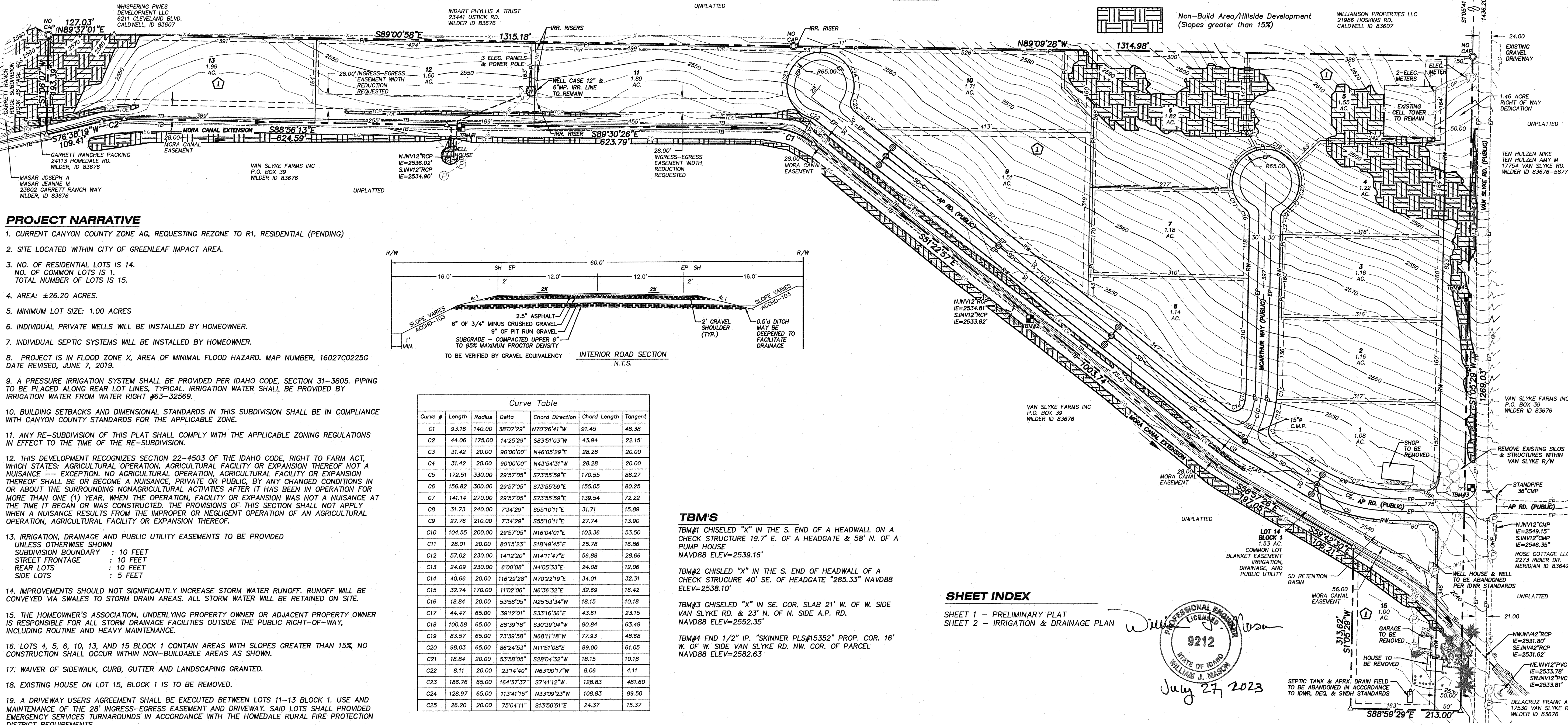
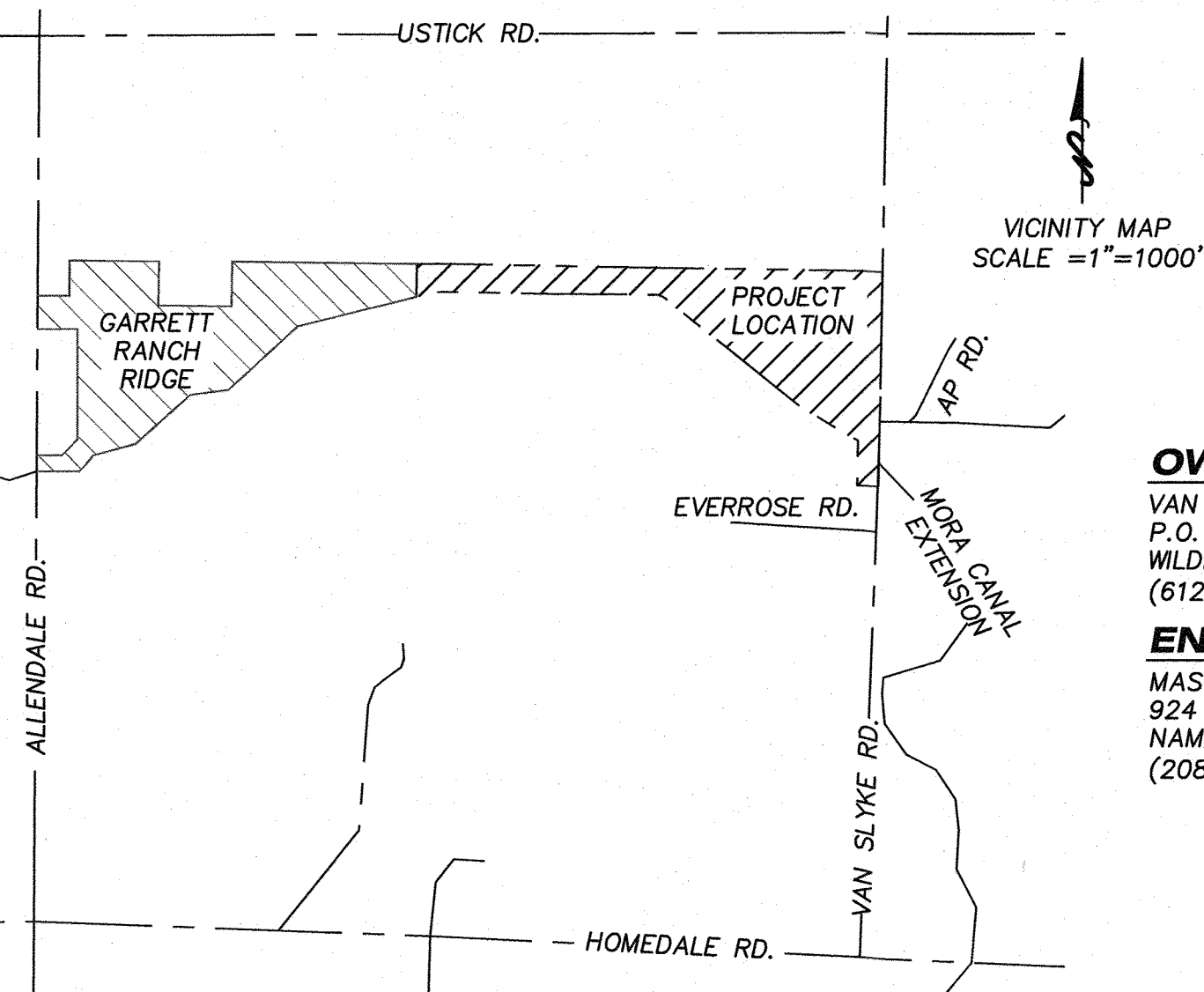
MASON & ASSOCIATES, INC.  
924 3rd ST. SOUTH  
NAMPA, ID 83651  
(208) 454-0256

**LEGEND**

△	Calculated Point	— 2550 —	Contour Line
⊕	Benchmark	— — — —	Property Boundary Line
⊙	Found Brass Cap Monument	— — — —	Section Line
⊙	Found 5/8" Iron pin	— — — —	Lot Line
⊙	Block Number	— RW —	Right of Way Line
⊙	Conifer Tree	— — — —	Street Centerline
⊙	Deciduous Tree	— — — —	Easement Line
⊙	Bush	— X —	Existing Fence Line
⊙	Power Pole	— EP —	Edge of pavement
⊙	Telephone Riser	— EP —	Existing Edge of Pavement
⊙	Sign	— OHP —	Existing Overhead Power Line
⊙	Guy Anchor	— TB —	Existing Top Bank Canal
⊙	Existing Well	— UGP —	Existing Underground Power Line
⊙	Potential Catch Basin	— PI —	Pressure Irrigation Line
⊙	Potential Storm Drain Manhole	— TOP —	Existing Top of Slope
⊙	Existing Concrete	— TOE —	Existing Toe of Slope
⊙		— IRR —	Existing Irrigation
⊙		— SD —	Storm Drain

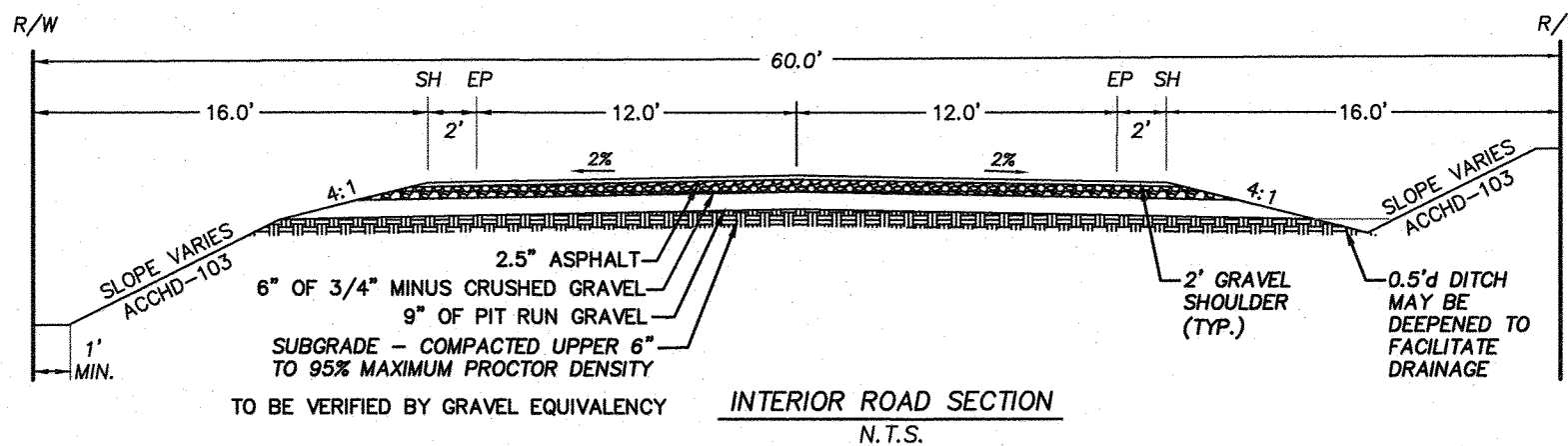


Scale: 1"=100'



**PROJECT NARRATIVE**

- CURRENT CANYON COUNTY ZONE AG, REQUESTING REZONE TO R1, RESIDENTIAL (PENDING)
- SITE LOCATED WITHIN CITY OF GREENLEAF IMPACT AREA.
- NO. OF RESIDENTIAL LOTS IS 14.  
NO. OF COMMON LOTS IS 1.  
TOTAL NUMBER OF LOTS IS 15.
- AREA: ±26.20 ACRES.
- MINIMUM LOT SIZE: 1.00 ACRES
- INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED BY HOMEOWNER.
- INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED BY HOMEOWNER.
- PROJECT IS IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. MAP NUMBER, 16027C02255  
DATE REVISED, JUNE 7, 2019.
- A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE, SECTION 31-3805. PIPING TO BE PLACED ALONG REAR LOT LINES, TYPICAL. IRRIGATION WATER SHALL BE PROVIDED BY IRRIGATION WATER FROM WATER RIGHT #63-32569.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE — EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED UNLESS OTHERWISE SHOWN  
SUBDIVISION BOUNDARY : 10 FEET  
STREET FRONTAGE : 10 FEET  
REAR LOTS : 10 FEET  
SIDE LOTS : 5 FEET
- IMPROVEMENTS SHOULD NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF. RUNOFF WILL BE CONVEYED VIA SWALES TO STORM DRAIN AREAS. ALL STORM WATER WILL BE RETAINED ON SITE.
- 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.
- LOTS 4, 5, 6, 10, 13, AND 15 BLOCK 1 CONTAIN AREAS WITH SLOPES GREATER THAN 15%. NO CONSTRUCTION SHALL OCCUR WITHIN NON-BUILDABLE AREAS AS SHOWN.
- WAIVER OF SIDEWALK, CURB, GUTTER AND LANDSCAPING GRANTED.
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Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	93.16	140.00	38°07'29"	N70°26'41"W	91.45	48.38
C2	44.06	175.00	14°25'29"	S83°51'03"W	43.94	22.15
C3	31.42	20.00	90°00'00"	N46°05'29"E	28.28	20.00
C4	31.42	20.00	90°00'00"	N43°54'31"W	28.28	20.00
C5	172.51	330.00	29°57'05"	S73°55'59"E	170.55	88.27
C6	156.82	300.00	29°57'05"	S73°55'59"E	155.05	80.25
C7	141.14	270.00	29°57'05"	S73°55'59"E	139.54	72.22
C8	31.73	240.00	7°34'29"	S55°10'11"E	31.71	15.89
C9	27.76	210.00	7°34'29"	S55°10'11"E	27.74	13.90
C10	104.55	200.00	29°57'05"	N16°04'01"E	103.36	53.50
C11	28.01	20.00	80°15'23"	S18°49'45"E	25.78	16.86
C12	57.02	230.00	14°12'20"	N14°11'47"E	56.88	28.66
C13	24.09	230.00	6°00'08"	N4°05'33"E	24.08	12.06
C14	40.66	20.00	116°29'28"	N70°22'19"E	34.01	32.31
C15	32.74	170.00	11°02'06"	N6°36'32"E	32.69	16.42
C16	18.84	20.00	53°58'05"	N25°53'34"W	18.15	10.18
C17	44.47	65.00	39°12'01"	S33°16'36"E	43.61	23.15
C18	100.58	65.00	88°39'18"	S30°39'04"W	90.84	63.49
C19	83.57	65.00	73°39'58"	N68°11'18"W	77.93	48.68
C20	98.03	65.00	86°24'53"	N11°51'08"E	89.00	61.05
C21	18.84	20.00	53°58'05"	S28°04'32"W	18.15	10.18
C22	8.11	20.00	23°14'40"	N63°00'17"W	8.06	4.11
C23	186.76	65.00	164°37'37"	S7°41'12"W	128.83	481.60
C24	128.97	65.00	113°41'15"	N33°09'23"W	108.83	99.50
C25	26.20	20.00	75°04'11"	S13°09'51"E	24.37	15.37

**TBM'S**

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NAVD88 ELEV=2539.16'

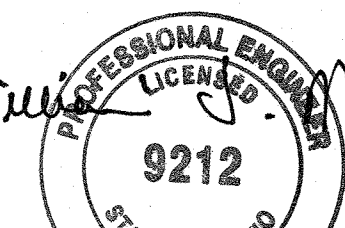
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ELEV=2538.10'

TBM#3 CHISELED "X" IN SE. COR. SLAB 21' W. OF W. SIDE VAN SLYKE RD. & 23' N. OF N. SIDE A.P. RD.  
NAVD88 ELEV=2552.35'

TBM#4 FND 1/2" IP, "SKINNER PLS#15352" PROP. COR. 16' W. OF W. SIDE VAN SLYKE RD. NW. COR. OF PARCEL  
NAVD88 ELEV=2582.63

**SHEET INDEX**

SHEET 1 - PRELIMINARY PLAT  
SHEET 2 - IRRIGATION & DRAINAGE PLAN



NO.	BY	DATE	DESCRIPTION
1	CS	10/5/21	DESIGNED BY: Professional Engineers, Land Surveyors & Planners
2	MM	12/17/21	DRAWN BY: JH
3	CS	6/1/23	CHECKED BY: JH
4	CS	3/21	APPROVED BY: JH
5	CS	3/21	REVISIONS
6	CS	3/21	REVISIONS
7	CS	3/21	REVISIONS
8	CS	3/21	REVISIONS
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**VAN SLYKE FARMS RIDGE SUBDIVISION  
IRRIGATION & DRAINAGE PLAN**

A PART OF THE SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4,  
SECTION 6, T. 3 N., R. 4 W., B.M.,  
CANYON COUNTY, IDAHO  
2023

**LEGEND**

△	Calculated Point	—2550—	Contour Line
⊕	Benchmark	---	Property Boundary Line
⊙	Found Brass Cap Monument	---	Section Line
⊙	Found 5/8" Iron pin	---	Lot Line
⊙	Block Number	—RW—	Right of Way Line
⊙	Conifer Tree	---	Street Centerline
⊙	Deciduous Tree	---	Easement Line
⊙	Bush	---	Existing Fence Line
⊙	Power Pole	---	Edge of pavement
⊙	Telephone Riser	---	Existing Edge of Pavement
⊙	Sign	---	Existing Overhead Power Line
⊙	Guy Anchor	---	Existing Top Bank Canal
⊙	Existing Well	---	Existing Underground Power Line
⊙	Potential Catch Basin	---	Pressure Irrigation Line
⊙	Potential Storm Drain Manhole	---	Existing Top of Slope
⊙	Drainage Flow Arrow	---	Existing Toe of Slope
⊙	Existing Concrete	---	Existing Irrigation
⊙		---	Storm Drain
⊙		---	Non-Build Area/Hillside Development (Slopes greater than 15%)

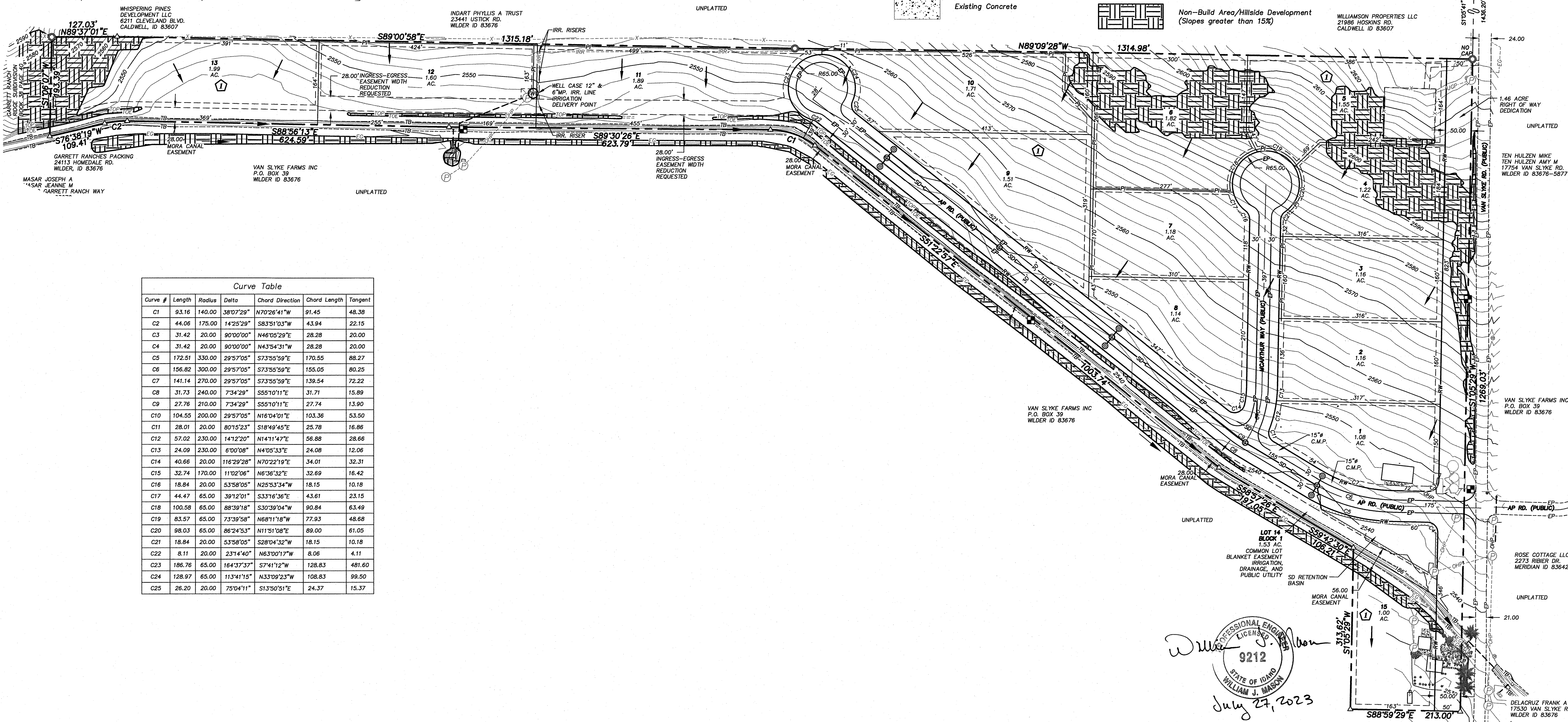
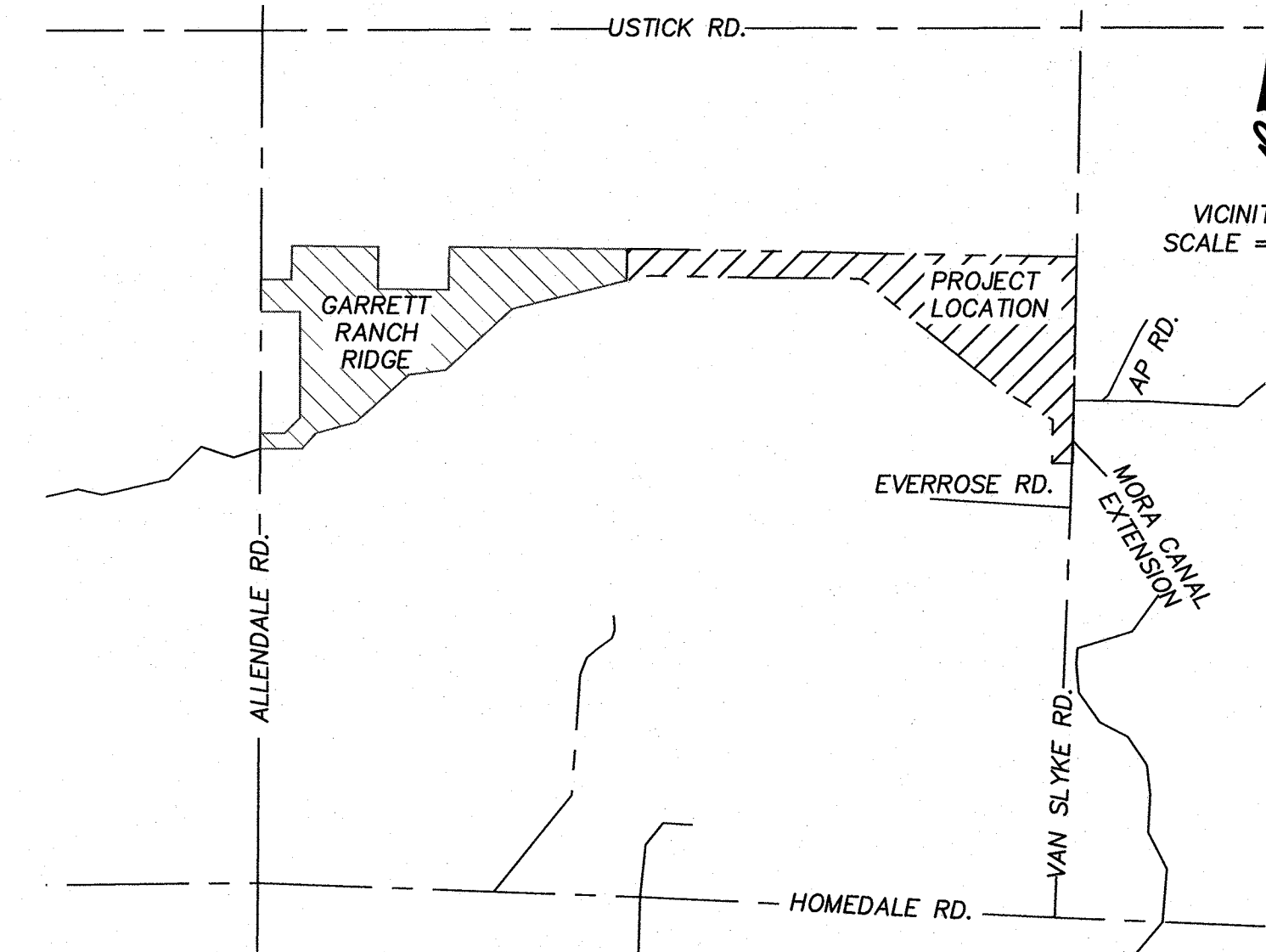
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**OWNER/ DEVELOPER**

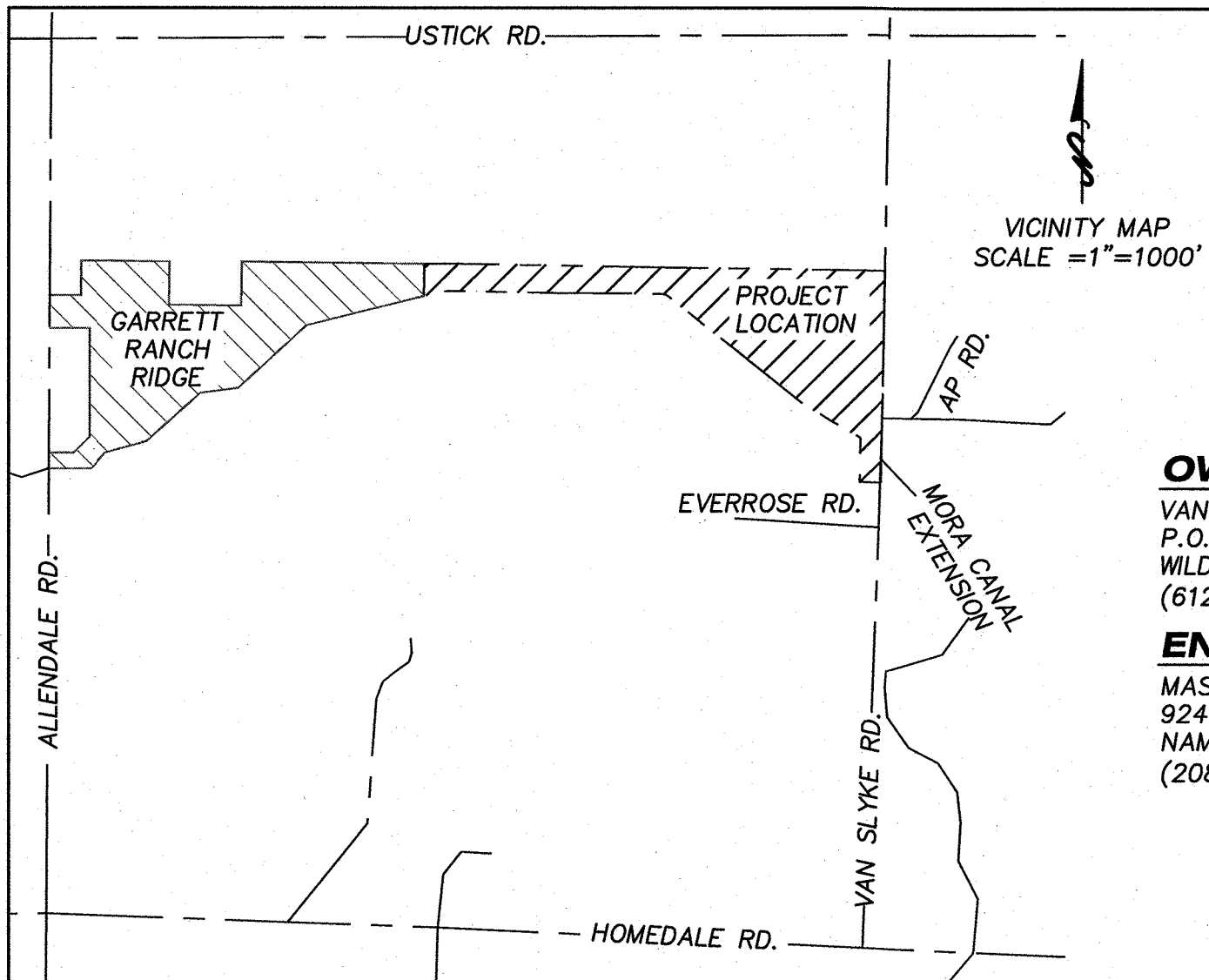
BRANDON VAN SLYKE  
P.O. BOX 39  
WILDER, ID 83676  
(612) 356-7422

**ENGINEER/SURVEYOR**

MASON & ASSOCIATES, INC.  
924 3rd ST. SOUTH  
NAMPA, ID 83651  
(208) 454-0256







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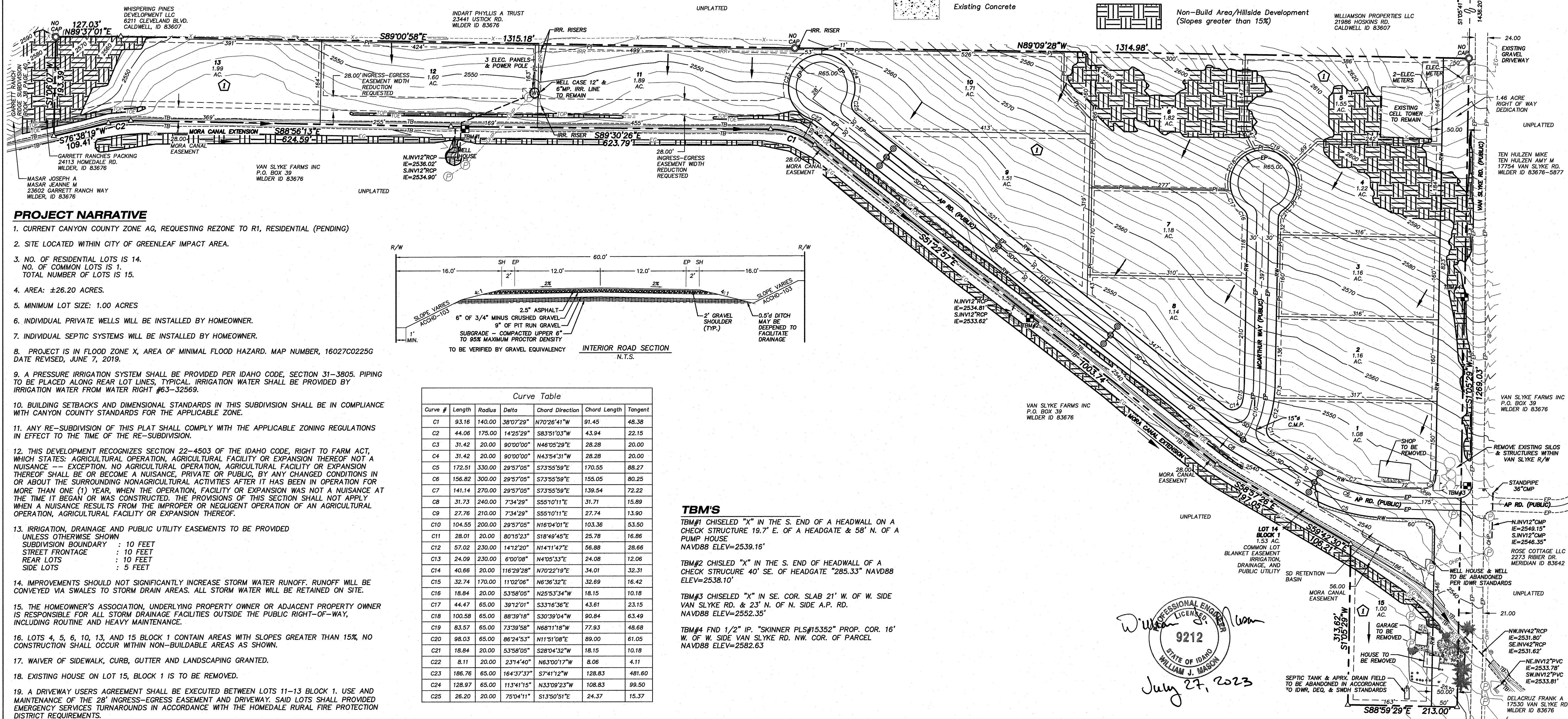
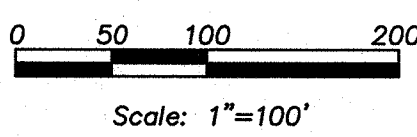
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## VAN SLYKE FARMS RIDGE SUBDIVISION HILLSIDE DEVELOPMENT PLAN

A PART OF THE SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4,  
SECTION 6, T. 3 N., R. 4 W., B.M.,  
CANYON COUNTY, IDAHO  
2023

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⊙		---	Storm Drain
⊙		---	Non-Build Area/Hillside Development (Slopes greater than 15%)




### PROJECT NARRATIVE

- CURRENT CANYON COUNTY ZONE AG, REQUESTING REZONE TO R1, RESIDENTIAL (PENDING)
- SITE LOCATED WITHIN CITY OF GREENLEAF IMPACT AREA.
- NO. OF RESIDENTIAL LOTS IS 14.  
NO. OF COMMON LOTS IS 1.  
TOTAL NUMBER OF LOTS IS 15.
- AREA: ±26.20 ACRES.
- MINIMUM LOT SIZE: 1.00 ACRES
- INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED BY HOMEOWNER.
- INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED BY HOMEOWNER.
- PROJECT IS IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. MAP NUMBER, 16027C02256 DATE REVISED, JUNE 7, 2019.
- A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE, SECTION 31-3805. PIPING TO BE PLACED ALONG REAR LOT LINES, TYPICAL. IRRIGATION WATER SHALL BE PROVIDED BY IRRIGATION WATER FROM WATER RIGHT #63-32569.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE --- EXCEPTION: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED UNLESS OTHERWISE SHOWN:  
SUBDIVISION BOUNDARY : 10 FEET  
STREET FRONTAGE : 10 FEET  
REAR LOTS : 10 FEET  
SIDE LOTS : 5 FEET
- IMPROVEMENTS SHOULD NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF. RUNOFF WILL BE CONVEYED VIA SWALES TO STORM DRAIN AREAS. ALL STORM WATER WILL BE RETAINED ON SITE.
- 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.
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NAVD88 ELEV=2582.63

W. J. Mason  
9212  
July 27, 2023

DRAWING TITLE: <b>VAN SLYKE FARMS HILLSIDE SUBDIVISION RIDGE DEVELOPMENT PLAN</b>		JOB NO. NV0220 DWG NO. NV0220PP SCALE: N/A Vert. 1"=100' Horz.		CLIENT: <b>P.O. SLYPE FARMS P.O. BOX 39 WILDER, ID 83676</b>		 <b>Mason &amp; Associates</b>		Professional Engineers, Land Surveyors & Planners  924 3rd St. South, Nampa, ID 83655 (208) 644-0026		DESIGNED BY:  DRAWN BY: JH  CHECKED BY:  APPROVED BY:		NO 1 2 3 4 5 6 7 8 9 10		BY WM CS CS CS CS CS CS CS CS		DATE 12/17/21 6/1/23        		DESCRIPTION REVISED PER HIGHWAY DISTRICT COMMENTS REVISED PER COUNTY ENGINEER COMMENTS          	
SHEET NO. 1 OF 1		SHEETS		Rev		FIELD BOOK NO.		(612) 356-7422		REVISONS 3/21									



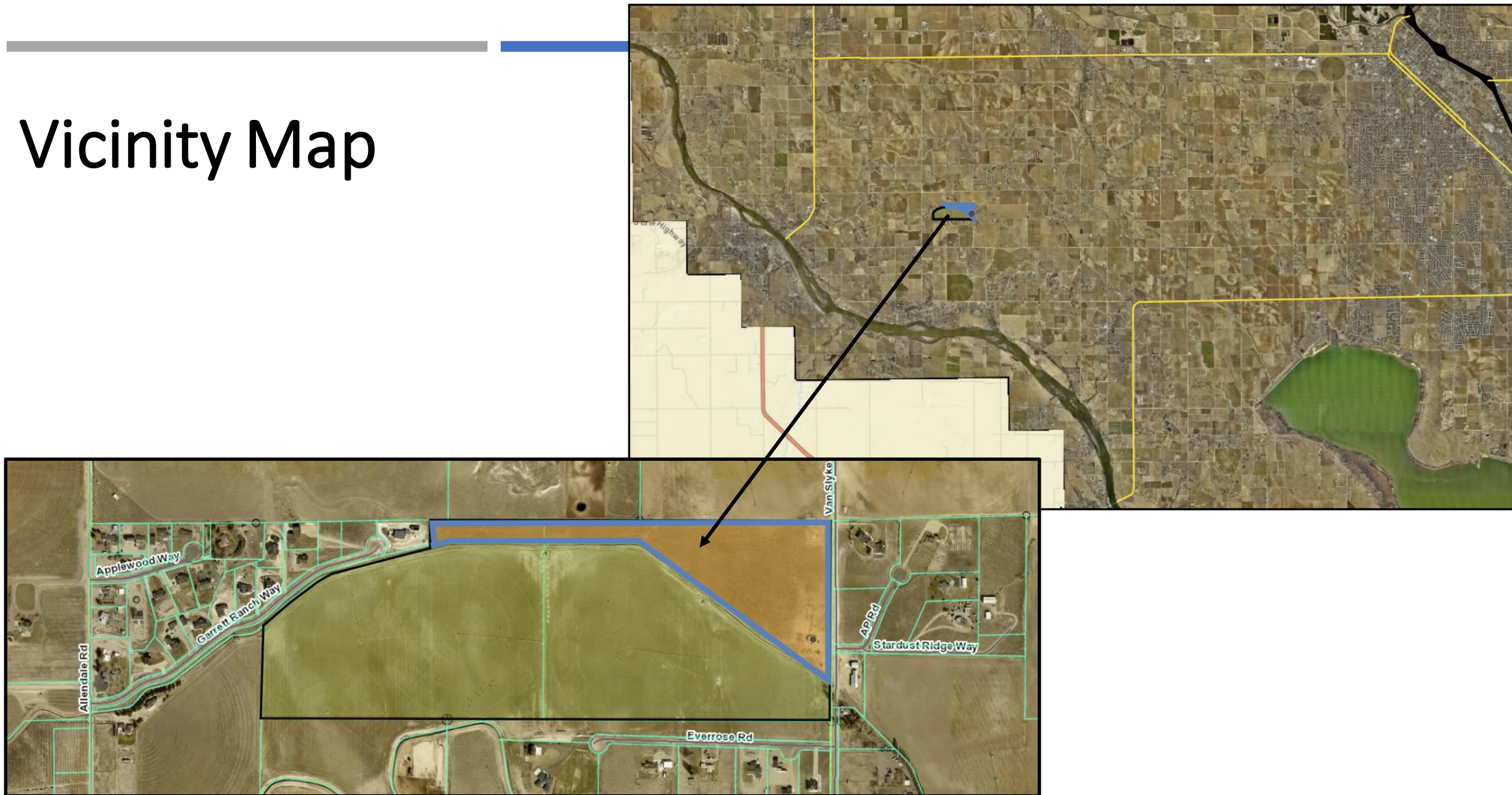
# Van Slyke Farms Ridge Conditional Rezone



**OR2021-0012 & RZ2021-0027**  
**Canyon County, Idaho**  
**Board of County Commissioners**

**EXHIBIT**  
**I. H.**

# Vicinity Map



# Future Land Use Map- Residential approved in 2022

## LEGEND

-  COMMERCIAL
-  INDUSTRIAL
-  RESIDENTIAL
-  AGRICULTURE
-  CITY LIMITS
-  CURRENT IMPACT AREAS
-  FEDERAL LANDS
-  LANDFILL
-  SCENIC BYWAY
-  ROADS






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.

\*minutes from 6/2/22 BOCC public hearing

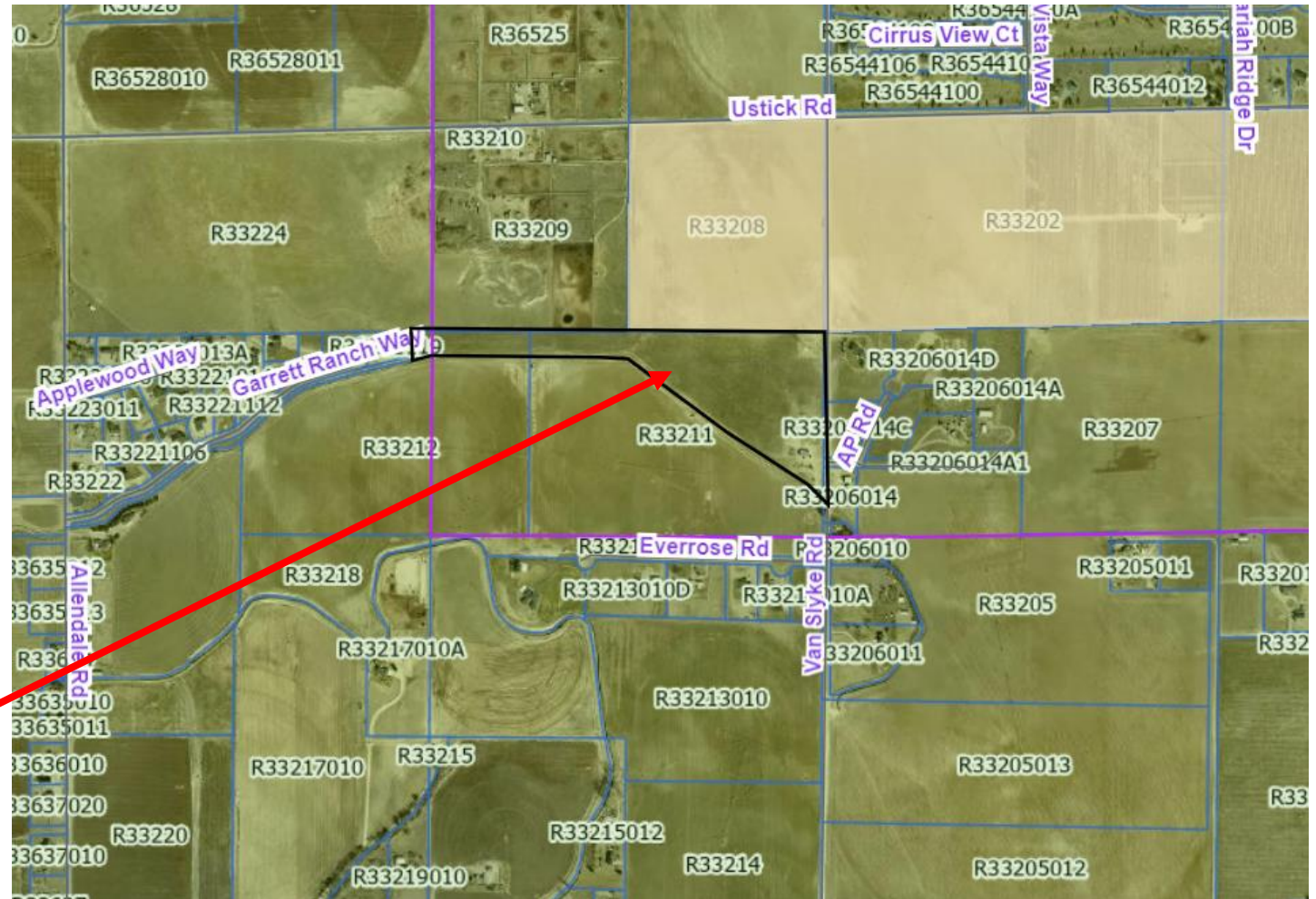


# Zoning

## Current Zoning

-  RR (RURAL RESIDENTIAL)
-  CR-R1 (FAMILY RESIDENTIAL - COND REZONE)
-  CR-RR (RURAL RESIDENTIAL - COND REZONE)
-  R1 (SINGLE FAMILY RESIDENTIAL)
-  R2 (MEDIUM DENSITY RESIDENTIAL)
-  C1 (NEIGHBORHOOD COMMERCIAL)
-  CR-C1 (NEIGHBORHOOD COMMERCIAL - COND REZONE)
-  C2 (SERVICE COMMERCIAL)
-  CR-C2 (SERVICE COMMERCIAL - COND REZONE)
-  M1 (LIGHT INDUSTRIAL)
-  CR-M1 (LIGHT INDUSTRIAL - COND REZONE)
-  M2 (HEAVY INDUSTRIAL)
-  C (COMMERCIAL - 1965 ZONING ORD.)

AGRICULTURAL



# History

- Homesteaded in 1917 by great-grandfather Caleb McCarthy Van Slyke
- Family owned and operated farm for over 105 years.
- Applicants grew up on this property
- Difficult piece of property to farm
- Intend on continuing to farm the remainder of the property.

CALDWELL — In 1917, C.M. Van Slyke moved to the Treasure Valley and opened a row crop and fruit farm in Caldwell. He couldn't have known that years later, the community would build an agricultural museum in his name.

Caldwell officials are hoping to revitalize the Van Slyke Agricultural Museum to keep it open for the general public on a regular basis. A construction crew is working to restore an 1882 caboose in the museum, which city historian Chuck Randolph expects to be complete by the end of the year.

The museum first started in 1934 as a display of Civil War-era cabins that the Native Daughters of Idaho placed at Memorial Park, at 621 Harrison St., where the museum now stands, Randolph said. Over the years, more agricultural equipment was donated to the museum, much of it by Van Slyke.

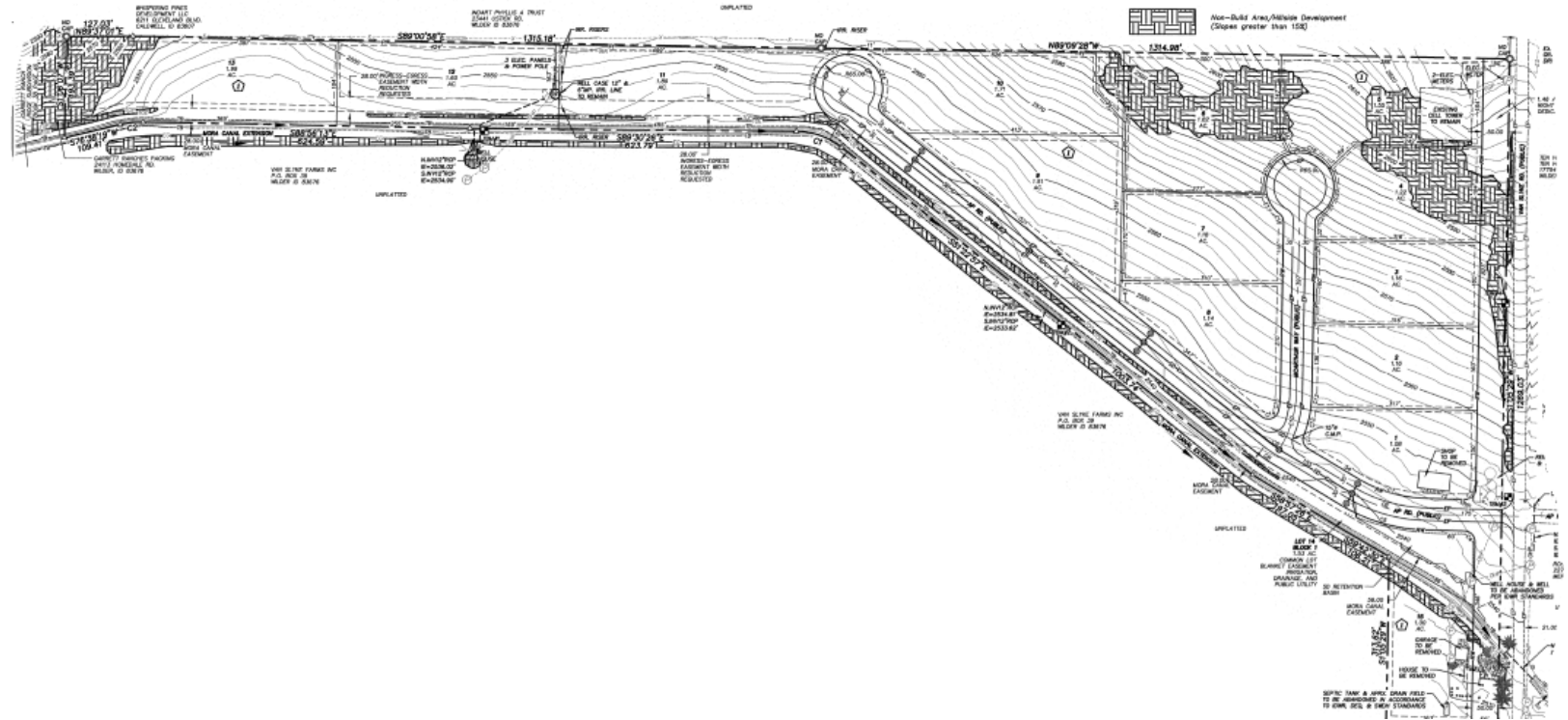


# Timeline

- April 22, 2021 - Preliminary Plat Submittal (Preliminary Plat Application and Transmittal)
- September 2, 2021 - Planning and Zoning Hearing (P&Z Staff Report and Hearing minutes)
- **June 2, 2022 - BOCC Hearing** (BOCC Staff Report and Hearing Minutes)
- June 3, 2022 - Email received from Dan Lister that included the Conditions of Approval Requirements. (Email)
- **August 30, 2022 - County-requested conditions and materials provided to County. (Transmittal)**
- September 2022 to present – multiple email correspondence to County re status of application
- **May 1, 2025 – Second BOCC Hearing**

# Single Family Residential (R-1)

- 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.
- 26.2 acres
- 14 single-family residential lots
- Average minimum lot size of 1 acres
- Meet all Canyon County Code standards



# Agriculture versus Single-family zoning

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.

✓ 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**.

# Within AOI





# Lot Size Compatibility

- Garrett Ranch Ridge: 29.36 acres; 21 lots; 1.40 average lot size (gross)
- Proposed: 26.2 acres; 14 lots; 1.35 average lot size (net) or 1.87 lot size (gross)





# Soils

Least-Suited/Class VIII Soils north of Mora canal.



## IRRIGATED SOILS CAPABILITY

- BEST-SUITED / CLASS I
- BEST-SUITED / CLASS II
- MODERATELY-SUITED / CLASS III
- MODERATELY-SUITED / CLASS IV
- LEAST-SUITED / CLASS V
- LEAST-SUITED / CLASS VI
- LEAST-SUITED / CLASS VII
- LEAST-SUITED / CLASS VIII

This subject property has some fatal issues when used in crop production.

#1-Wind & water erosion because of very coarse & sandy soil/blowing sand & water gullies caused by irrigation hand pipe, blow-outs & blow-ups

#2-Very steep slopes on a portion of the property/extensive water erosion & tractor safety

#3-Very oddly shaped property does not allow center pivot irrigation/labor free is the goal

I, Howard A Van Slyke, as a 48-year farm operator, manager & owner, do not consider this parcel to be farmable. My former renters, and lack of current ones, have said so by not continuing to actively farm it, rent free.

---

# Services

- Homedale Fire
- County Sheriff
- County Ambulance
- Homedale School District
- Golden Gate Highway District No. 3

# Wastewater

- DEQ has approved nitrate priority study
- SWDH must approve well and septic placements



\* Enhanced Nutrient-Reducing Onsite Sewage Treatment and Disposal Systems (ENR-OSTDS) or nitrogen-reducing systems required on 1 lot.



# Water

- Irrigation Water Right – pressurized irrigation system
- Individual Wells for homes



south

## Line of Site at Entrance

- Van Slyke – minor collector



north  
(over 400' to hill crest)

# Consistency with Comp Plan

- ✓ Residential on FLUM
- ✓ Most of property within Greenleaf area of impact
- ✓ Numerous comp plan goals





# Findings for Approval

- ✓ Generally consistent with Comp Plan
- ✓ More appropriate zone (Ag versus R1 zone)
- ✓ Compatible with surrounding land uses
- ✓ Does not negatively affect character of area
- ✓ Adequate facilities
- ✓ Mitigations for effect on public streets
- ✓ Legal access exists
- ✓ Mitigated impact to essential public services and facilities



# Conditions of Approval

No more than 14 residential lots.

Will provide a school bus pull-out.

Natural landscaping along Van Slyke at entrance.

Pressurized irrigation.



# Request

We request approval of the Conditional Rezone.



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# Thank you



## EXHIBIT II

BOCC June 2, 2022 Staff Report and Exhibits





## 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

**Tax ID:** 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
3. 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' ¼ 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.

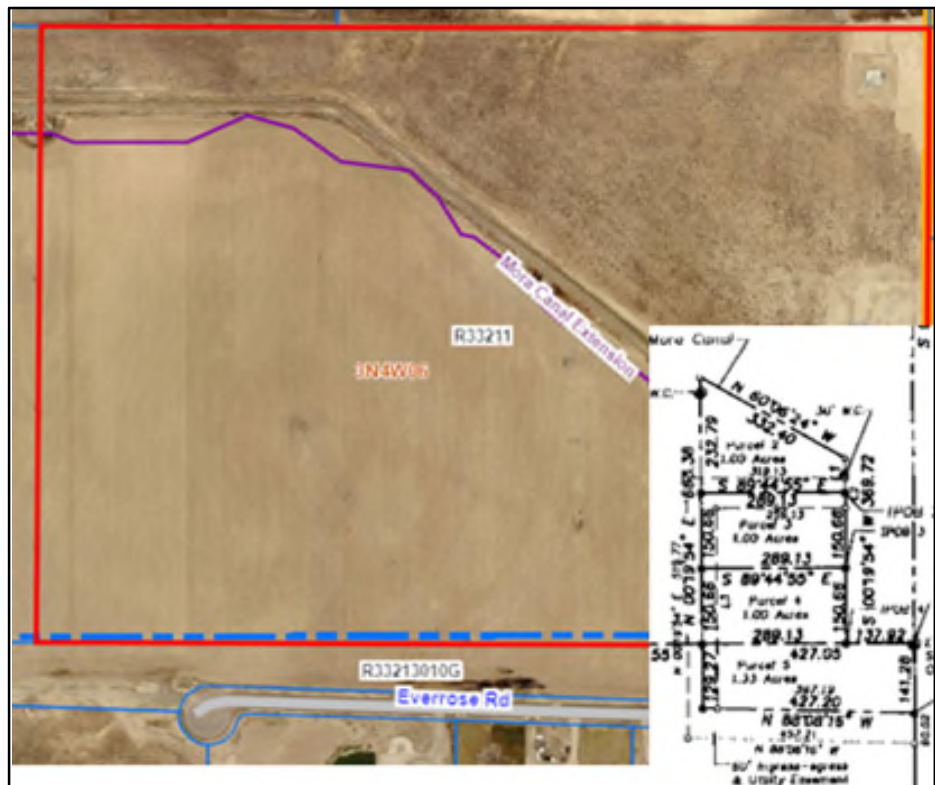


EXHIBIT  
II.

<p>9. CPR2008-2: Development Agreement Conditions</p> <p>10. P&amp;Z Minutes and FCOs</p> <p>11. DSD Staff's P&amp;Z Presentation</p>	<p><b><u>Applicable Standards and Regulations</u></b></p> <p><b><u>Comprehensive Plan Amendment (CCZO §07-06-03)</u></b></p> <p>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:</p> <ol style="list-style-type: none"> <li>A. <i>Is the requested type of growth generally in conformance with the comprehensive Plan?</i></li> <li>B. <i>When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?</i></li> <li>C. <i>Is the proposed comprehensive plan amendment compatible with surrounding land uses?</i></li> <li>D. <i>Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive Plan was adopted?</i></li> <li>E. <i>Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?</i></li> </ol> <p><b><u>Zoning Amendment (CCZO §07-06-05)</u></b></p> <p>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:</p> <ol style="list-style-type: none"> <li>1. <i>Is the proposed zone change generally consistent with the Comprehensive Plan?</i></li> <li>2. <i>When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?</i></li> <li>3. <i>Is the proposed zoning map amendment compatible with surrounding land uses?</i></li> <li>4. <i>Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?</i></li> <li>5. <i>Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?</i></li> <li>6. <i>Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?</i></li> <li>7. <i>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?</i></li> <li>8. <i>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?</i></li> </ol>
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### **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**

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
E	Land Division/Permit Relocation creating Parcels R33206013, R33206014B, R33206, 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)



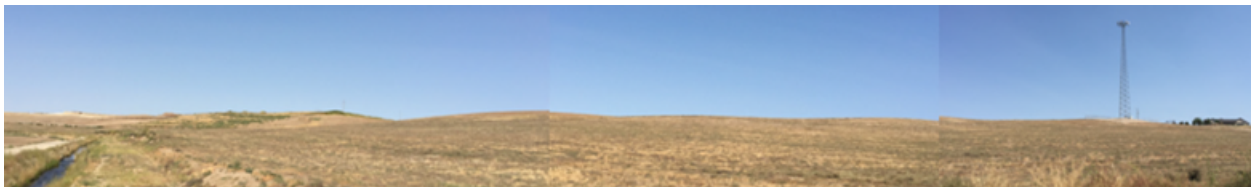
South view of the property and Van Slyke Road near the existing wireless facility site located on the north-east corner of the property.



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:

- CPR2008-1 & 2: 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:

- Garret Ranch Ridge Subdivision: In 2006, 29.3 acres were subdivided via conditional use permit approval into 21 lots with a 1.4-acre average lot size.
- Summerwind of Orchard Hills 1 & 2: 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**

- 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 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.
- Irrigation: 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.

- Although this option would have a development agreement with specific development limitations associated with the development of the subject property, it does not promote orderly planning for the area 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:

- Property Rights Policy #8: "Promote orderly development that benefits the public good and protects the individual with a minimum of conflict."
- Population Goal No. 1: "Consider population growth trends when making land use decisions."
- Population Policy No. 3: "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."
- Land Use Goal No. 2: "To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area."
- Land Use Policy No. 2: "Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate."
- Land Use Residential Policy #2: "Encourage residential development in areas where agricultural uses are not viable."
- Agricultural Policy #1: "Preserve agricultural lands and zoning classifications."
- Agricultural Policy #3: "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:

- 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."

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**

- Gregory Parker (Exhibit 8a): The letter expresses that the request is unplanned and is proposed during a drought year where impacts to water are uncertain.
- Joe and Jeanne Masar (Exhibit 8b): 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.
- John Williamson (Exhibit 8c): 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 **approve** the comprehensive plan amendment and zoning map amendment; or
- The Board of County Commissioners may **deny** 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.

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?**

Conclusion: 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?**

Conclusion: 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.

Finding: 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 **approve** 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

	Yes	No	Did Not Vote
_____ Commissioner Leslie Van Beek	_____	_____	_____
_____ Commissioner Keri Smith	_____	_____	_____
_____ Commissioner Pamela White	_____	_____	_____

Attest: Chris Yamamoto, Clerk

By: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_





**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: 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 use. 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 Board of County Commissioners **approve** Case #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" (Single Family Residential) Zone.

**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: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_



Professional Engineers, Land Surveyors and Planners

924 3<sup>rd</sup> St. So. Ste B, Nampa, ID 83651  
Ph (208) 454-0256 Fax (208) 467-4130  
Email: [wmason@masonandassociates.us](mailto: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 3<sup>rd</sup> St. So. Ste B, Nampa, ID 83651  
Ph (208) 454-0256 Fax (208) 467-4130  
Email: [wmason@masonandassociates.us](mailto: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 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



#### GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?  
Residential 18 Non-buildable 1 Common 1
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS  
1.08 ACRES

#### IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:  
☒ Irrigation Well ☐ Surface Water
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

#### ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:  
☒ Public ☐ Private ☐ N/A

\* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat\*

#### HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?  
Residential 4 Non-Buildable 0 Common 0
2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?  
☐ YES ☒ NO

\*If YES, a grading plan is required.

## **SUBDIVISION WORKSHEET**

### **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



#### **SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT**

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?

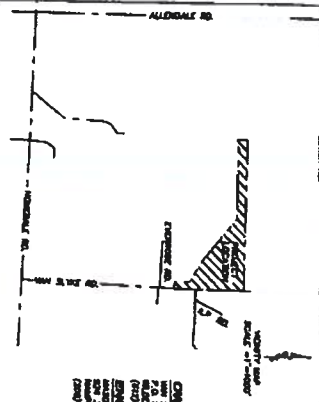
☒ YES ☐ NO

2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?

☒ CURBS ☒ GUTTERS ☒ SIDEWALKS ☒ STREETLIGHTS ☒ LANDSCAPING

*request sent to City of Greenleaf*

**PRELIMINARY PLAT  
FOR  
VAN SLYKE FARMS RIDGE SUBDIVISION  
A PART OF THE SW 1/4 NE 1/4, SE 1/4 NW 1/4, SECTION 4, T. 3 N., R. 4 E. BL.  
CANTON COUNTY, DAKOTA  
2021**



**OWNER/DEVELOPER**  
VAN SLYKE FARMS  
1000 S. 10TH ST.  
SIOUX FALLS, SD 57105  
(605) 296-1400  
FAX: (605) 296-1401  
www.van-slyke-farms.com

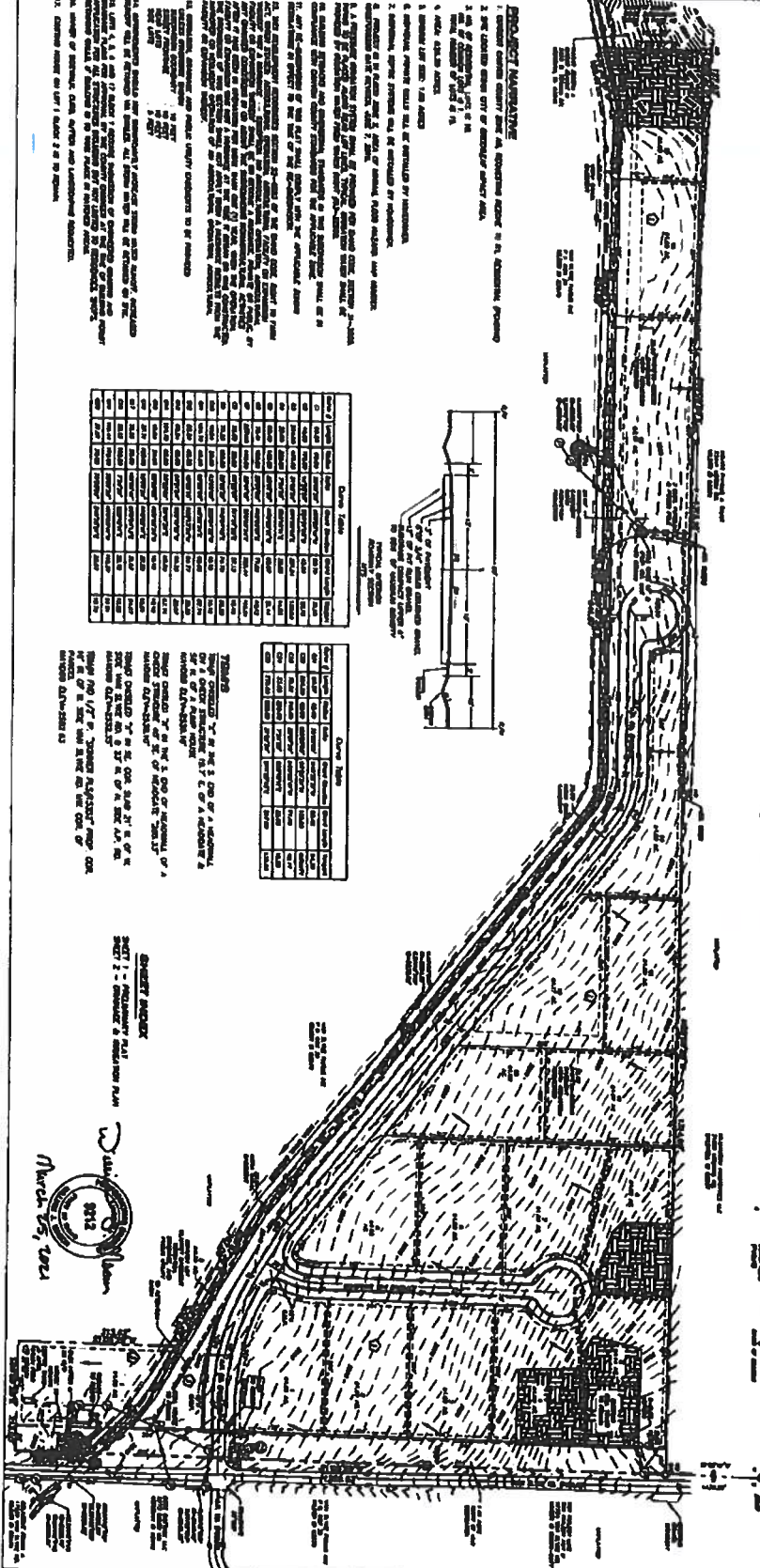
**ENGINEER/PLANNING**  
MASON & ASSOCIATES  
1000 S. 10TH ST.  
SIOUX FALLS, SD 57105  
(605) 296-1400  
FAX: (605) 296-1401  
www.mason-associates.com

**LEGEND**

Symbol	Description
—	Proposed Right of Way
—	Proposed Easement
—	Proposed Road
—	Proposed Utility
—	Proposed Structure
—	Proposed Fencing
—	Proposed Planting
—	Proposed Other

**NOTES**

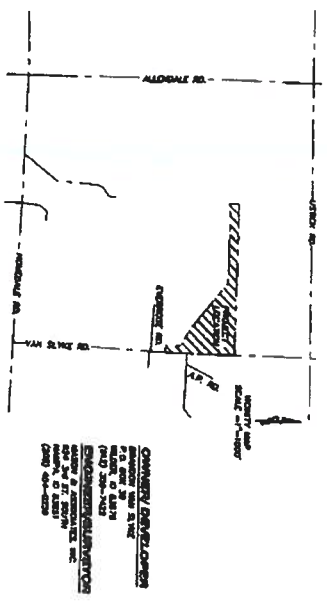
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE MARKED BY IRON PIPES OR IRON PIPES WITH CAPS.
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<b>PROJECT NAME</b> VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY PLAT	<b>CLIENT</b> VAN SLYKE FARMS P.O. BOX 30 SIOUX FALLS, SD 57105 (605) 296-1400	<b>ENGINEER</b> MASON & ASSOCIATES 1000 S. 10TH ST. SIOUX FALLS, SD 57105 (605) 296-1400	<b>DATE</b> 1/2/21	<b>SCALE</b> 1"=100'	<b>PLAT NO.</b> 10012	<b>SHEET NO.</b> 1 OF 2
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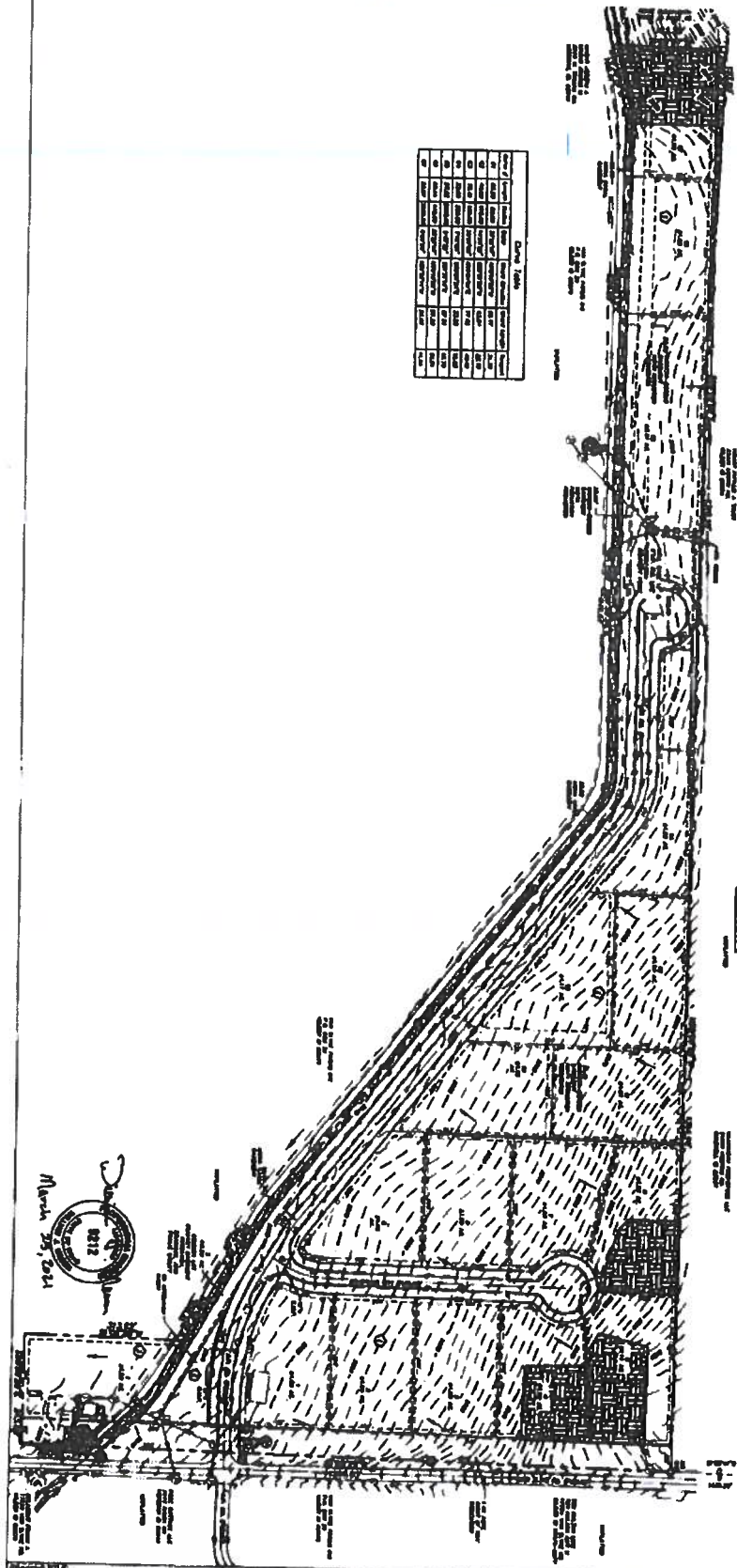
# **IRRIGATION & DRAINAGE PLAN** **VAN SLYKE FARMS RIDGE SUBDIVISION** A PART OF THE NE 1/4, SE 1/4, SECTION 8, T. 3 N., R. 4 W., S.W. CANTON COUNTY, DAKOTA 2021



**OWNER/DEVELOPER**  
 VAN SLYKE  
 1010 10th St  
 SIOUX FALLS, SD 57105  
**ENGINEER/DESIGNER**  
 MASON & ASSOCIATES, INC.  
 1010 10th St  
 SIOUX FALLS, SD 57105  
 (605) 576-4239

- LEGEND**
- 1. Subdivision plat
  - 2. Property boundary line
  - 3. Right of way line
  - 4. Easement line
  - 5. Center line
  - 6. Boundary line
  - 7. Proposed center line
  - 8. Proposed boundary line
  - 9. Proposed easement line
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  - 11. Proposed subdivision plat
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Area	Acres	Owner
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6	1.00	Van Slyke
7	1.00	Van Slyke
8	1.00	Van Slyke
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100	1.00	Van Slyke



<b>VAN SLYKE FARMS</b> <b>RIDGE SUBDIVISION</b> <b>IRRIGATION &amp; DRAINAGE PLAN</b> SHEET NO. 2 OF 2 SHEETS		JOB NO. 170120 DATE 1/10/2021 SCALE 1"=100' FIELD BOOK NO.	CLIENT <b>VAN SLYKE FARMS</b> P.O. BOX 30 BRADY, SD 57876 (605) 599-7428	<b>Mason &amp; Associates</b> Professional Engineers, Land Surveyors & Planners 1010 10th St SIOUX FALLS, SD 57105 (605) 576-4239	DESIGNED BY: [Signature] CHECKED BY: [Signature] DATE: 1/10/2021 REVIEWED BY: [Signature]
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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 Van Slyke Farms Ridge Subdivision, 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.

Van Slyke Farms Ridge Subdivision 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

c

File copy


***Healthier Together***

13307 Miami Lane • Caldwell, ID 83607 • (208) 455-5400 • FAX (208) 455-5405

## 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](mailto:Fritz.Durham@deq.idaho.gov).

Nutrient Pathogen Study Review  
Van Slyke Farms Ridge Subdivision  
July 30, 2020

<b>Title</b>	<i>Level 1 Nutrient Pathogen Study, Van Slyke Farms Ridge Subdivision, Van Slyke Road southwest of Ustick Road, Wilder, Idaho</i>
<b>Date Received</b>	July 6, 2020
<b>Location</b>	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.
<b>Consultant</b>	Materials Testing and Inspection (MTI), Boise, Idaho.
<b>Project Overview</b>	<p><i>Level 1 Nutrient Pathogen Study, Van Slyke Farms Ridge Subdivision (NP Study)</i> 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.</p> <p>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.</p>



Nutrient Pathogen Study Review  
 Van Slyke Farms Ridge Subdivision  
 July 30, 2020

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.

Nutrient Pathogen Study Review  
 Van Slyke Farms Ridge Subdivision  
 July 30, 2020

Required Data	Approved	Needs Revised	Comments
Groundwater Gradient	X		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	X		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		<p>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.</p> <p>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). Water-bearing 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.</p>

Nutrient Pathogen Study Review  
 Van Slyke Farms Ridge Subdivision  
 July 30, 2020

Required Data	Approved	Needs Revised	Comments
Water quality information		X	<p>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.</p> <p>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.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ul> <p>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.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>

			<ul style="list-style-type: none"> <li>Well 2061 is 72 feet deep, cased to 50 feet (no screen), static water level of 50 feet, installed in 1996. The well is located approximately one mile north of the Property. The nitrate concentration detected in a sample collected in 2017 was 29 mg/L.</li> <li>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.</li> </ul> <p>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.</p> <p>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).</p>
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Nutrient Pathogen Study Review  
 Van Slyke Farms Ridge Subdivision  
 July 30, 2020

Required Data	Approved	Needs Revised	Comments
<p><b>DEQ mass-balance spreadsheet</b></p>		<p>X</p>	<p>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..</p> <p>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).</p> <p>Acceptable site-specific values entered into the MB Spreadsheets included: hydraulic conductivity (35 feet per day); hydraulic gradient (0.019 feet per foot); aquifer width perpendicular to flow (variable, lot-specific); parcel area (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.</p> <p>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.</p>

# IRRIGATION PLAN APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



Applicant(s) Van Slyke Farms (612) 356-7422  
Name Daytime Telephone Number  
P.O. Box 39 Wilder ID 83676  
Street Address City, State Zip

Representative Name Mason & Associates Inc. - (208) 454-0256 - w.mason@masonandassociates.us  
Daytime Telephone Number / E-mail Address  
924 3<sup>rd</sup> Street South Nampa ID 83651  
Street Address City, State Zip

Location of Subject Property: Van Slyke Rd. / Ustick  
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 33211, R 33212 Section 6 Township 3N Range 4W

This land:

☒  
☐

Has water rights available to it.

Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

**Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... no 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:"**

- 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
- 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:
  1. 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 subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning 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.

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 Commission and City Council of your Irrigation Plan.

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 currently irrigated? ☐ Surface ☒ Irrigation Well  
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided? ☐ Surface ☒ Irrigation Well  
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

9. Are there irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

Each lot will contain swales to retain storm water

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

The common lot in Block 2, will contain a storm drain area for storm water retention

## Irrigation Plan Map Requirements

The irrigation plan must be on a scalable map and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- 1 ☒ All canals, ditches, and laterals with their respective names.
- 2 ☒ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 ☐ Rise locations and types, if any.
- 4 ☒ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 ☒ Slope of the property in various locations.
- 6 ☒ Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7 ☒ Direction of wastewater flow (use long arrows -----→ on your map to indicate wastewater direction).
- 8 ☒ Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9 ☐ Other information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Also, provide the following documentation:

- ☐ Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities. *- non at this time*



===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: [Signature] Date: 03 / 30 / 2021  
Property Owner (Application Submitted)

Signed: William J. Mason Date: 3 / 30 / 2021  
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Director / Staff



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](http://www.idwr.idaho.gov)

C. L. "BUTCH" OTTER  
Governor

GARY SPACKMAN  
Interim Director

July 20, 2012

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,

for

John Westra  
Western Regional Manager

Enclosure(s)

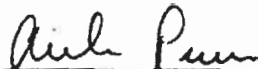
**CERTIFICATE OF SERVICE**

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**

State of Idaho  
Department of Water Resources  
**APPLICATION FOR AMENDMENT**  
(For Licensing Purposes)  
WATER RIGHT NO. 63-32569

RECEIVED

JUL 19 2012

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

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>RATE OF DIVERSION</u>	<u>ANNUAL VOLUME</u>
IRRIGATION	03/01 to 11/15	0.42 CFS	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	SW	SE	Totals
03N	04W	6	4.0	16.0	1.0		21.0

Total Acres: 21

Permit holder asserts that no one will be injured by such change and that such change will be made at  
permit holder's own risk. Signed this 17 day of July, 2012.

*Al Van Slyke Pres*  
*Van Slyke Farms Inc*  
(Signature)



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 fw Fee \$ 100 Received by JA # 40392 Date 7-11-12

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

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
2. 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 20<sup>th</sup> day of July, 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:

<b><u>BENEFICIAL USE</u></b>	<b><u>PERIOD OF USE</u></b>	<b><u>DIVERSION RATE</u></b>	<b><u>ANNUAL DIVERSION VOLUME</u></b>
IRRIGATION	03/01 to 11/15	0.42 CFS	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				SW				SE				
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
03N	04W	6			4.0	16.0				1.0									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.
2. 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.

State of Idaho  
Department of Water Resources  
**Water Right License**

WATER RIGHT NO. 63-32569

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.

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<sup>th</sup> day of July, 2012.

  
JOHN WESTRA  
Western Regional Manager

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

- 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

## Canyon County Future Land Use 2020

### Legend

Taxparcels\_Public



#### Canyon County Current Zoning

- Single Family Residential - R1
- Medium Density Residential - R2
- Rural Residential - RR
- Conditional Rezone - Single Family Residential - CR-R1
- Conditional Rezone Rural Residential - CR-RR
- Commercial - C
- Neighborhood Commercial - C1
- Community Commercial - C2
- Conditional Rezone - Community Commercial - CR-C2
- Conditional Rezone - Neighborhood Commercial - CR-C1
- Light Industrial - M1
- Heavy Industrial - I12
- Conditional Rezone - Light Industrial - CR-M1

#### Canyon County Future Land Use

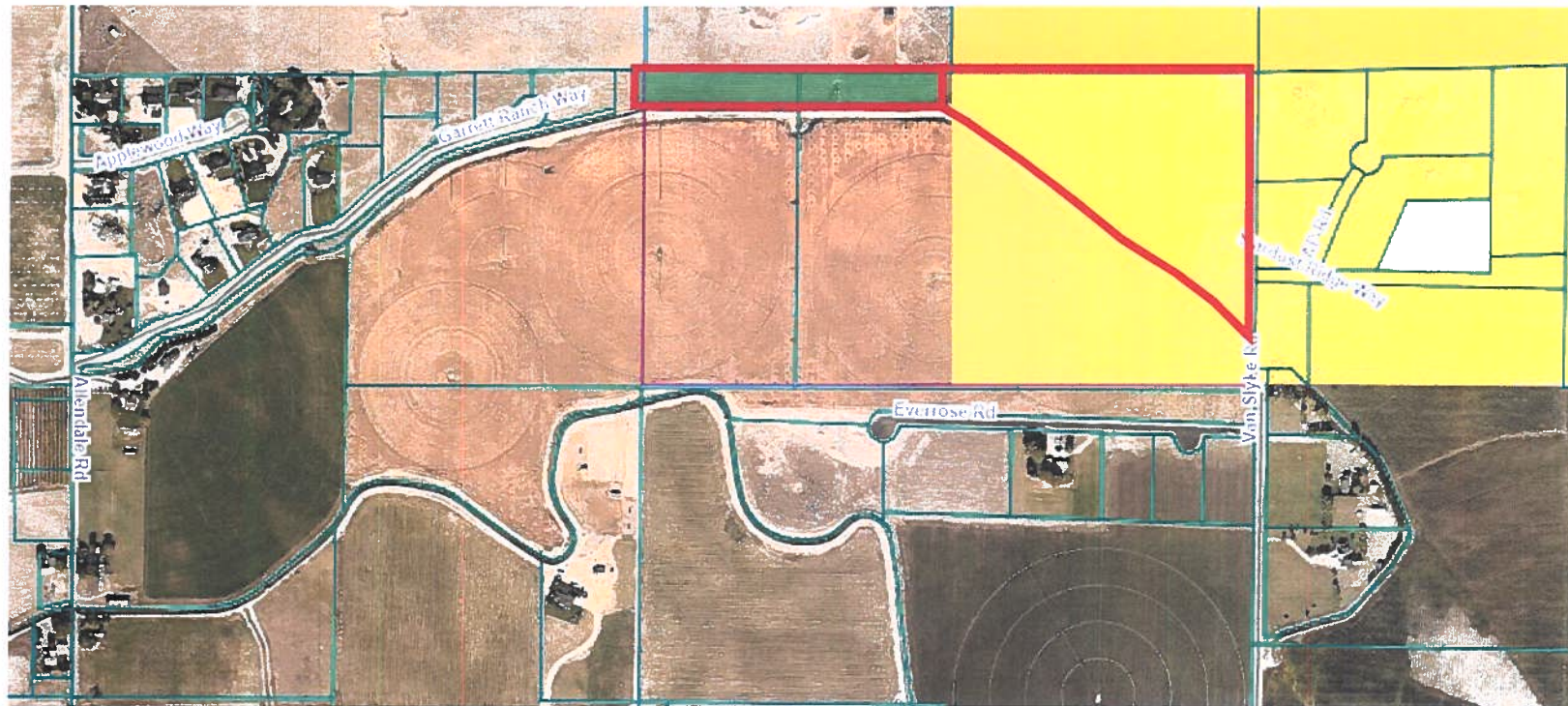
- Residential
- Industrial
- Commercial
- Agricultural



Total Area: +/- 26.20



Isolated Area: +/- 5.44 (163' x 1315')





# Van Slyke Farms, Inc. 17553 Van Slyke Rezone

## 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**

**Subdivision: GARRETT RANCH RIDGE**

**18 Lots: Min Lot Size 1 Acre  
Isolated Land Region**

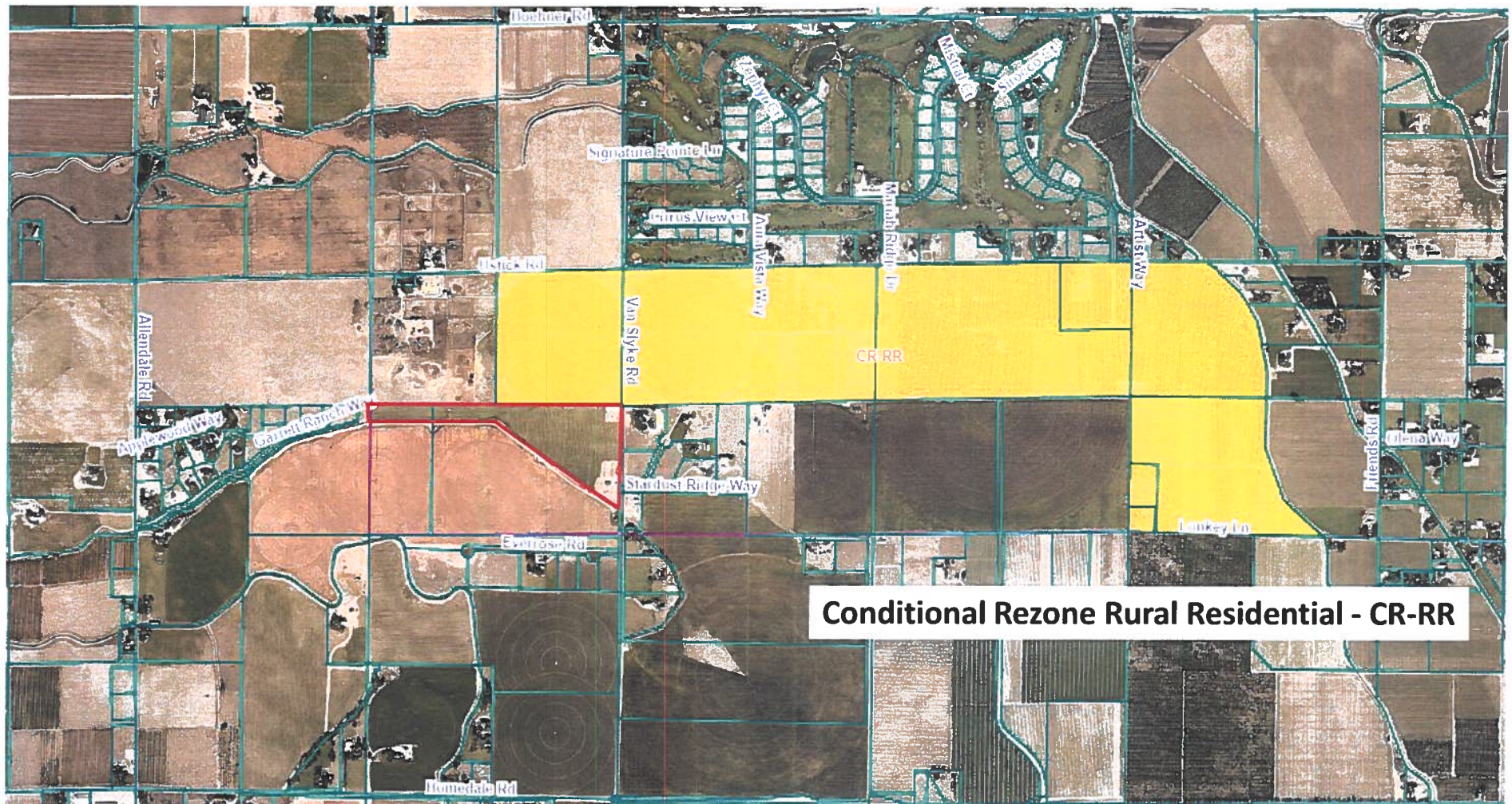
**Positioned North of Mora Canal Extension**

**Subdivision: Van Slyke Farms Ridge  
17553 VAN SLYKE RD (Proposed)**



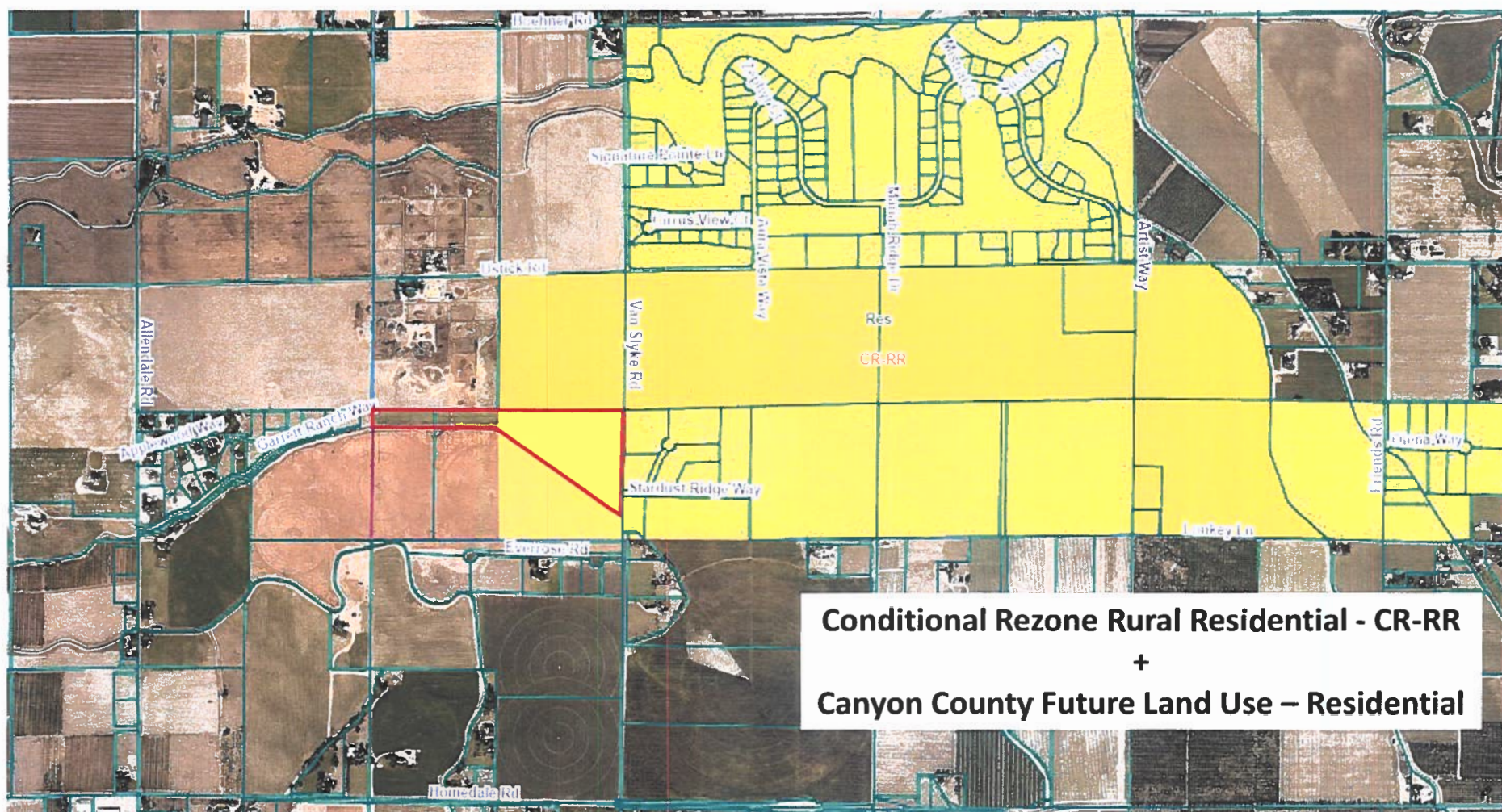


Van Slyke Farms, Inc. 17553 Van Slyke Rezone  
Current Canyon County, Zoning Land Use Map





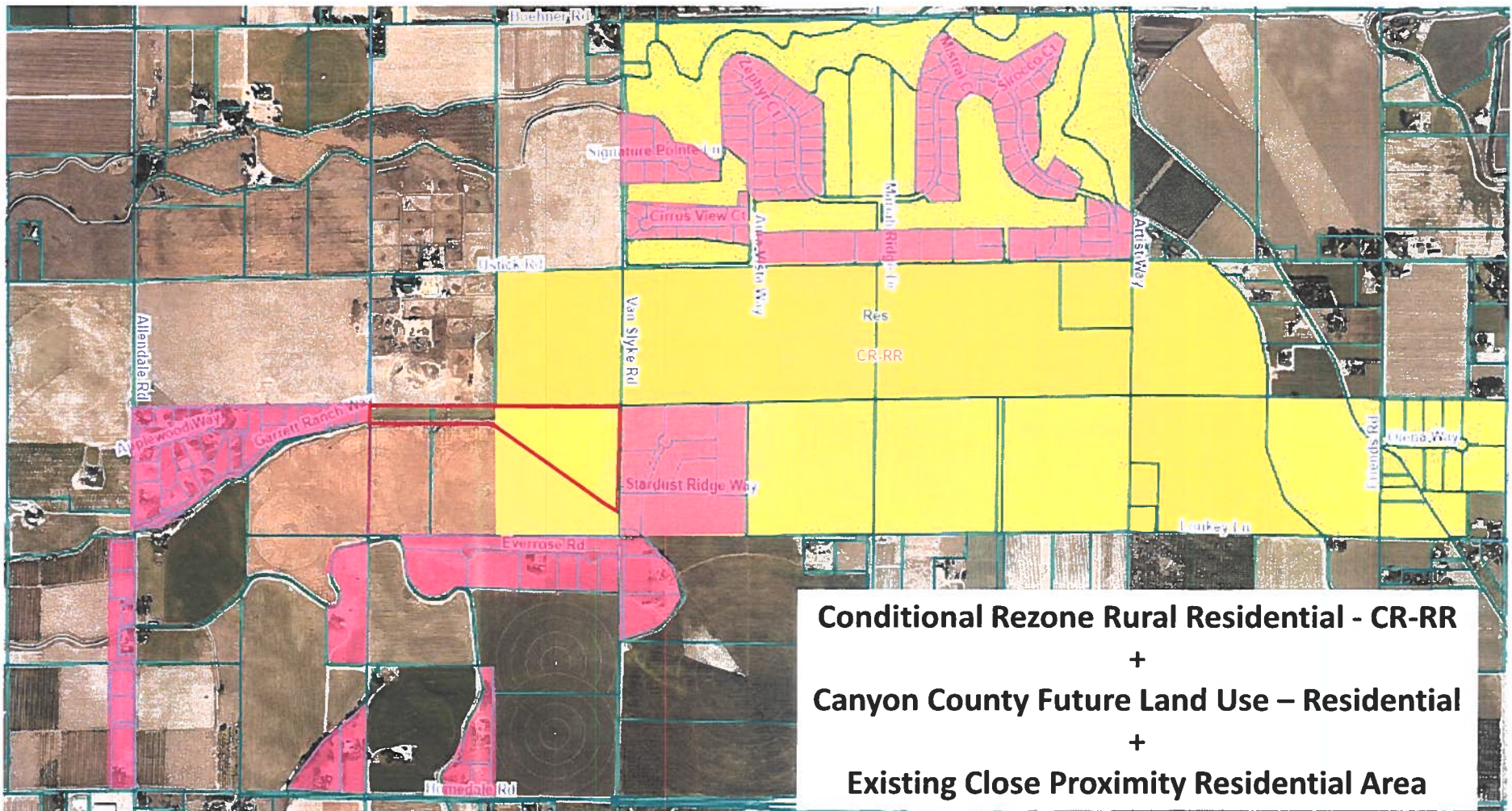
Van Slyke Farms, Inc. 17553 Van Slyke Rezone  
Current Canyon County, Zoning & Future Land Use Map (2020)





# Van Slyke Farms, Inc. 17553 Van Slyke Rezone

Existing Close Proximity Residential Area



# Van Slyke Farms, Inc. 17553 Van Slyke Rezone

## 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).*

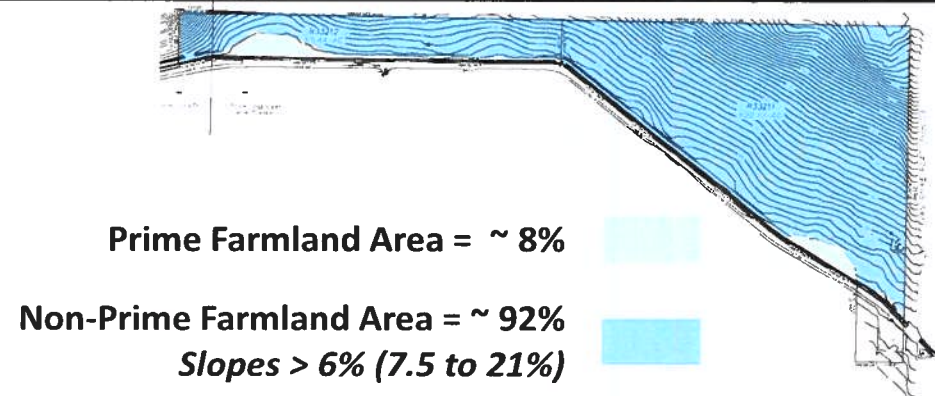
#### Per USDA Natural Resources Conservation Service:

- 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

### **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.**



# 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.**

# 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

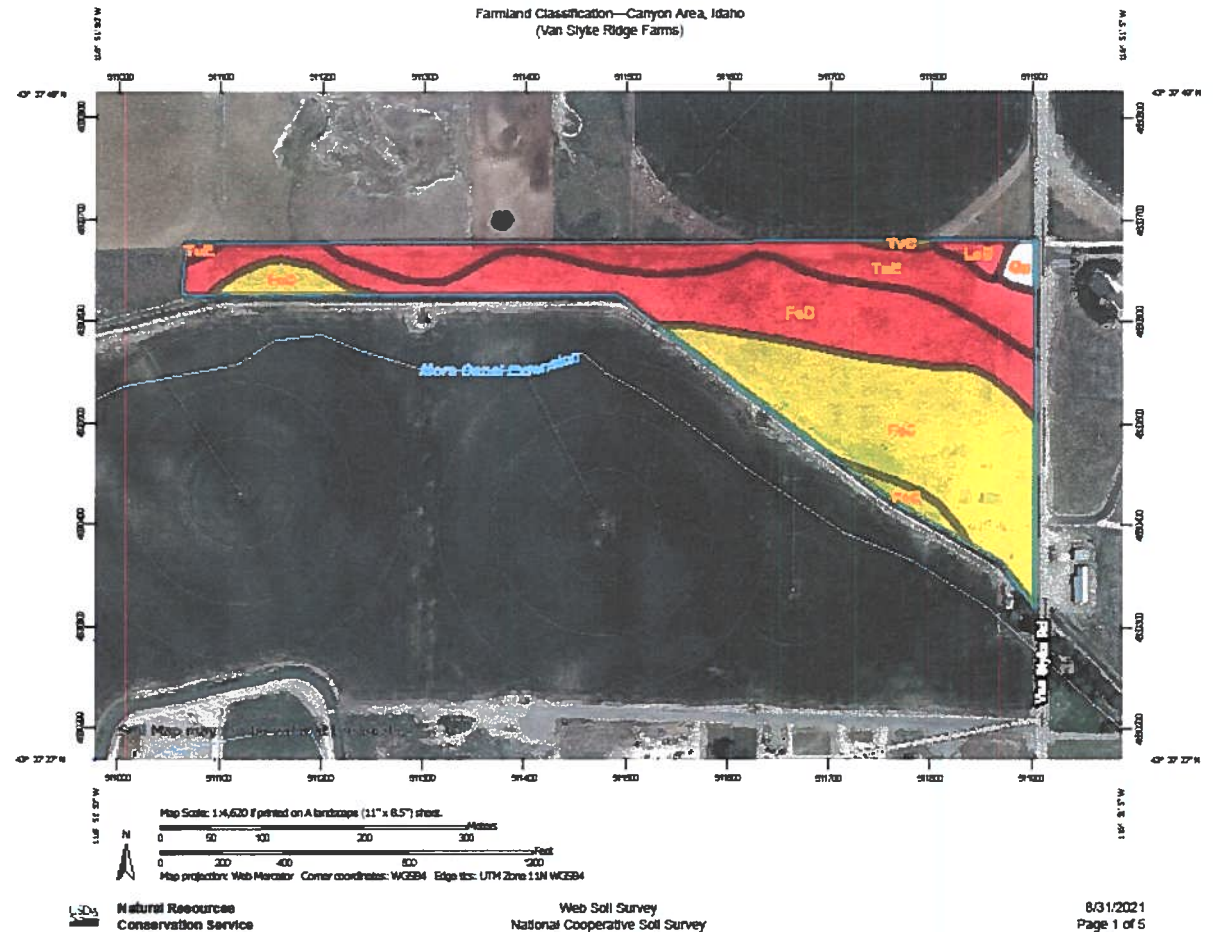
## Comprehensive Plan Map Amendment

### 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



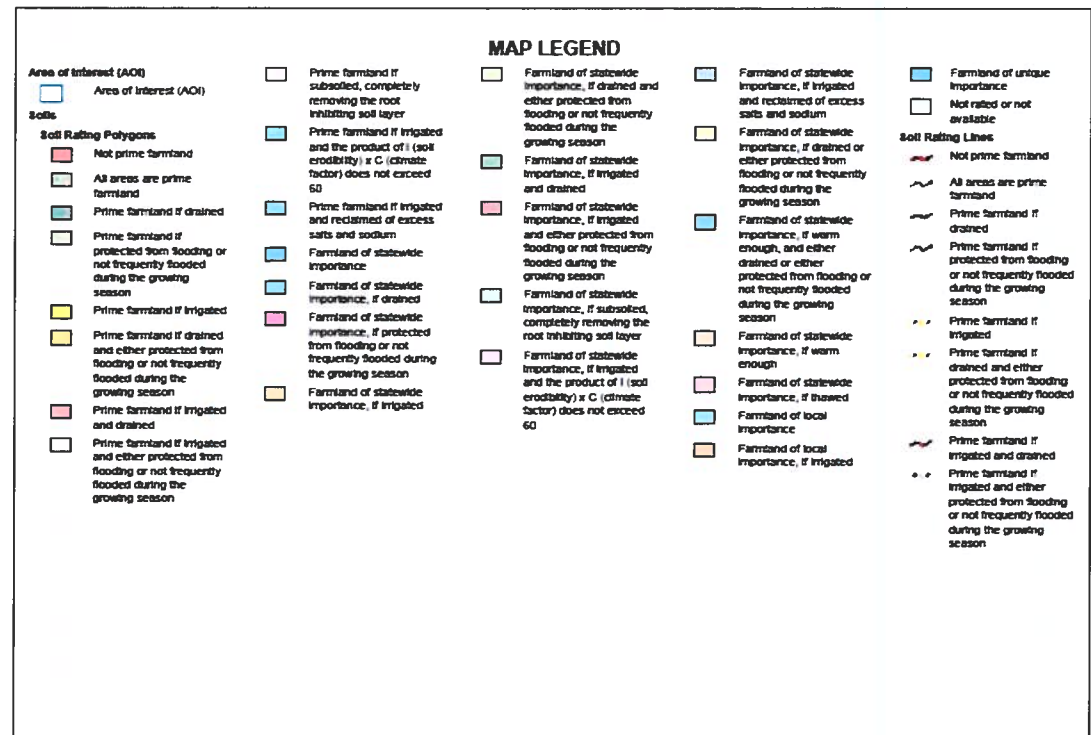


# Van Slyke Farms, Inc. 17553 Van Slyke Rezone

## Comprehensive Plan Map Amendment

### Appendix A – Farmland Classification

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



# Van Slyke Farms, Inc. 17553 Van Slyke Rezone

## Comprehensive Plan Map Amendment

### Appendix A – Farmland Classification

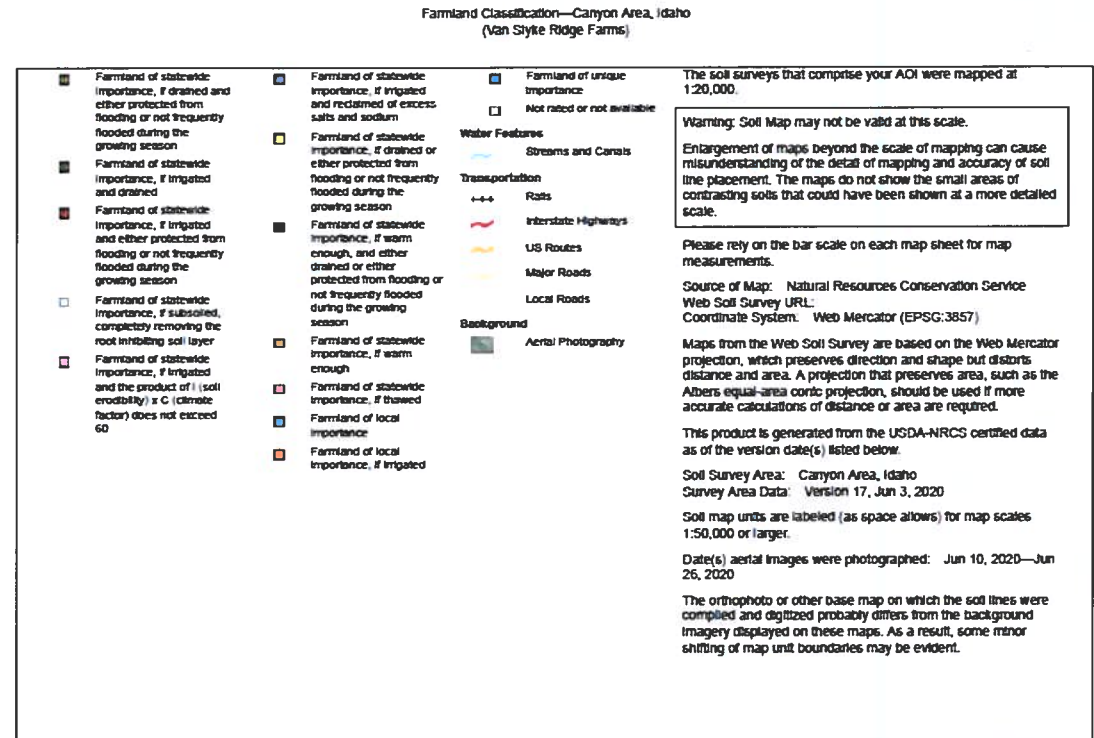
Farmland Classification—Canyon Area, Idaho  
(Van Slyke Ridge Farms)

<ul style="list-style-type: none"> <li>Prime farmland if subsoiled, completely removing the root inhibiting soil layer</li> <li>Prime farmland if irrigated and the product of <math>(\text{soil erodibility}) \times C</math> (climate factor) does not exceed 60</li> <li>Prime farmland if irrigated and reclaimed of excess salts and sodium</li> <li>Farmland of statewide importance</li> <li>Farmland of statewide importance, if drained</li> <li>Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season</li> <li>Farmland of statewide importance, if irrigated</li> </ul>	<ul style="list-style-type: none"> <li>Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</li> <li>Farmland of statewide importance, if irrigated and drained</li> <li>Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</li> <li>Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</li> <li>Farmland of statewide importance, if irrigated and the product of <math>(\text{soil erodibility}) \times C</math> (climate factor) does not exceed 60</li> </ul>	<ul style="list-style-type: none"> <li>Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</li> <li>Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season</li> <li>Farmland of statewide importance, if warm enough, and either protected from flooding or not frequently flooded during the growing season</li> <li>Farmland of statewide importance, if warm enough</li> <li>Farmland of statewide importance, if thawed</li> <li>Farmland of local importance</li> <li>Farmland of local importance, if irrigated</li> </ul>	<ul style="list-style-type: none"> <li>Farmland of unique importance</li> <li>Not rated or not available</li> </ul> <p><b>Soil Rating Points</b></p> <ul style="list-style-type: none"> <li>Not prime farmland</li> <li>All areas are prime farmland</li> <li>Prime farmland if drained</li> <li>Prime farmland if protected from flooding or not frequently flooded during the growing season</li> <li>Prime farmland if irrigated</li> <li>Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season</li> <li>Prime farmland if irrigated and drained</li> <li>Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season</li> </ul>	<ul style="list-style-type: none"> <li>Prime farmland if subsoiled, completely removing the root inhibiting soil layer</li> <li>Prime farmland if irrigated and the product of <math>(\text{soil erodibility}) \times C</math> (climate factor) does not exceed 60</li> <li>Prime farmland if irrigated and reclaimed of excess salts and sodium</li> <li>Farmland of statewide importance</li> <li>Farmland of statewide importance, if drained</li> <li>Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season</li> <li>Farmland of statewide importance, if irrigated</li> </ul>
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# Van Slyke Farms, Inc. 17553 Van Slyke Rezone

## Comprehensive Plan Map Amendment

### Appendix A – Farmland Classification



# Van Slyke Farms, Inc. 17553 Van Slyke Rezone

## Comprehensive Plan Map Amendment

### Appendix A – Farmland Classification

#### Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FeB	Fertile loamy fine sand, 0 to 3 percent slopes	Prime farmland if irrigated	0.5	2.0%
FeC	Fertile loamy fine sand, 3 to 7 percent slopes	Prime farmland if irrigated	10.3	39.2%
FeD	Fertile loamy fine sand, 7 to 12 percent slopes	Not prime farmland	9.1	34.8%
Gp	Gravel pit		0.4	1.4%
LsB	Leitha fine sandy loam, 1 to 3 percent slopes	Not prime farmland	0.4	1.6%
TuE	Turpyll fine sandy loam, 12 to 30 percent slopes	Not prime farmland	5.4	20.7%
TvC	Turpyll fine sandy loam, deep over hardpan, 3 to 7 percent slopes	Prime farmland if irrigated	0.1	0.4%
Totals for Area of Interest			25.3	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



# Van Slyke Farms, Inc. 17553 Van Slyke Rezone

## Comprehensive Plan Map Amendment

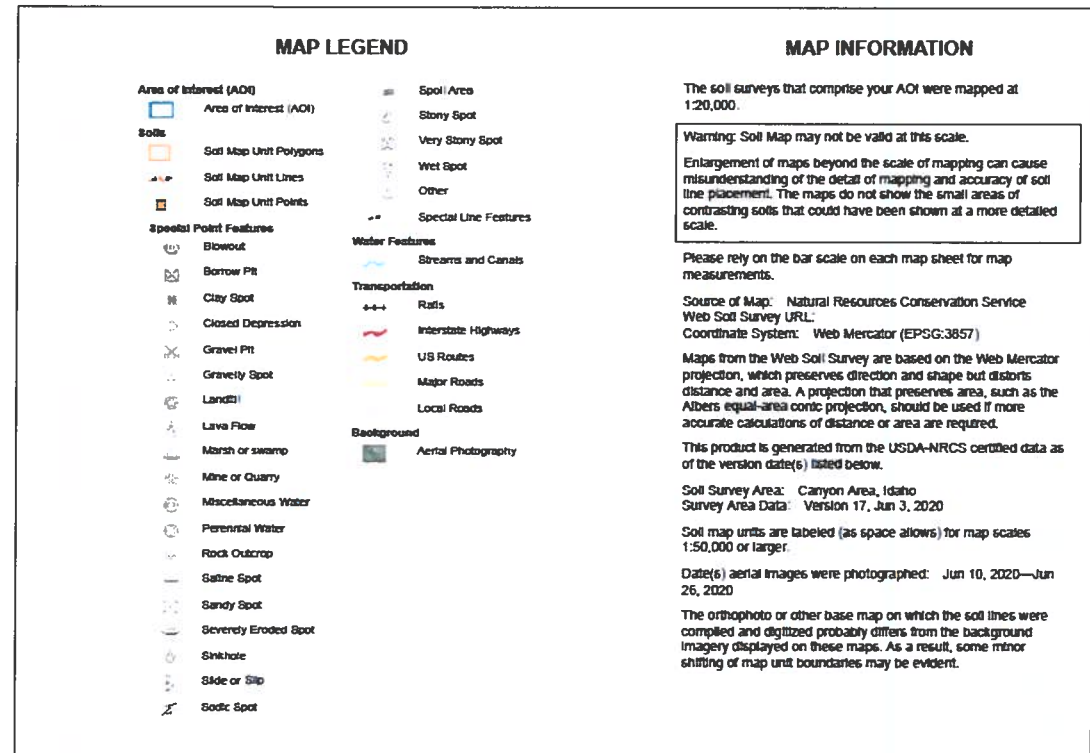
### Appendix B – Soil Map



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

## Appendix B – Soil Map

Soil Map—Canyon Area, Idaho  
(Van Slyke Ridge Farms)



# Van Slyke Farms, Inc. 17553 Van Slyke Rezone

## Comprehensive Plan Map Amendment



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### Appendix B – Soil Map

Soil Map—Canyon Area, Idaho

Van Slyke Ridge Farms

#### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FeB	Fetham loamy fine sand, 0 to 3 percent slopes	0.5	2.0%
FeC	Fetham loamy fine sand, 3 to 7 percent slopes	10.3	39.2%
FeD	Fetham loamy fine sand, 7 to 12 percent slopes	9.1	34.8%
Gp	Gravel pit	0.4	1.4%
LaB	Letha fine sandy loam, 1 to 3 percent slopes	0.4	1.6%
TuE	Turbytill fine sandy loam, 12 to 30 percent slopes	5.4	20.7%
TvC	Turbytill fine sandy loam, deep over hardpan, 3 to 7 percent slopes	0.1	0.4%
Totals for Area of Interest		26.3	100.0%

# 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.



# Van Slyke Farms, Inc. 17553 Van Slyke Rezone

## Comprehensive Plan Map Amendment

### Appendix C – USDA NRCS Soil Data Access

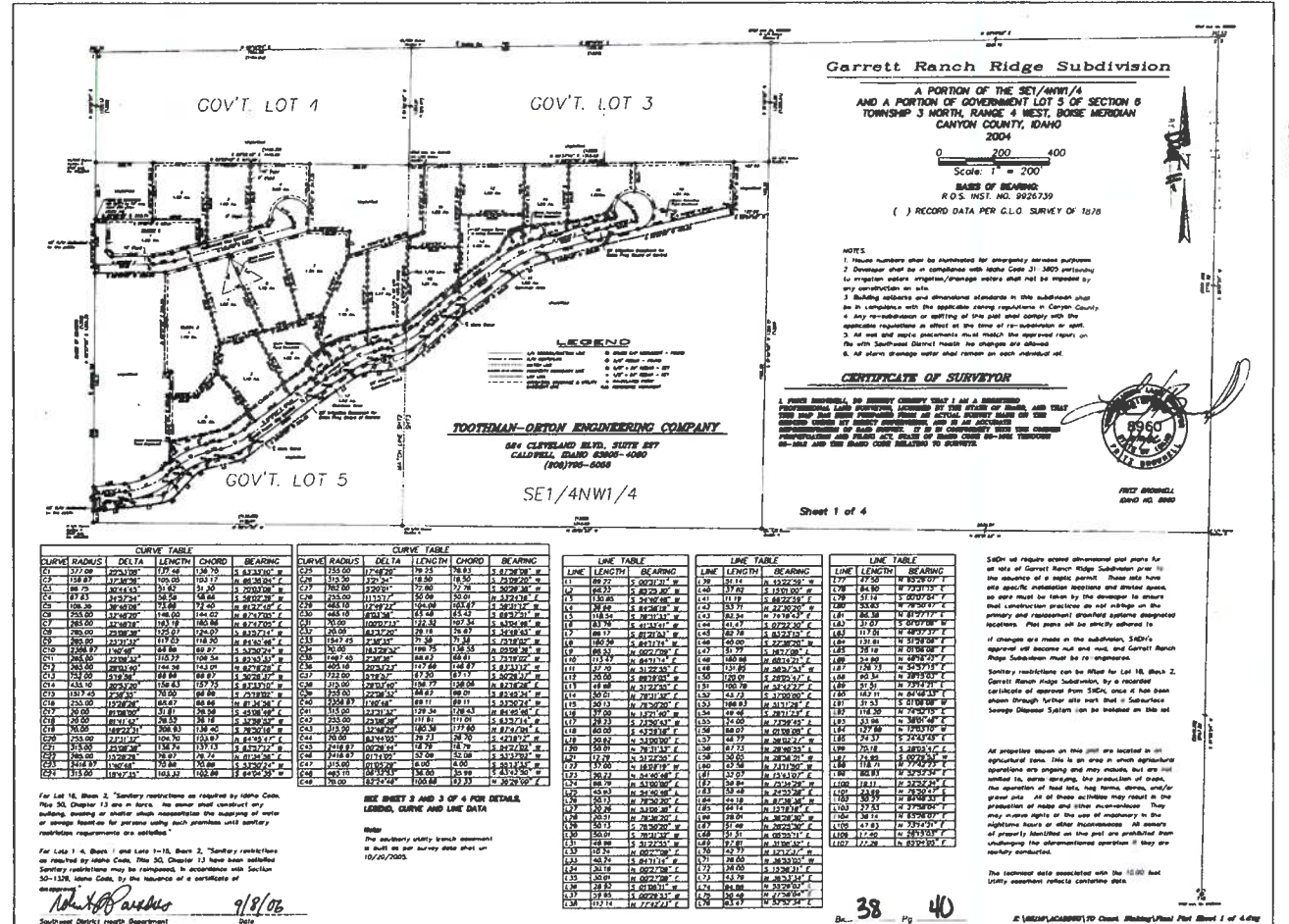
#### Prime and Other Important Farmlands Descriptions

- 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

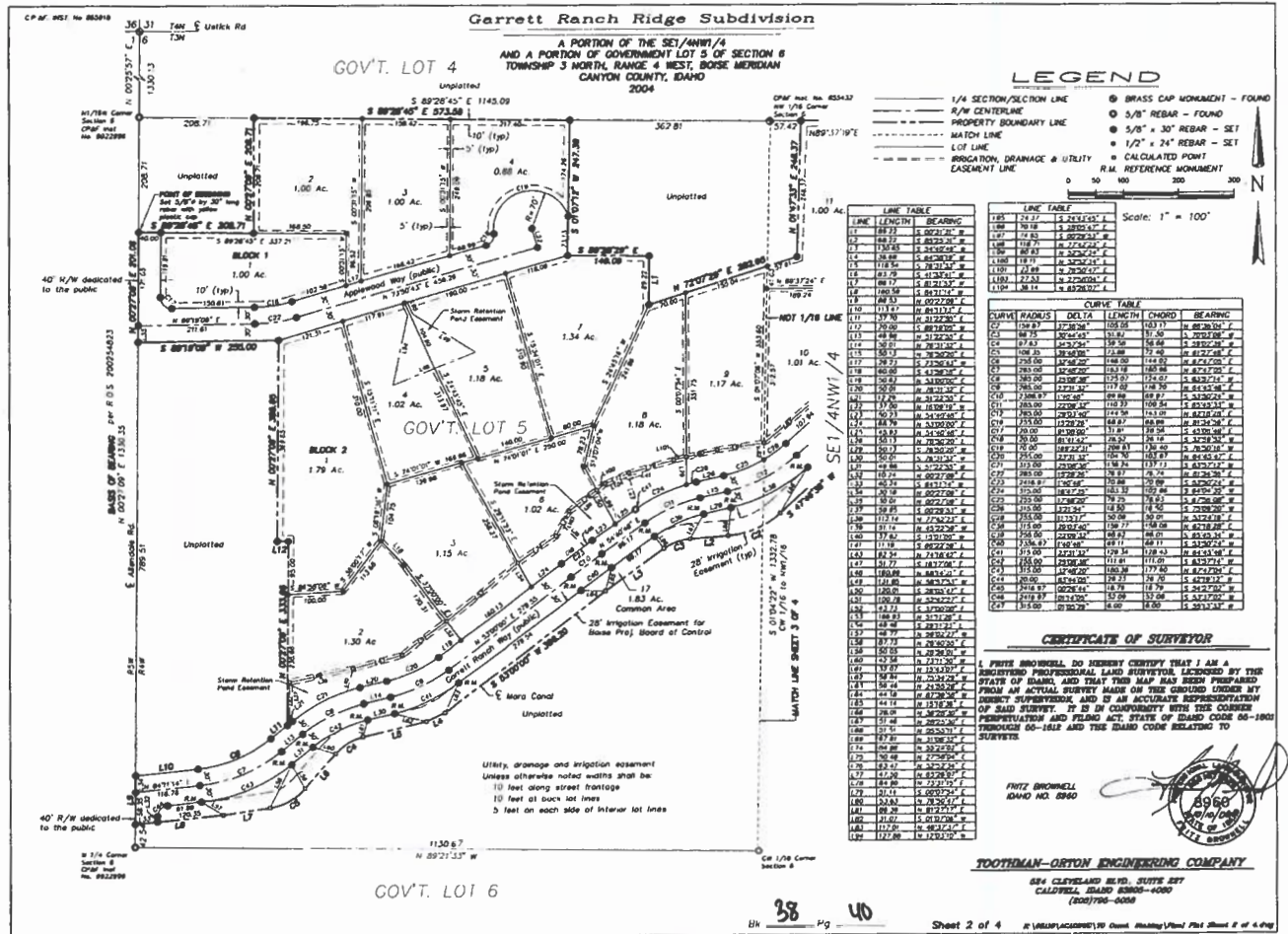
## Comprehensive Plan Map Amendment

### Appendix D – Subdivision Layout



# Comprehensive Plan Map Amendment

## Appendix D – Subdivision Layout

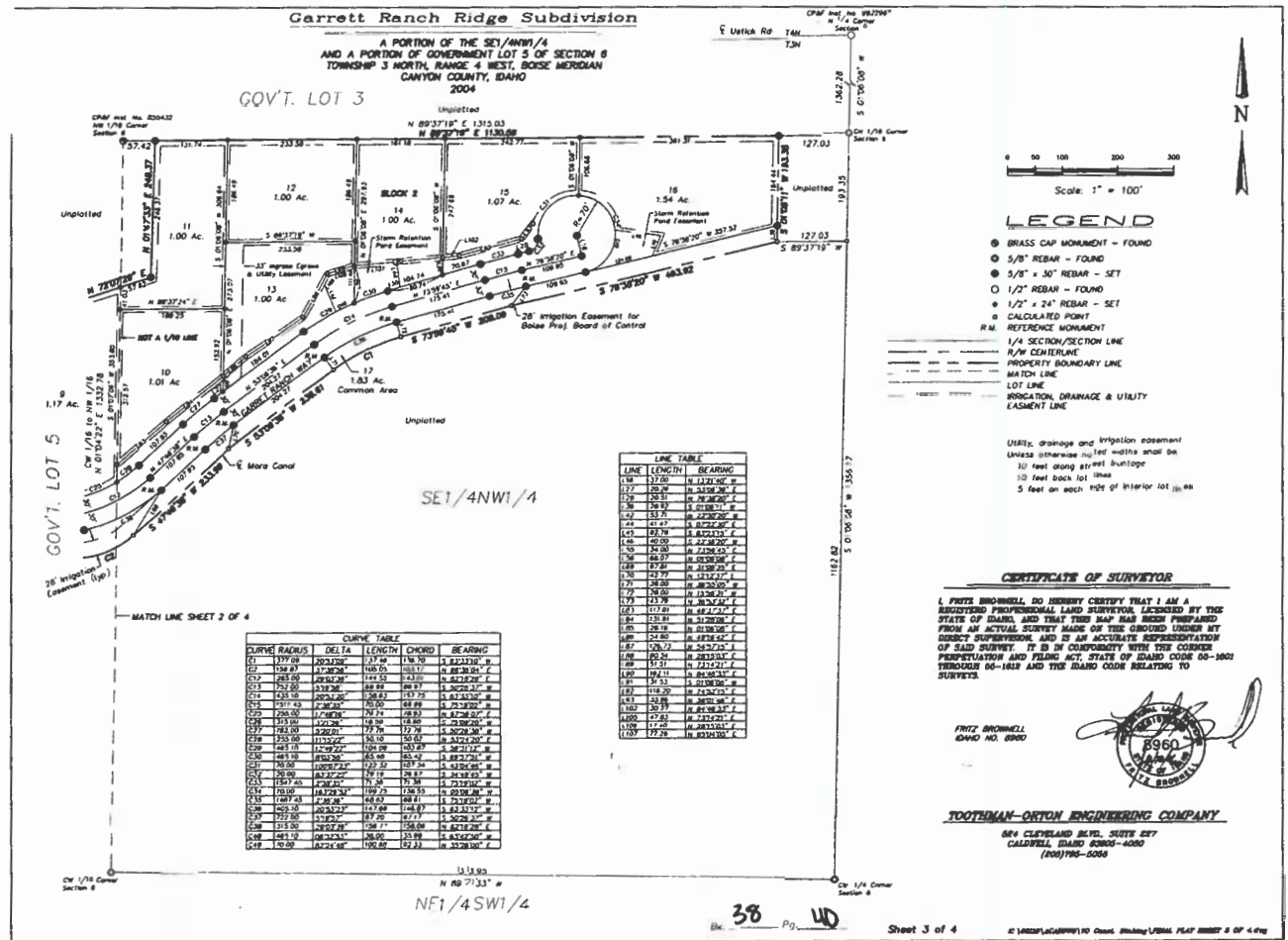


# Van Slyke Farms, Inc. 17553 Van Slyke Rezone Comprehensive Plan Map Amendment



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## Appendix D – Subdivision Layout





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

Mason & Associates, Inc.

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## Appendix D – Subdivision Layout

### OWNERS' CERTIFICATE

We, Garrett Ranches Packing, a partnership, and Van Slyke Farms, Inc., an Idaho corporation, being first duly sworn depose and say we are the owners of GARRETT RANCH RIDGE SUBDIVISION, being more particularly described in the legal description below, state that it is our intention to include said property in this subdivision plat, and that we do for ourselves, our heirs, transferees, successors and assigns, we hereby dedicate, donate and convey to the public forever the public streets shown on this plat.

The easements shown on this plat are intended for the right and purpose set forth and no structures other than those for utility, drainage and irrigation purposes are to be erected within limits of the easements. Also, we hereby certify that this subdivision is in compliance with paragraph 1, section 50-1334 of the Idaho Code – the individual lots described in the plat will not be served by any water system common to one (1) or more of the lots, but will be served by individual wells.

This parcel is a portion of the SE 1/4 NW 1/4 and a portion of Government Lot 5 of Sections 6, Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northwest corner of said Government Lot 5,

thence South 00° 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 distance 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 distance of 573.58 feet;

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 North 89° 37' 19" East along said north boundary a distance of 1130.58 feet;

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

thence traversing said centerline as follows:

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

South 73° 59' 45" West a distance of 209.09 feet;

along a curve to the left having a central angle of 20° 53' 08", a 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 136.70 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' 55", a radius of 159.87 feet, an arc length of 105.05 feet and a long chord 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 central angle of 30° 44' 44", a radius of 96.75 feet, an arc length of 51.92 feet and a long chord which bears South 70° 03' 09" West a distance of 51.30 feet;

South 54° 40' 48" West a distance of 130.85 feet;

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

### Garrett Ranch Ridge Subdivision

#### CERTIFICATE OF COUNTY TREASURER

I, Trace Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full.

This certificate is valid for the next thirty (30) days only.

*Trace Lloyd Jr.* 10-05-2006  
County Treasurer Date

#### SURVEYOR'S CERTIFICATE

I, Fritz Brownell, P.L.S., do hereby certify that I am a professional land surveyor licensed by the State of Idaho, and that this plat, as described in the certificate of owners and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon in conformity with the State of Idaho codes relating to plats, surveys and the corner perpetuation and filing act, Idaho Code 55-1601 through 55-1612.



South 64° 38' 19" West a distance of 36.68 feet;

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

along a curve to the left having a central angle of 34° 57' 55", a radius of 97.63 feet, an arc length of 59.58 feet and a long chord which bears South 59° 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 chord which bears South 61° 27' 48" West a distance of 72.40 feet;

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

South 84° 11' 14" West a distance of 160.59 feet to a point on the west boundary of said Government Lot 5;

thence North 00° 27' 09" East along said west boundary a distance of 88.53 feet;

thence North 84° 11' 14" East a distance of 113.47 feet;

thence along a curve to the left having a central angle of 32° 48' 19", a radius of 255.00 feet, an arc length of 146.00 feet and a long chord 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" East parallel with the west boundary of said Government Lot 5 a distance of 333.66 feet;

thence South 89° 19' 09" West a distance of 20.00 feet;

thence North 00° 27' 09" East parallel with the west boundary of said Government Lot 5 a distance of 369.65 feet;

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 said west boundary a distance of 201.06 feet to the TRUE POINT OF BEGINNING, containing acres, more or less.

29.97

#### CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR

I, the undersigned, surveyor, in and for Canyon County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and vacations.

*Trace Lloyd Jr.* 3/10/06  
County Surveyor Date

#### CERTIFICATION AND APPROVAL OF GOLDEN GATE HWY. DISTRICT

The foregoing plat was approved by the Golden Gate Highway District commissioners on the 21st day of August, 2006 A.D.

*David L. Linder*  
Chairman

#### APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 56, Chapter 13, have been satisfied. Sanitary restrictions may be imposed in accordance with Section 56-1326, Idaho Code, by the issuance of a certificate of disapproval.

*David L. Linder*  
Chairman

#### APPROVAL OF CANYON COUNTY PLANNING AND ZONING COMMISSION

Accepted and approved this 21st day of August, 2006 by the Canyon County Planning and Zoning Commission, Canyon County, Idaho.

*David L. Linder*  
Chairman

#### APPROVAL OF CANYON COUNTY COMMISSIONERS

Accepted and approved this 11th day of October, 2006 by the Canyon County Commissioners, Canyon County, Idaho.

*David L. Linder* *David L. Linder*  
Chairman Clerk

*Howard A. Van Slyke, President, Van Slyke Farms, Inc.*

*Gary L. Garrett, Partner, Garrett Ranches Packing*

STATE OF IDAHO  
COUNTY OF CANYON

ACKNOWLEDGEMENT  
Be it remembered that on this 11th day of January, 2007, I, personally appeared Howard A. Van Slyke, President, Van Slyke Farms, Inc. and Gary L. Garrett, Partner, Garrett Ranches Packing, who are known to me to be the owners of Garrett Ranch Ridge Subdivision and that executed the above instrument.

In witness whereof, I have hereunto set my hand and notary public seal at the City of Boise, Idaho, this 11th day of January, 2007.

*David L. Linder*  
Notary Public for  
Canyon County, Idaho

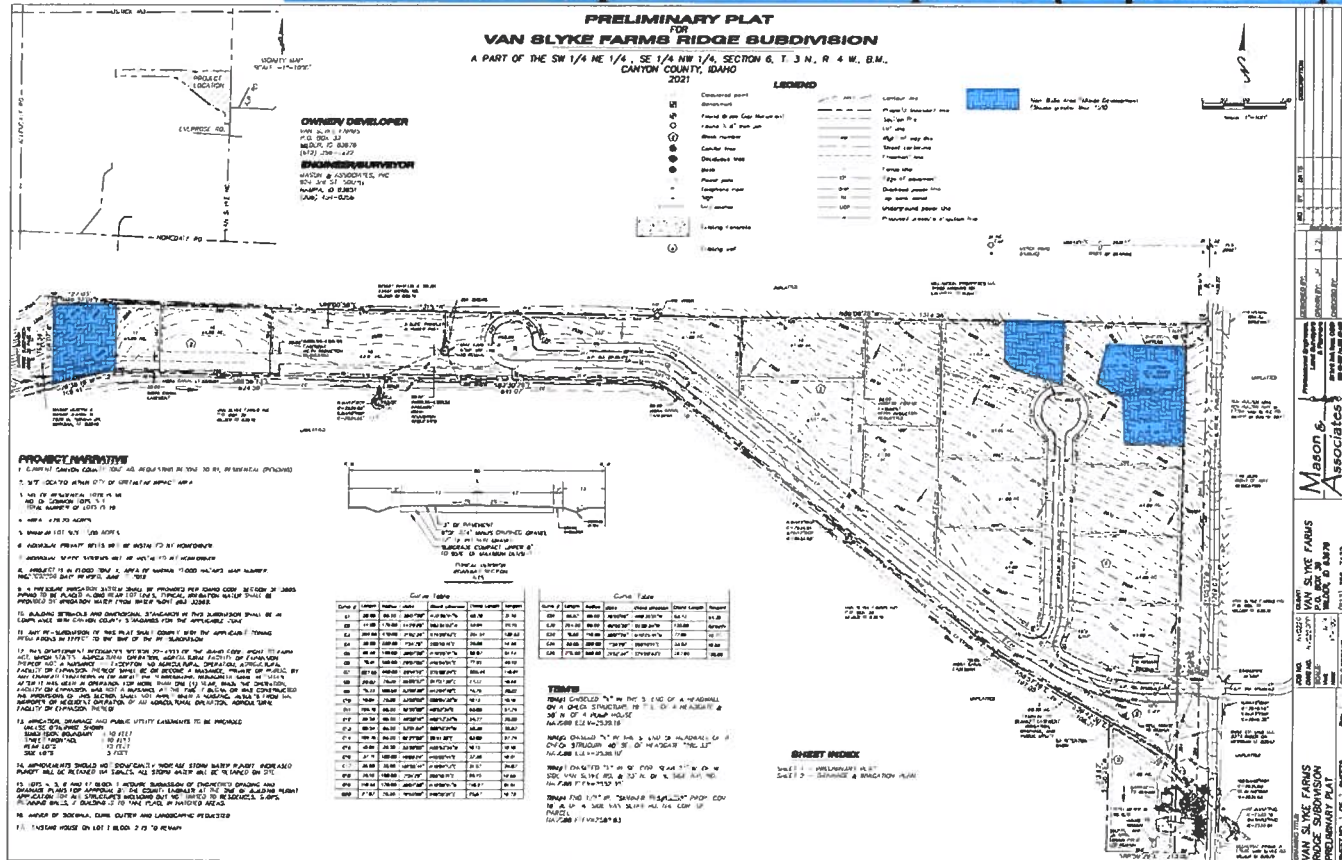
Commission expires 12-31-2009

Sheet 4 of 4  
BK. 38 PG. 40

# Comprehensive Plan Map Amendment

## Appendix D – Subdivision Layout

### Non-Build Area/Hillside Development (Slopes > 15%)



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



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## 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@cablone.net](mailto:greenleafcity@cablone.net)  
**Subject:** Van Slyke Farms Ridge Subdivision-request for waivers  
**Date:** Tuesday, March 23, 2021 1:46:00 PM  
**Attachments:** [NV0220PP.pdf](#)

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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: [acuellar@masonandassociates.us](mailto:acuellar@masonandassociates.us)



Professional Engineers, Land Surveyors and Planners

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

**NEIGHBORHOOD 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 3<sup>rd</sup> St. So. Suite B, Nampa, ID 83651  
Ph (208) 454-0256 Fax (208) 467-4130

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 5<sup>th</sup>, 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:**

Mason & Associates, Inc.  
Attn: Angie Cuellar  
924 3<sup>rd</sup> Street South, Ste. B  
Nampa, ID 83651

**Email:**

[acuellar@masonandassociates.us](mailto:acuellar@masonandassociates.us)

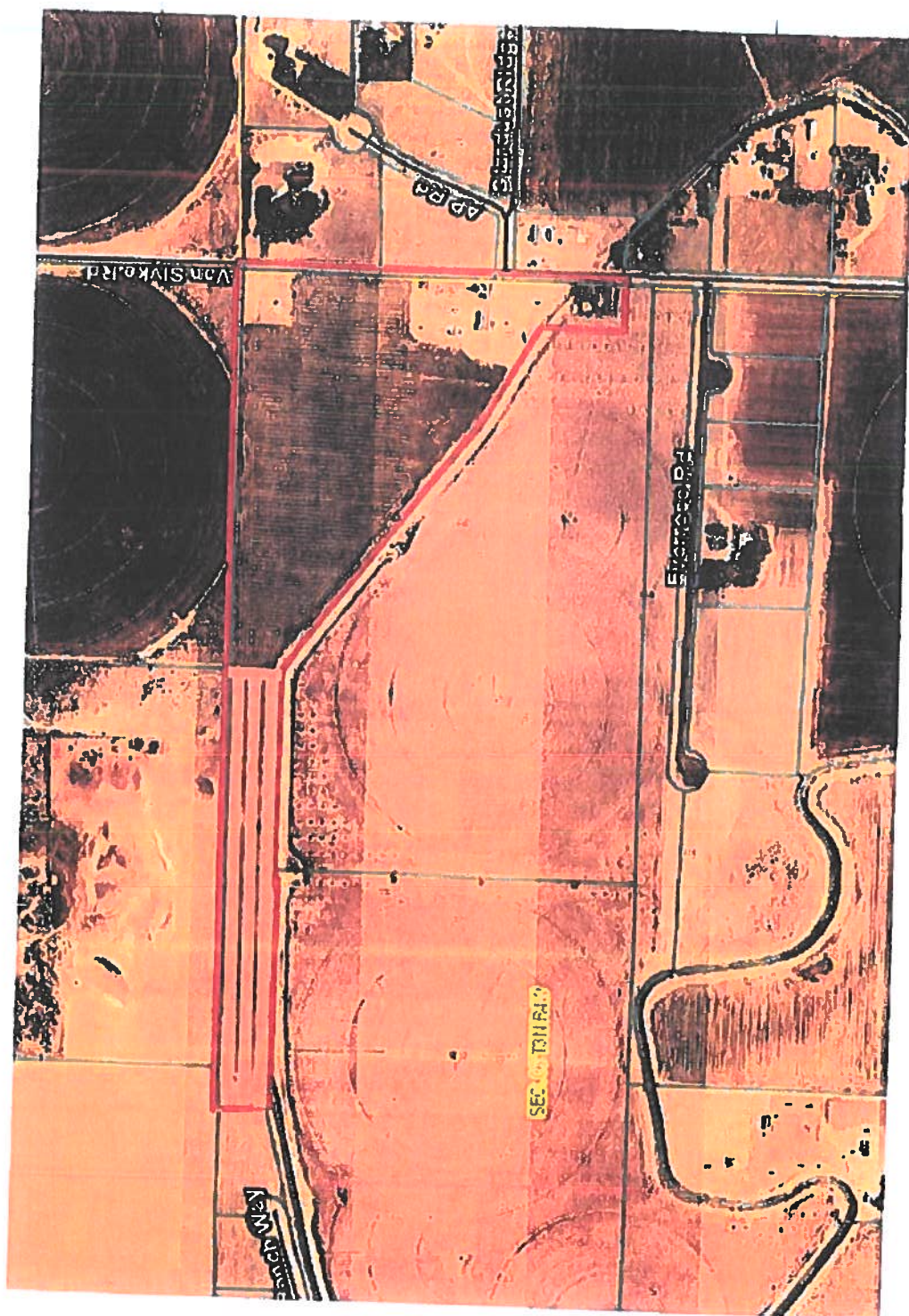
**Phone:**

(208) 454-0256  
Ask for Angie

Thank you,

A handwritten signature in blue ink that reads 'Angie Cuellar'.

Angie Cuellar, Planner  
Mason & Associates, Inc.



VAN SLYKE FARMS RIDGE  
NEIGHBORHOOD MEETING  
SIGN UP SHEET

Name: Joe & Jeanette Masar

Address: 2928 W TRANADA DR  
MERIDIAN 83446

Name: John & Eileen Williamson

Address: 19500 East A Bite Ln Caldwell 83607

Name: Roger Williamson

Address: 21986 Hostin Rd  
Caldwell, ID

Name: Michael Williamson

Address: 21995 Ustick Rd

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_



**Williamson Properties LLC**  
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. 126<sup>th</sup> 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 3<sup>rd</sup> 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



IMAGES WERE FLOWN IN THE FALL OF 2020.

# Van Slyke Farms Small Air Photo 1 Mile

Ustick Rd

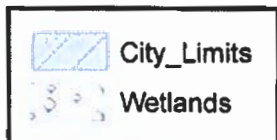
Van Slyke Rd

GARRETT RANCH RIDGE

Garrett Ranch Way

AP Rd

Everrose Rd



0 0.25 0.5 Miles

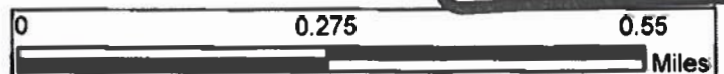
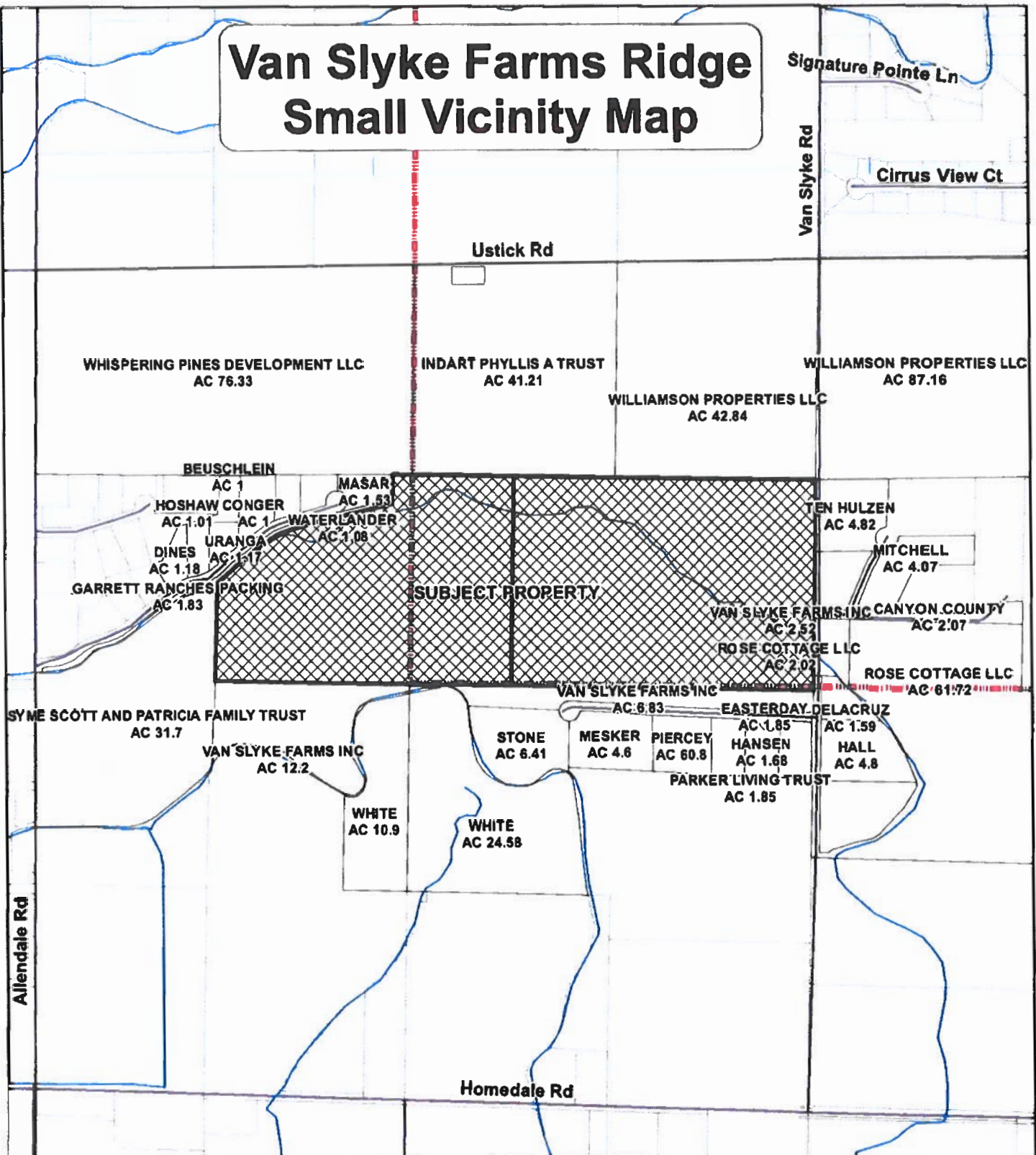
PERGAD-Bayview, N. J.

EXHIBIT

6a

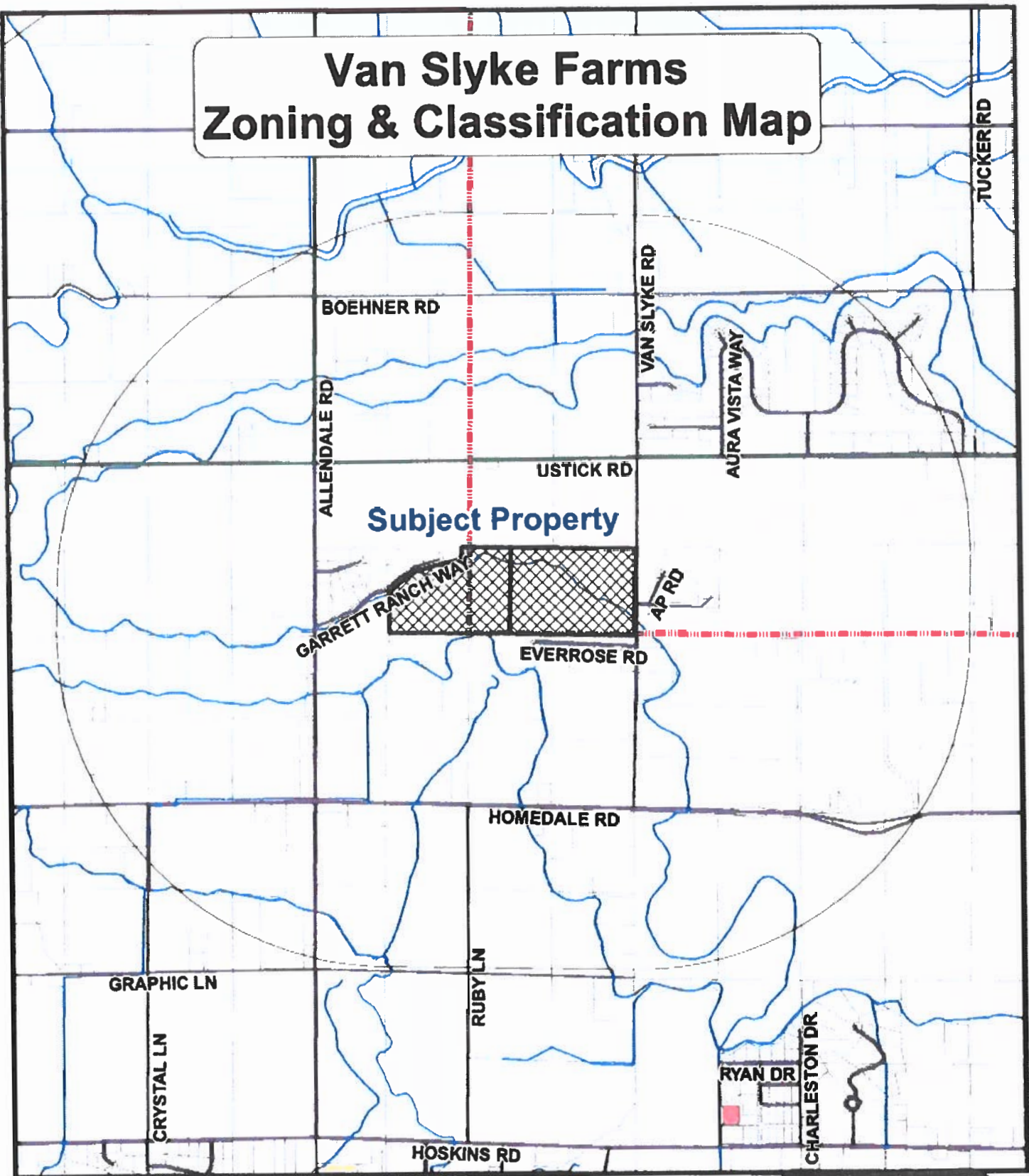


# Van Slyke Farms Ridge Small Vicinity Map



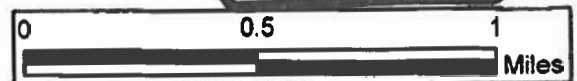


# Van Slyke Farms Zoning & Classification Map

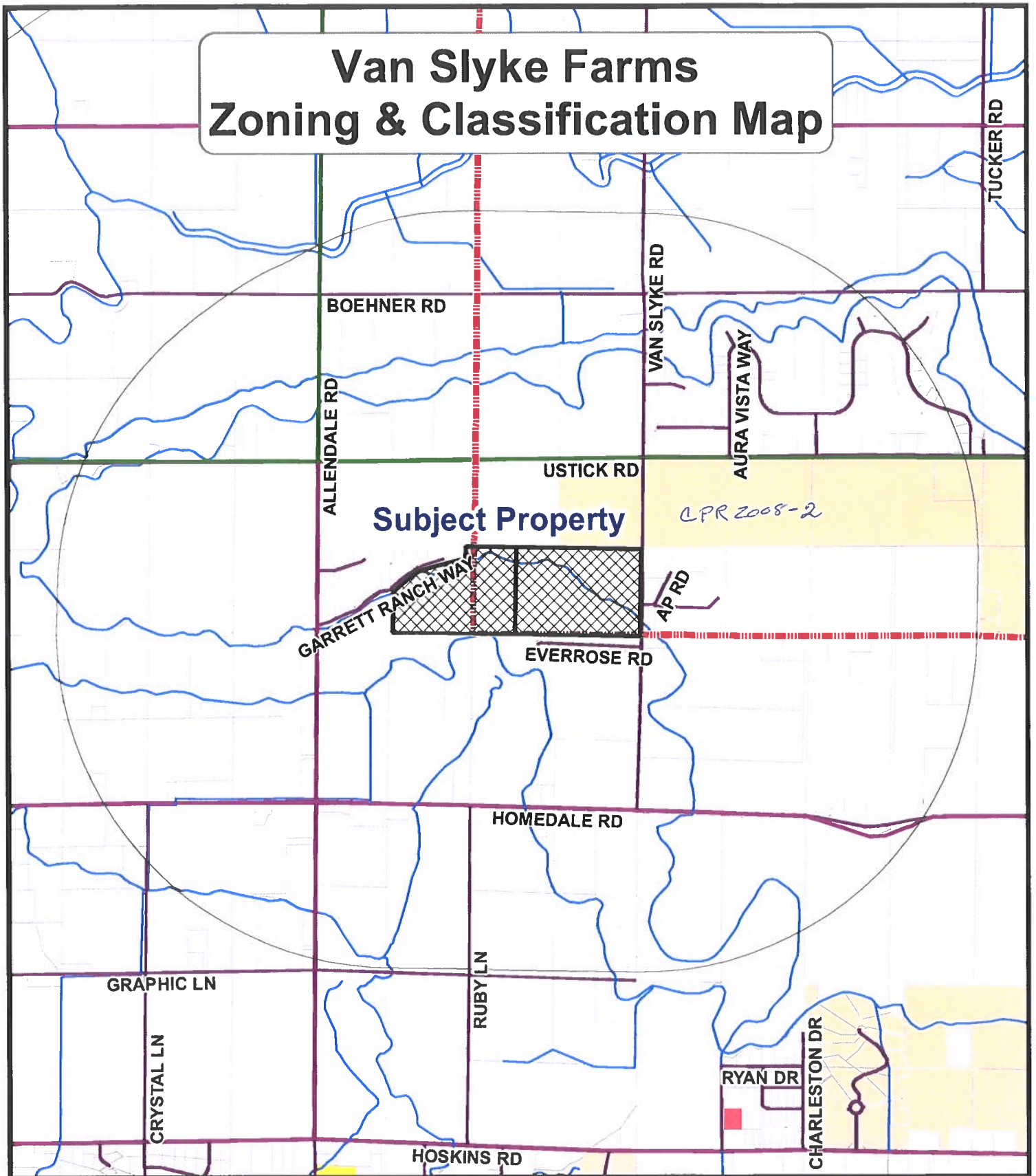


## ZONING

RR	R2	CR-C2	C
CR-RR	C1	M1	AG
R1	CR-C1	CR-M1	
CR-R1	C2	M2	

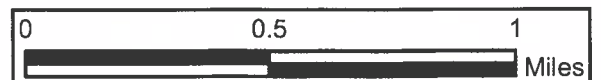


# Van Slyke Farms Zoning & Classification Map



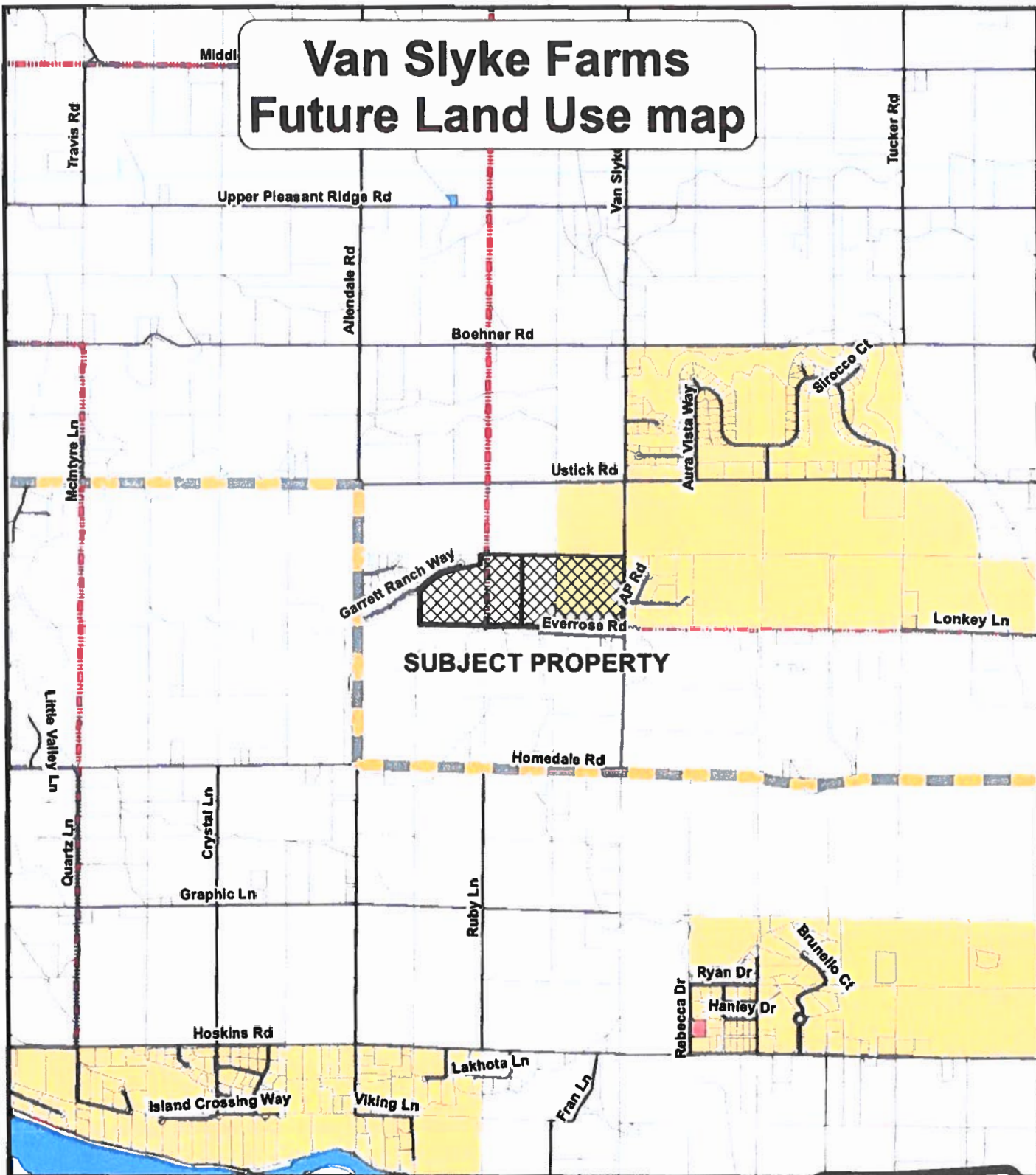
## ZONING

RR	R2	CR-C2	C
CR-RR	C1	M1	AG
R1	CR-C1	CR-M1	
CR-R1	C2	M2	





# Van Slyke Farms Future Land Use map

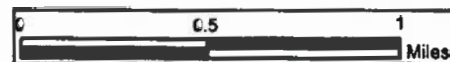


**Legend**

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- Scenic\_Byway

**EXHIBIT**  
64

PENCAD-Bayonne, N. J.



City of Greenleaf

Future Land Use/  
Comprehensive Plan Map

Figure 1

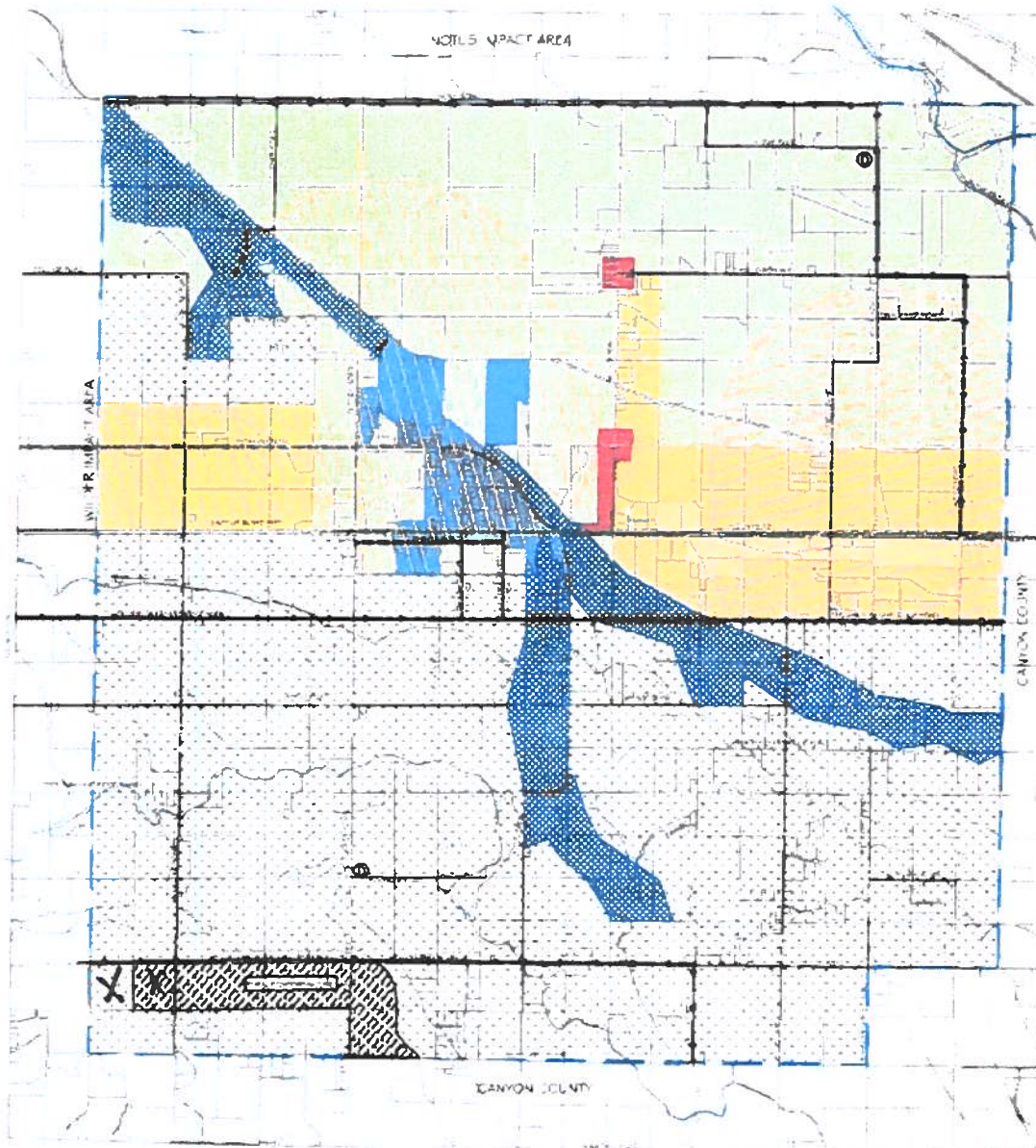
Adopted October 25, 2006 by  
City of Greenleaf Resolution No. 106  
Revised Resolution #144 dated 03/02/10

Legend

-  City Limits
-  Agriculture Land
-  Low to Mid Density Development Area
-  High Density Development Area
-  Commercial
-  Industrial
-  Industrial: Existing
-  Aviation Easement Area
-  Impact Area
-  Minor Arterial
-  Future Major Collector
-  Local Road
-  Future Road
-  Dairy
-  Utility Corridor

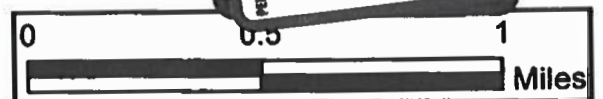
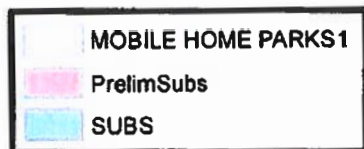
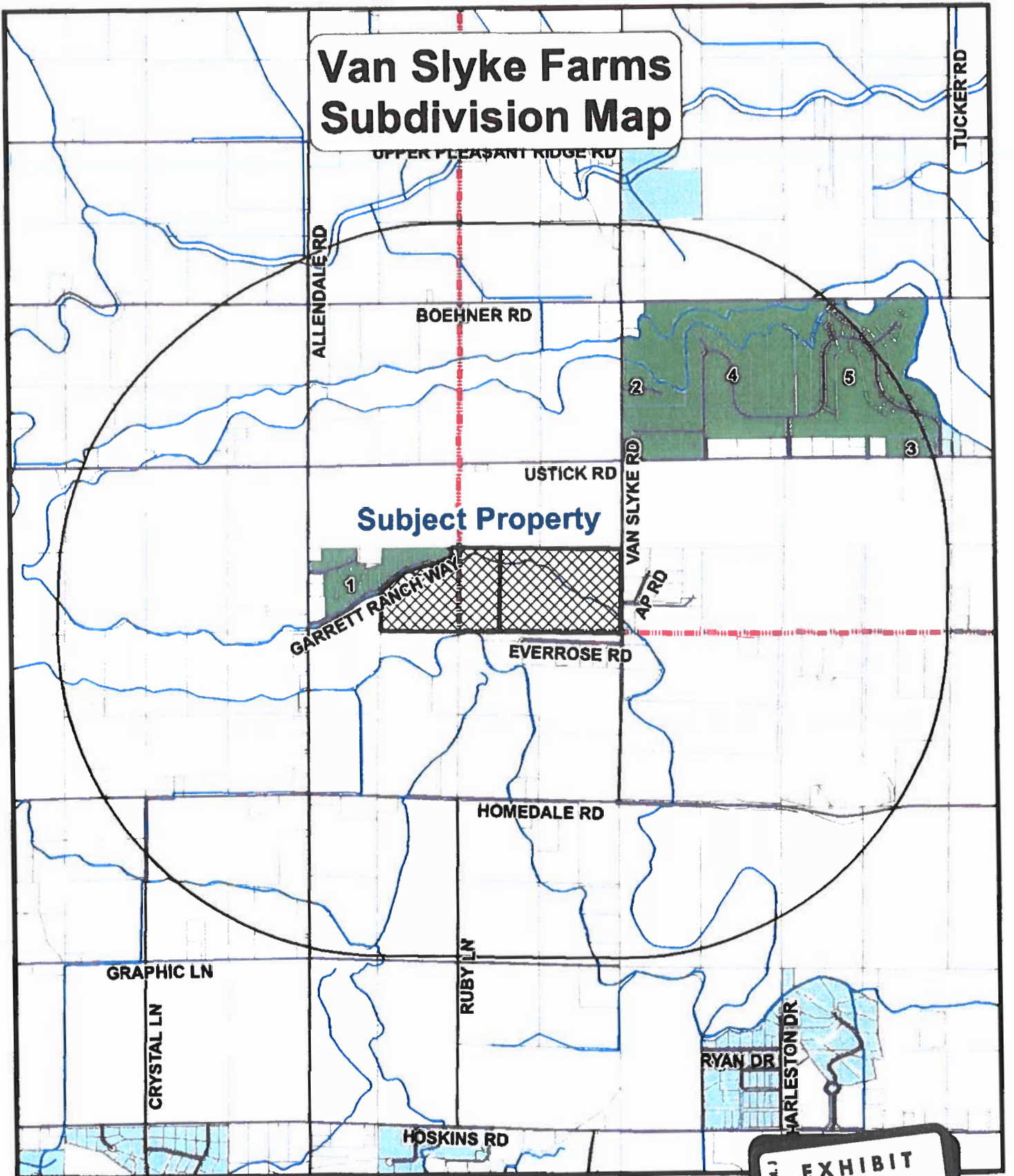
NOTE: The mapped boundary between two adjoining land use designations is considered flexible and may be interpreted to include portions of the abutting parcels in the direction of either designation.

1  
NORTH  
1" = 3500'





# Van Slyke Farms Subdivision Map



SUBDIVISION & LOT REPORT				
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
5	294.89	139	2.12	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
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	148.85	56	2.62	COUNTY (Canyon)	2007
SUMMERWIND AT ORCHARD HILLS PHASE 2	5	3N4W05	100.62	48	2.10	COUNTY (Canyon)	2007

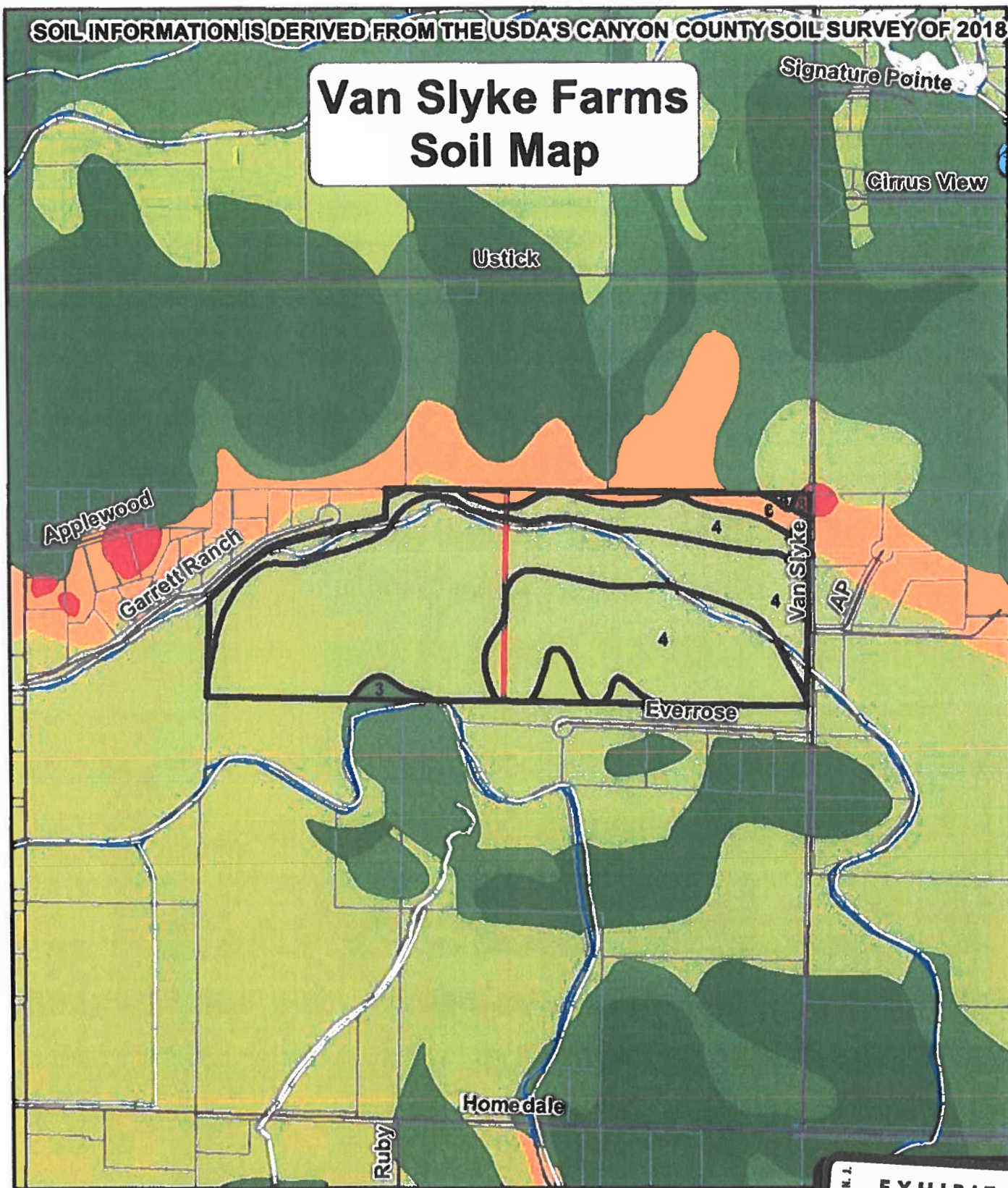
SUBDIVISIONS IN PLATTING			
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

MOBILE HOME & RV PARKS					
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...



SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Van Slyke Farms Soil Map



- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000



GEO-THERMAL LOCATIONS

Wetlands

0 0.25 0.5 Miles

PERCUD-Bayonne, N. J.

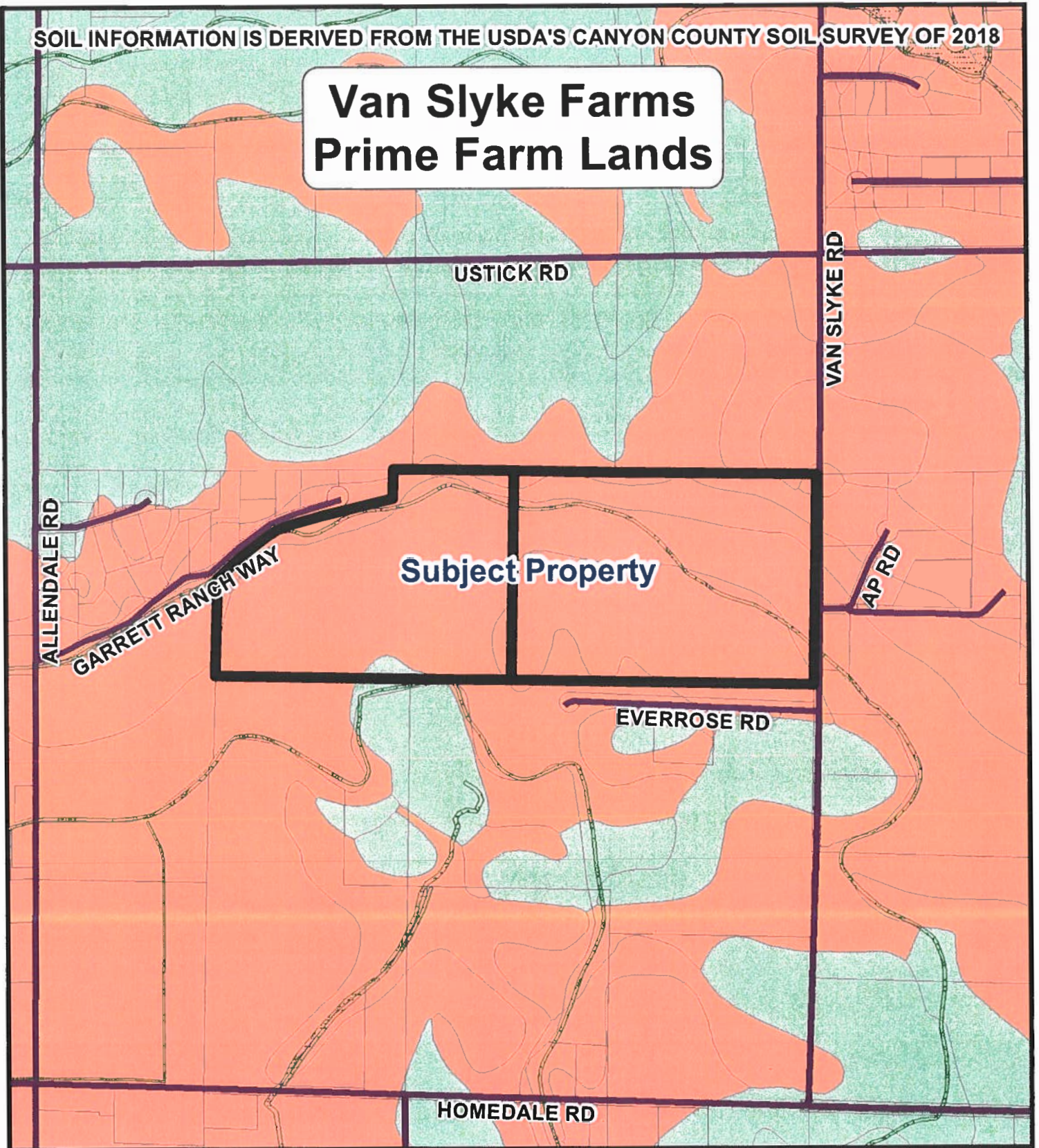
EXHIBIT

69



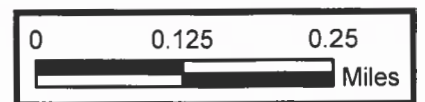
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Van Slyke Farms Prime Farm Lands



	TAXLOTS
	City_Limits
	WETLANDS
	2C_Hydro

	NOT PRIME FARMLAND
	PRIME FARMLAND IF IRRIGATED
	PRIME FARMLAND IF IRRIGATED AND DRAINED





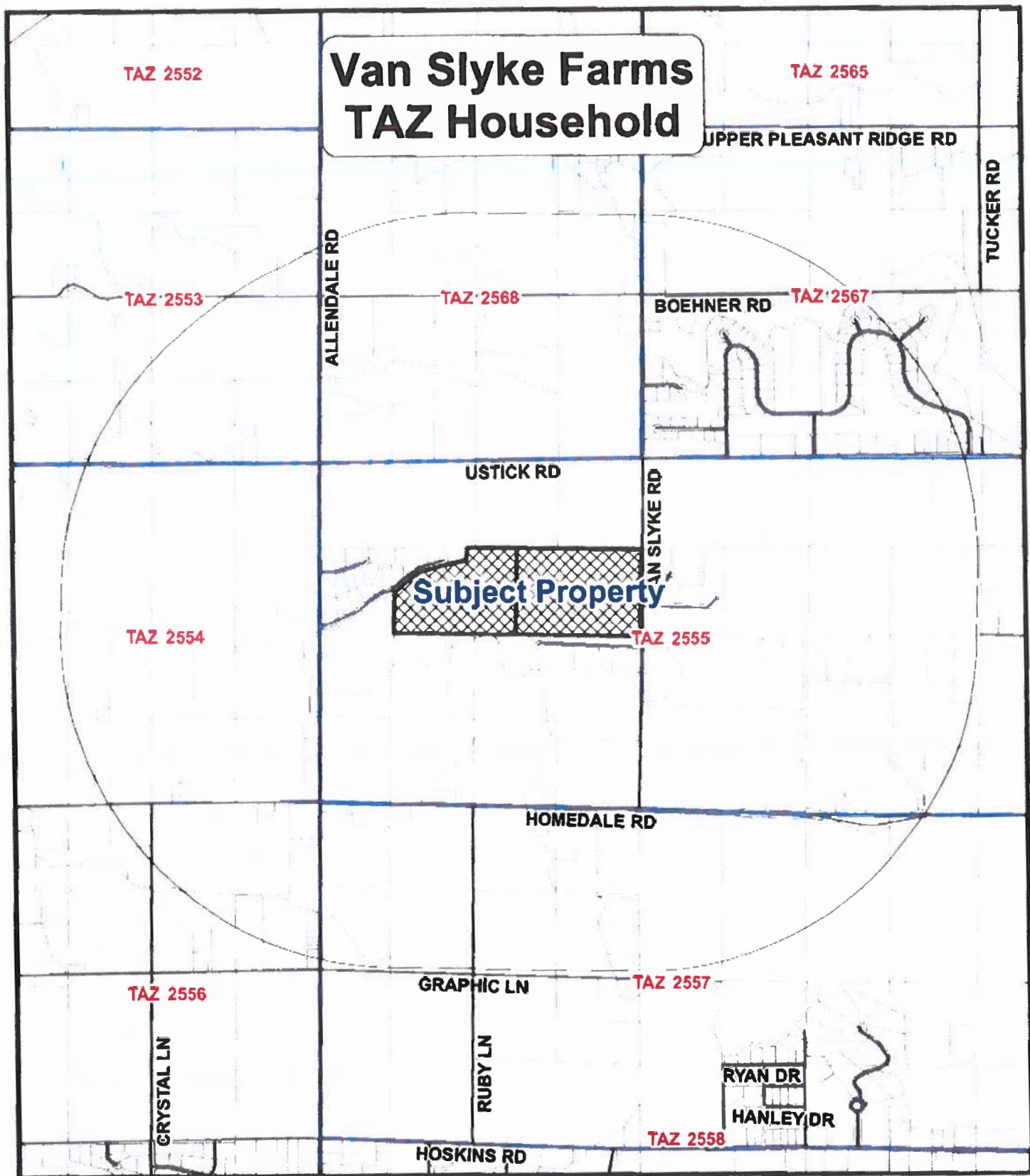
## SOIL REPORT

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

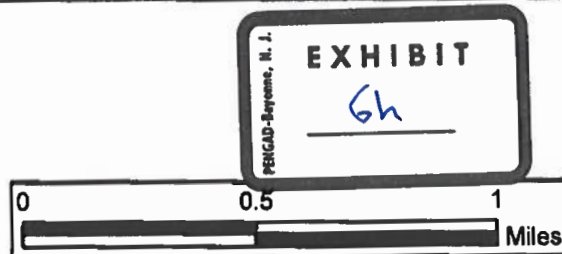
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TuE	Not prime farmland	197675.28	4.54	4.05%
LsB	Not prime farmland	11630.52	0.27	0.24%
FeD	Not prime farmland	587624.40	13.49	12.03%
Gp	Not prime farmland	12458.16	0.29	0.26%
FeC	Not prime farmland	2746850.04	63.06	56.24%
FeB	Not prime farmland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

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2008



**TAZ HouseHold 2020-2040**

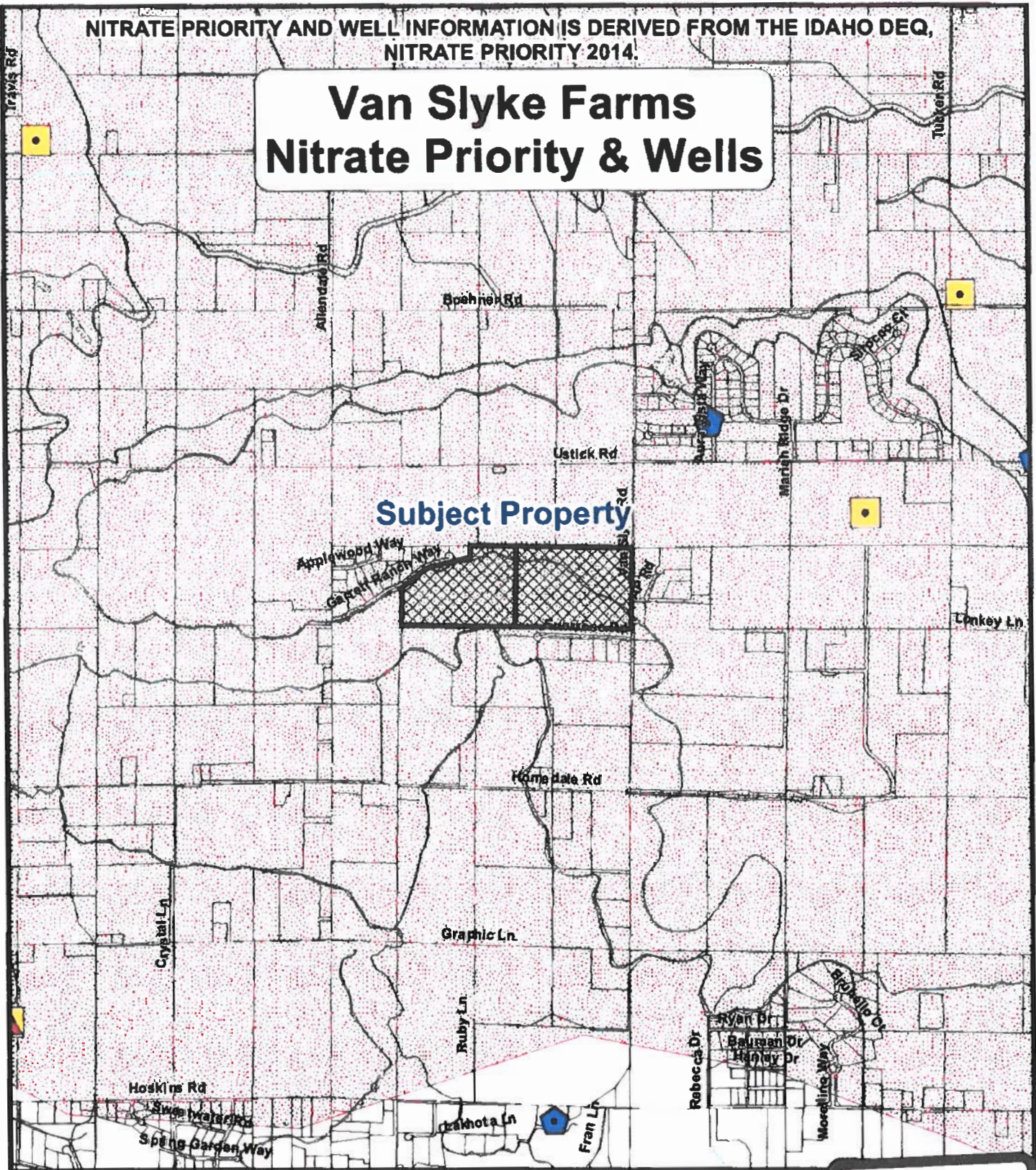
4 - 50	251 - 500
51 - 150	501 - 750
151 - 250	751 - 1263





NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ,  
NITRATE PRIORITY 2014.

# Van Slyke Farms Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE\_PRIORITY

DEQ WELLS  
NO 3 MGL

0.005 - 2.00

2.00 - 5.00

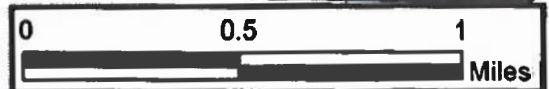
5.00 - 10.00

10.00 - 49.50

EXHIBIT

6i

PENICAD-Bayona, N. I.





# Van Slyke Farms Dairy, Feedlot, and Gravel Pit Map

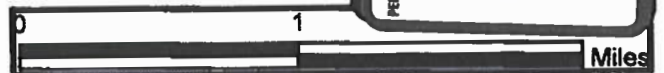
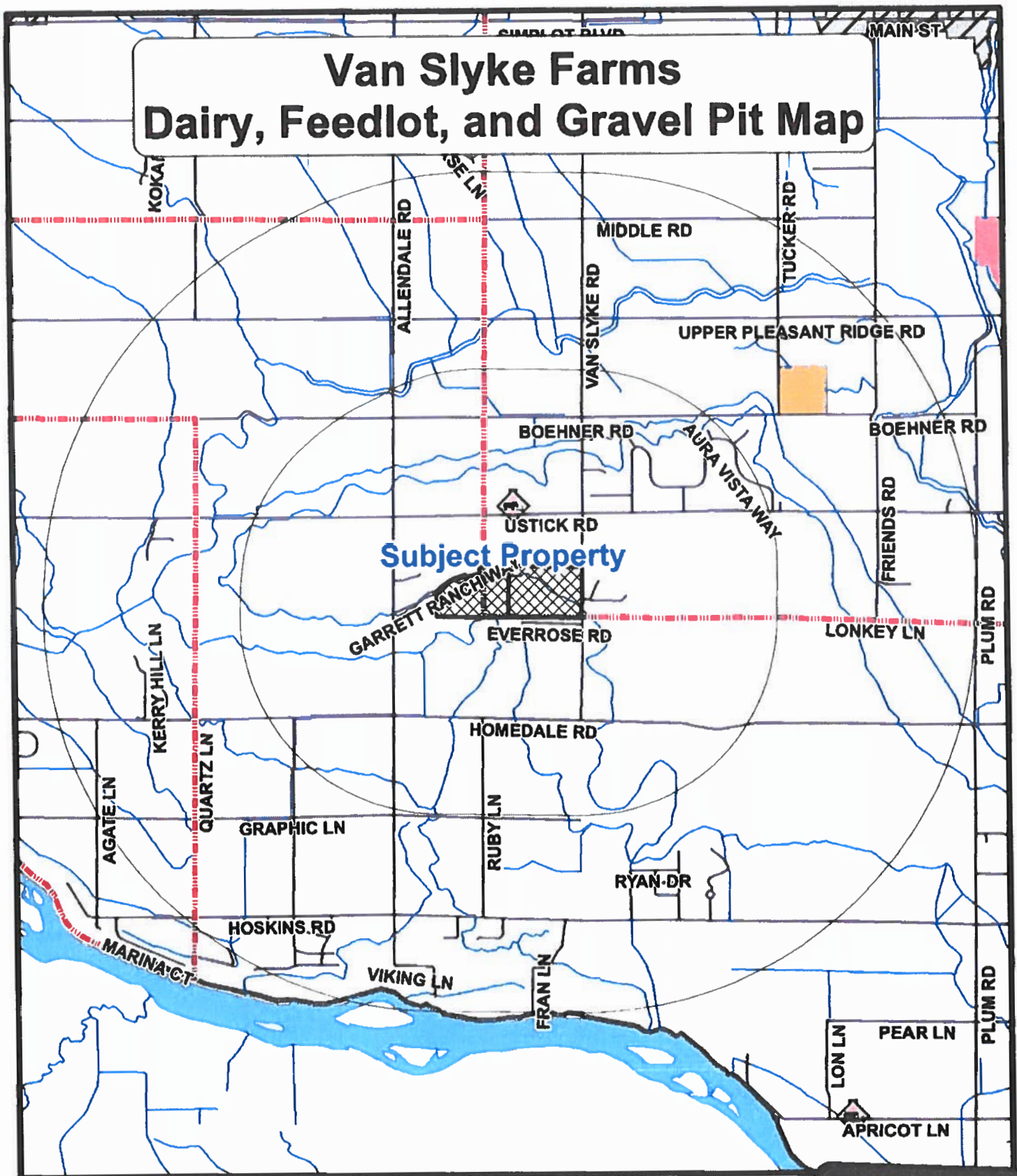
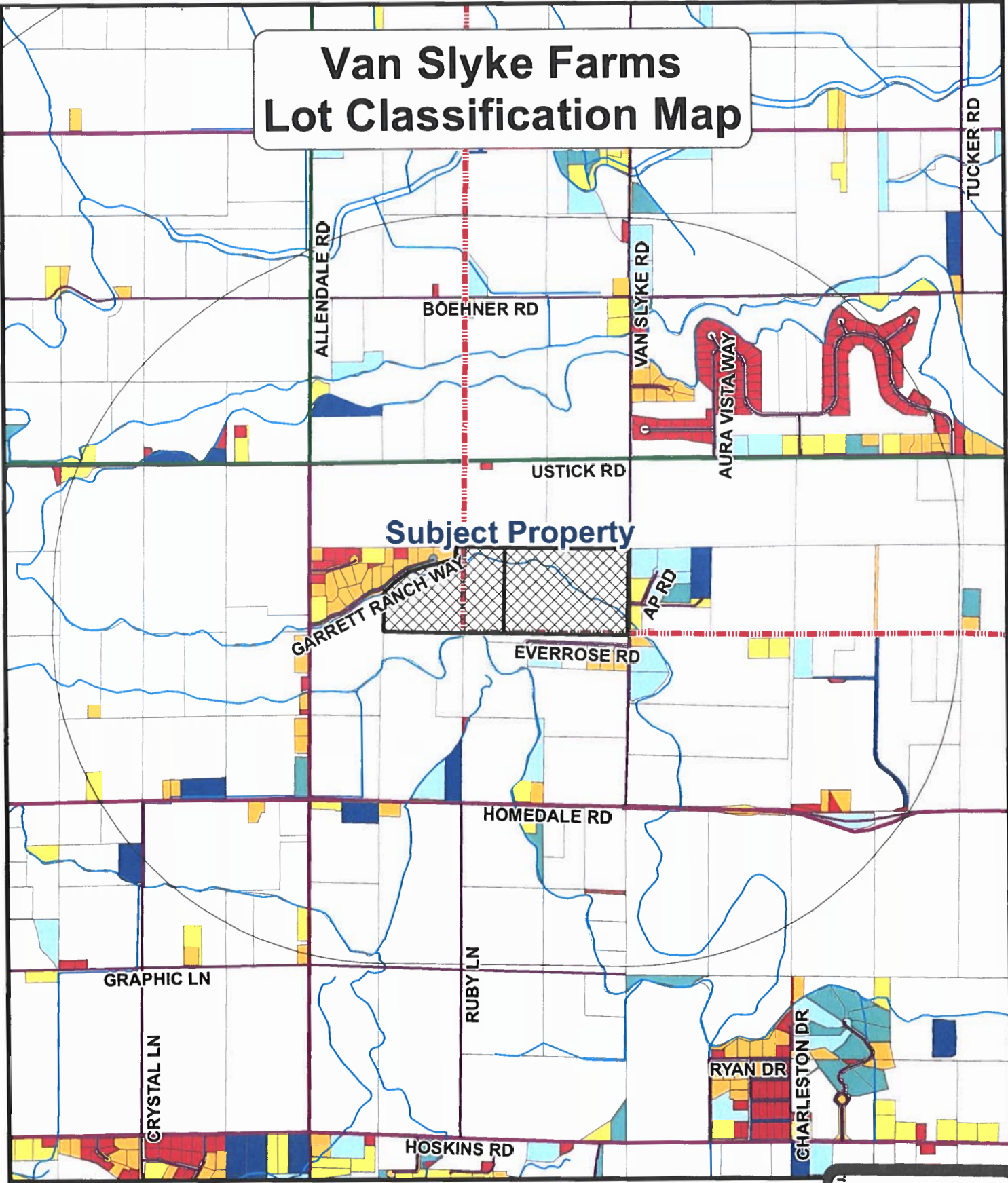


EXHIBIT  
6j  
PENGAD-Beyene, M. J.



# Van Slyke Farms Lot Classification Map



**Subject Property**



**Legend**

0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0

- Interstate
- Expressway
- Proposed Expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector

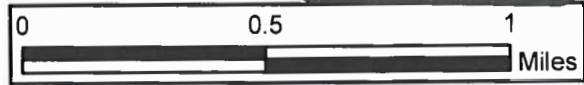


EXHIBIT  
6k



June 17, 2021

Canyon County Development Services Department (DSD)  
Attn: Dan Lister, Planner III  
111 N. 11<sup>th</sup> 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.
  - i. **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-de-sac 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  $\pm 0.28$  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**





**STATE OF IDAHO**  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

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](mailto:dlister@canyonco.org)

Canyon County Development Services  
111 North 11<sup>th</sup> 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: [deq.idaho.gov/water-quality/drinking-water.aspx](http://deq.idaho.gov/water-quality/drinking-water.aspx)). 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



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

For questions, contact 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,

A handwritten signature in cursive script that reads "Aaron Scheff".

Aaron Scheff  
Regional Administrator  
DEQ-Boise Regional Office

EDMS#: 2021AEK116

**Dan Lister**

---

**From:** Wilder Irrigation <wilderirrigation1@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 MAŠLONKA**  
CHAIRMAN OF THE BOARD

**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

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

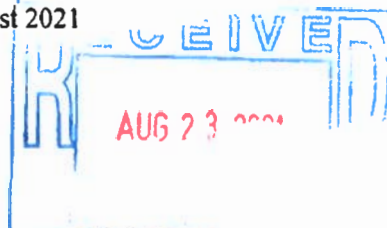
OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

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

TEL: (208) 344-1141  
FAX: (208) 344-1437

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

20 August 2021



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

**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 Statutes, Title 42-1209.

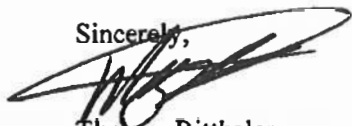
We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

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.

Sincerely,



Thomas Ritthaler  
Assistant Project Manager BPBC

tbr/tr

cc:	Duane Casey	Watermaster, Div. 4, BPBC
	Diane Paulsen	Secretary Treasurer, WID
	File	



# CITY OF GREENLEAF

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

Dan Lister  
Canyon County Development Services Department  
111 North 11<sup>th</sup> 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

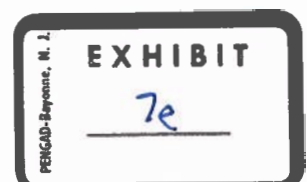
The question of applicability of the SD2021-0016 application to Canyon County Code §09-03-09 (Application of Greenleaf Subdivision Ordinance) and the Joint Powers Agreement dated 14 January 1998 is more complicated than appears at first glance. The joint powers agreement section 8.2B states in part, 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







# CITY OF GREENLEAF

20523 North Whittier Drive  
Greenleaf, Idaho 83626  
[www.greenleaf-idaho.us](http://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. Manhattan 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*





# CITY OF GREENLEAF

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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*



# CITY OF GREENLEAF

20523 North Whittier Drive  
Greenleaf, Idaho 83626  
[www.greenleaf-idaho.us](http://www.greenleaf-idaho.us)

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lee C. Belt".

Lee C. Belt  
City Clerk / Assistant Zoning Official  
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*

## 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<sup>1</sup>; 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

<sup>1</sup> 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)



COPY

**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

H:\AGREEMENT\GREEN971.AGR

ORIGINAL

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

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- 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 of 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:**

- 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.

- 1. 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.

- 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.

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 January, 1998.

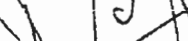
COUNTY OF CANYON

By: Resolution No. 98-021

Abel Vasquez  
ABEL "ABE" VASQUEZ, Chairman

CITY OF GREENLEAF

By: Resolution No. 51

By: Resolution No. 2007  
  
 MAYOR

ATTEST:

Nabbi Gaudis  
CLERK

Zelda Nickel  
ZELDA NICKEL, Member

*Pat Galvin*  
PAT GALVIN, Member

ATTEST: NED J. KERR

DEPUTY  
Date: 1-14-98

May 20, 2022

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 16<sup>th</sup> 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](mailto: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](mailto: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](mailto:dlister@canyonco.org)

**From:** Joe & Jeanne Masar <[masarhq@gmail.com](mailto:masarhq@gmail.com)>

**Sent:** Tuesday, August 31, 2021 5:06 PM

**To:** Dan Lister <[dlister@canyonco.org](mailto:dlister@canyonco.org)>

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

Hi Dan,

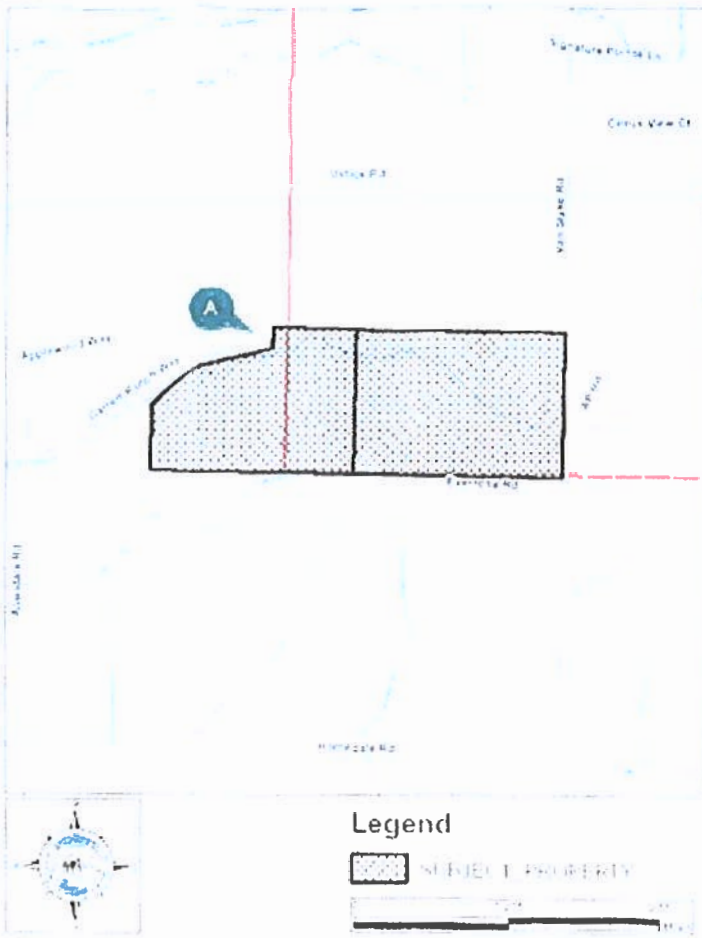
We read the report and agree with the points that were made.

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

Exhibit 8b



**THE BOSTON POST**

Picture 20 is a nice example of how trees can be spaced to leave view alleys for all to enjoy the beautiful landscape surrounding the property. Every one thinks they need to be located on the highest point, I have taken pictures 21, 22. From the high elevation of 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 interesting and different. The difference in elevation that borders the north property line buildings be constructed on the front 1/2 of the lot. That these homes have a view of the ridge line that is higher than the highest grade of the ridge line. Thank you for your consideration.

Picture 20 is a nice example of how trees can be spaced to leave view alleys for all to enjoy the beautiful landscape. Such a nice view from an important vantage point. Every one thinks they need to be located on the highest point. I have taken pictures 21, 22. From the high point of the ridge line and the other from 150 feet south of the property line facing the same view. What you see in the distance is very important. The other view is from a lower point border the north property line buildings be constructed on the front 1/2 of the lot. Thank you for your consideration.

PENGAD-Bayonne, N. J.

**EXHIBIT**

8c

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

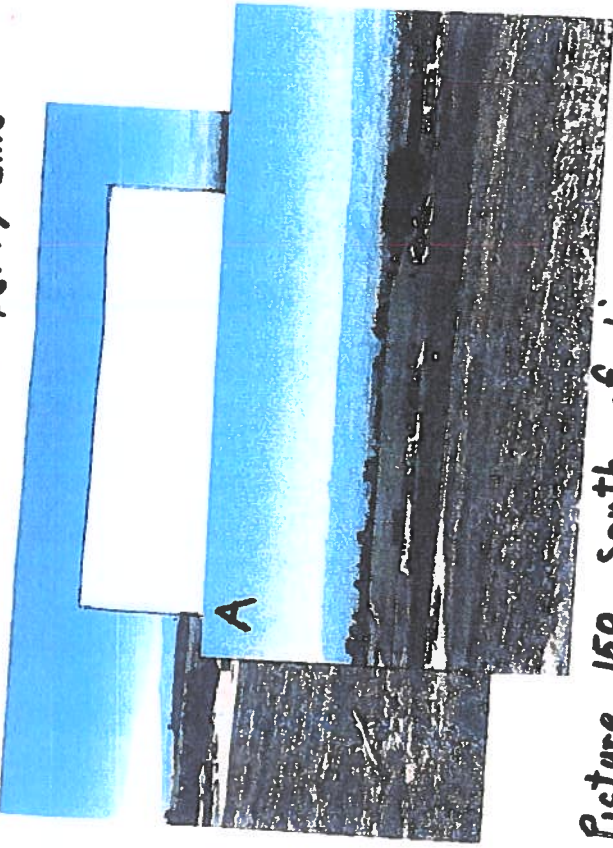
Commissioners:

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.

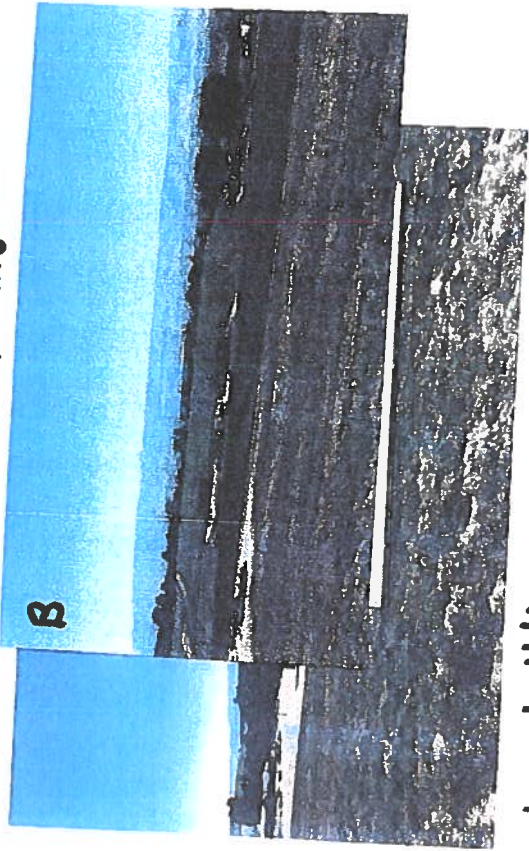
(Picture 20) is a nice example of how trees can be spaced to leave view alleys for all to enjoy the beautiful landscape. Structure height and location are also major factors affecting view. Every one thinks they need to be located on the highest point. I have taken pictures 21 & 22 from the highest point 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.

COPY...  
EXHIBIT  
8C

11 - Picture from North Property Line

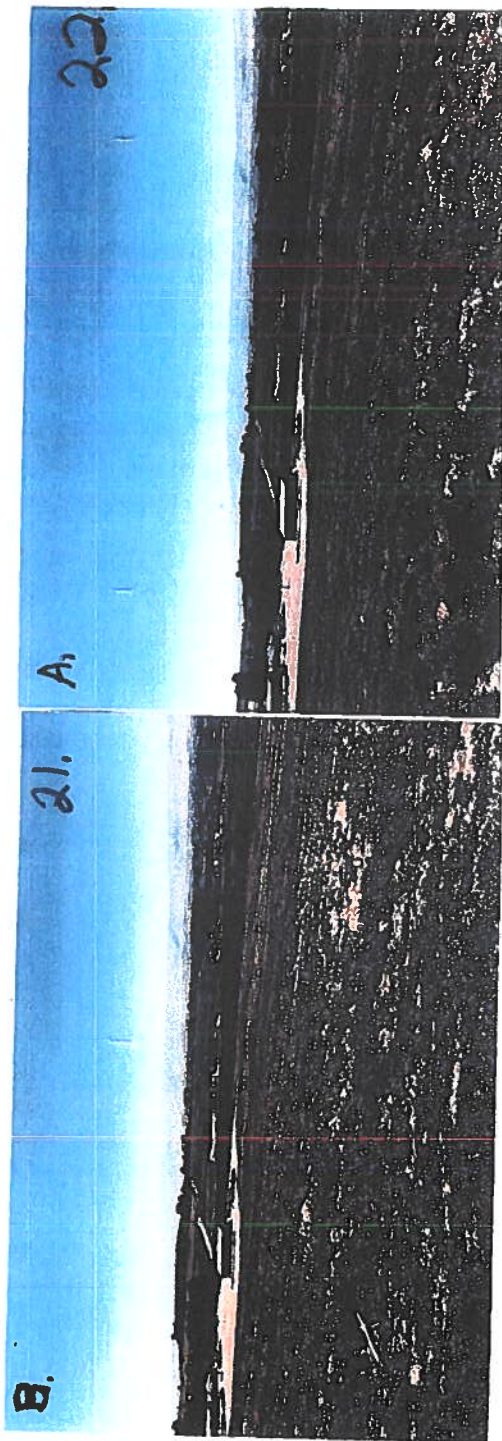


B - Picture 150 south of line

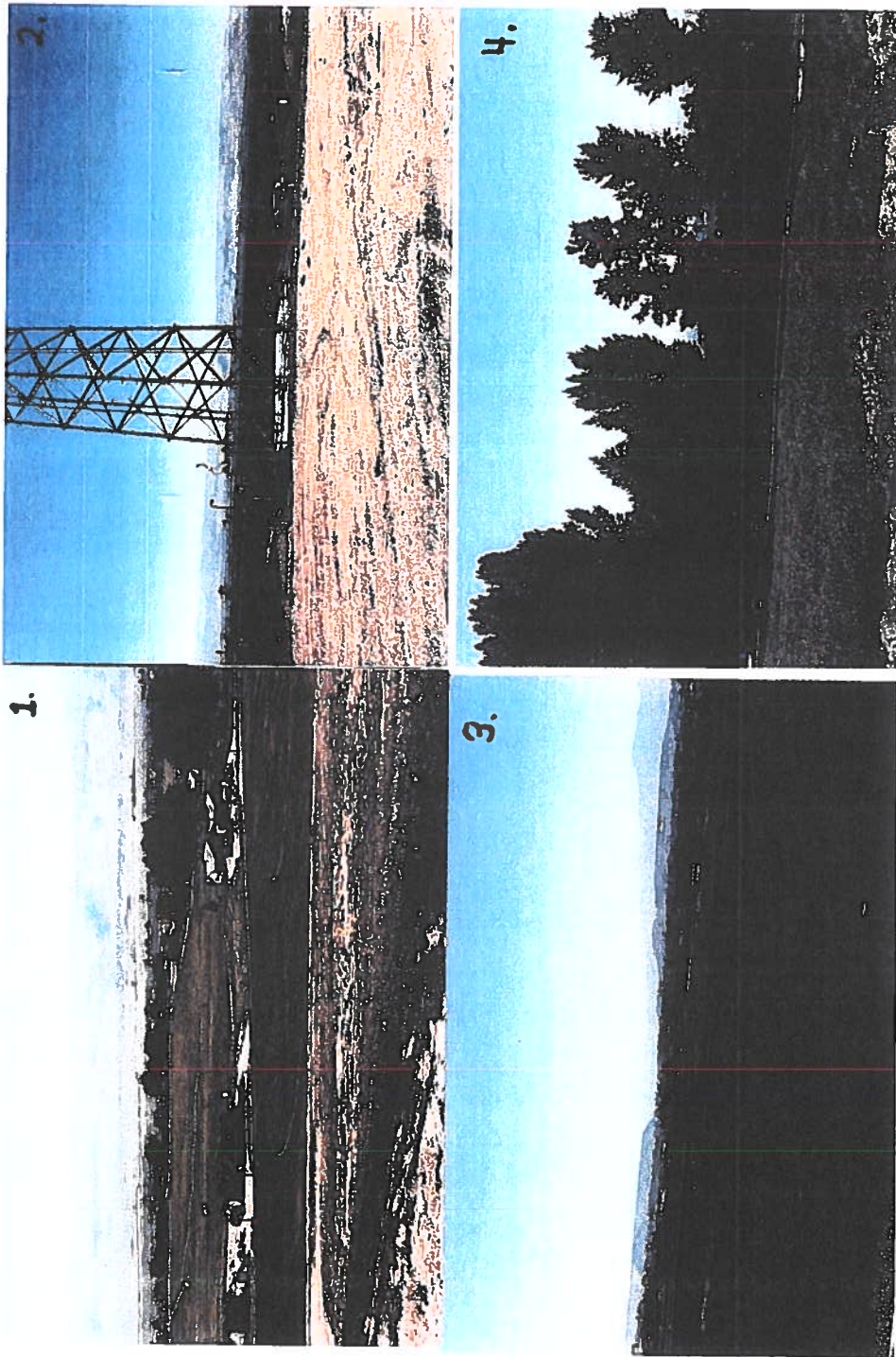


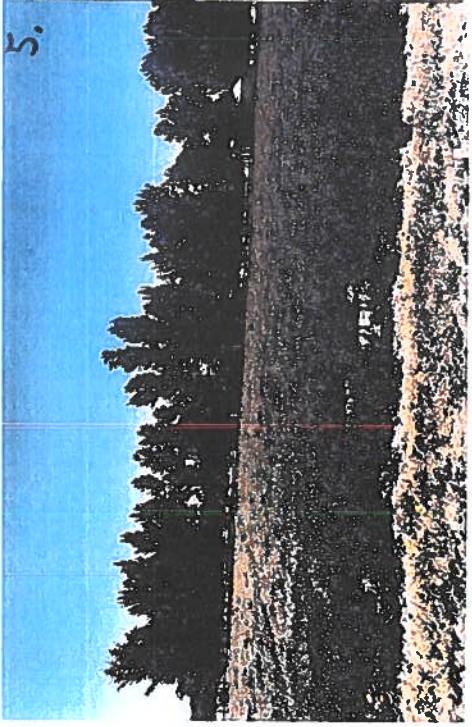
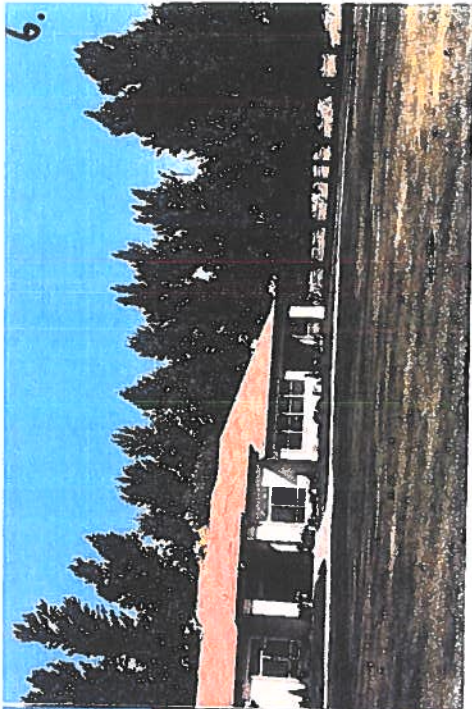
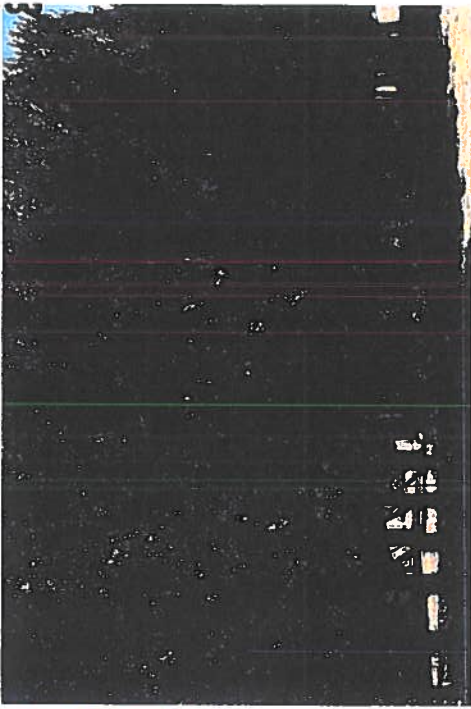
Moving building envelopes south will  
have minimal affect on proposed development



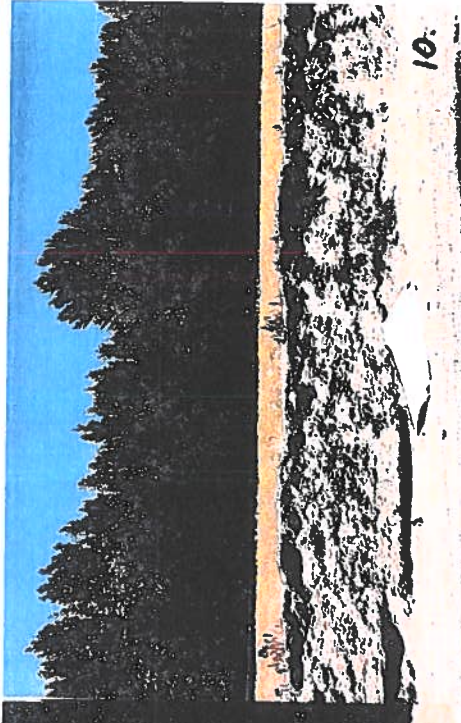
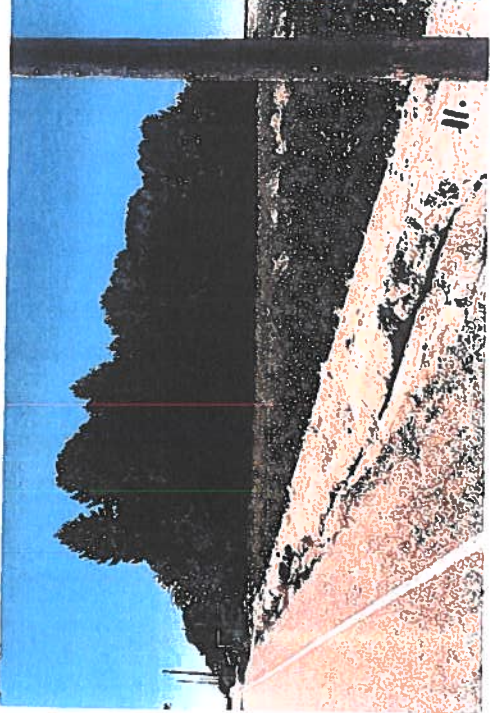
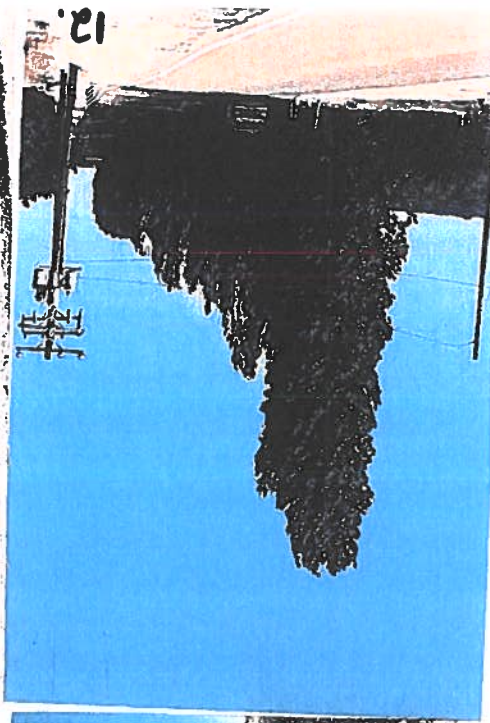




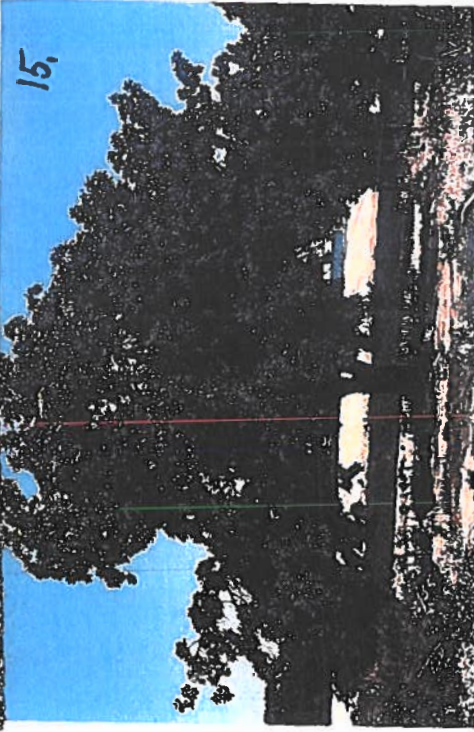
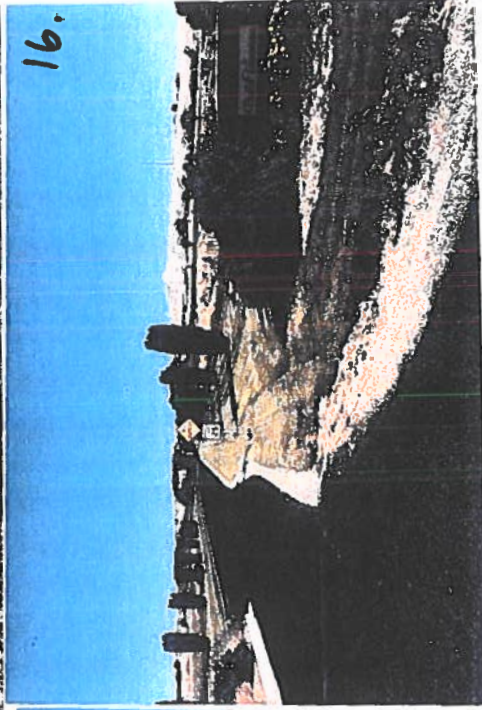




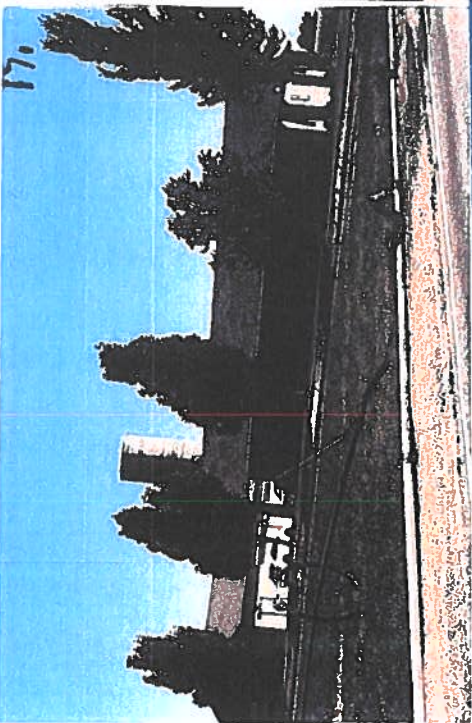
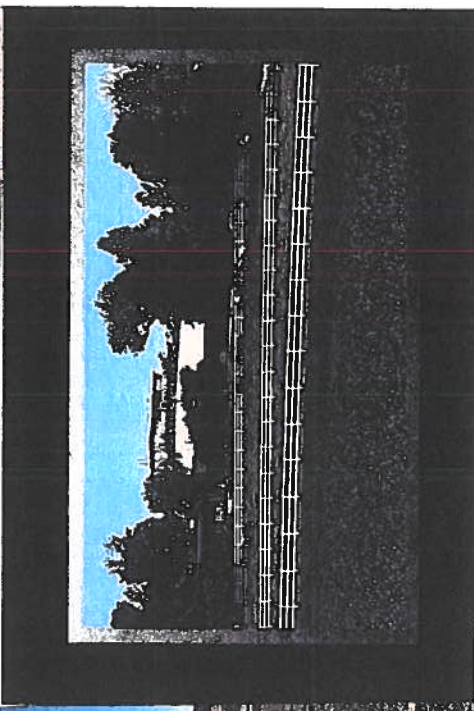












**ATTACHMENT A**  
**CONDITIONS OF APPROVAL**  
**CASE NO. CPR2008-2**

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.

1<sup>ST</sup> 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, Commissioner

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.

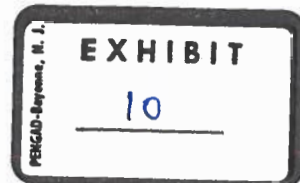
- **Action item Case No. RZ2021-0003 / OR2021-0004 Werhane Family Trust: table to 09/16/2021.**  
**MOTION:** Commissioner Brock moved to table Case no. RZ2021-0003 / OR2021-0004 to date certain of September 16, 2021, seconded by Commissioner Williamson. Voice vote motion carried.
- **Action item Case 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 conducive to commercial AG. Slope is not conducive 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 Engebretson- 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 4 in favor and 2 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 withdraws 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 4 in favor and 2 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 5 favor and 1 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 amonities 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**

Owens 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.

### **Callee Miller – In opposition – 301 Market Rd. Caldwell, ID 83607**

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 10<sup>th</sup> 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.

### **Chris Celland – In opposition – 27953 Cowway Rd. Caldwell, ID 83607**

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.

**Kurtis Funke – In Opposition – 28557 Market Rd. Caldwell, ID 83607**

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. Kclso, 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 5 in favor and 1 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 NE¼ 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 10<sup>th</sup> 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.

**Steve Meisker – In opposition – 23263 Everrose Rd. Wilder, ID 83676**

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 3<sup>rd</sup> 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 3 in favor and 2 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 3 in favor and 2 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



R. Pittman-Kipku, Recording Secretary



**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 use. 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 Case #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" (Single Family Residential) Zone.

APPROVED this 7 day of October, 2021.

PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO



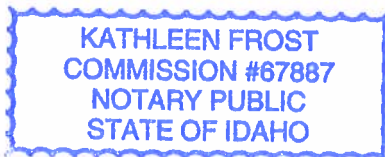
Robert Sturgill, Chairman

State of Idaho )

SS

County of Canyon County )

On this 7<sup>th</sup> day of October, in the year 2021 before me Kathleen 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.



Notary: K Frost

My Commission Expires: 6-3-2022

SCANNED



**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?**

Conclusion: 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?**

Conclusion: 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?**

Conclusion: 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.

Finding: 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."**

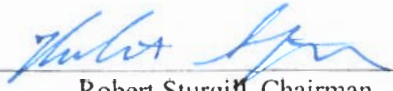
The property is located within a nitrate priority area. According to the nutrient pathogen study prepared for the subject property, up to 19 residential lot can be supported. Future development must comply with all applicable federal, state, and local laws with regard to water quantity and quality.

**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"

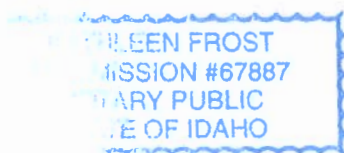
APPROVED this 7 day of OCT, 2021.

**PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO**

  
Robert Sturgill, Chairman

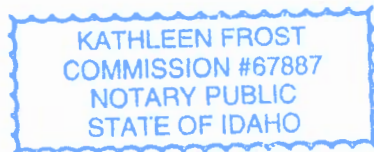
State of Idaho )  
 ) SS  
County of Canyon County )

On this 7<sup>th</sup> Day of October in the year of 2021, before me Kathleen 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 executed the same.



Notary: K Frost

My Commission Expires: 6-3-2022





# Van Slyke Farms LLC

## OR2021-0012, RZ2021-0027 & SD2021-0016

Planning and Zoning Commission – 9/2/2021



PENGAD-Beyonne, N. J.

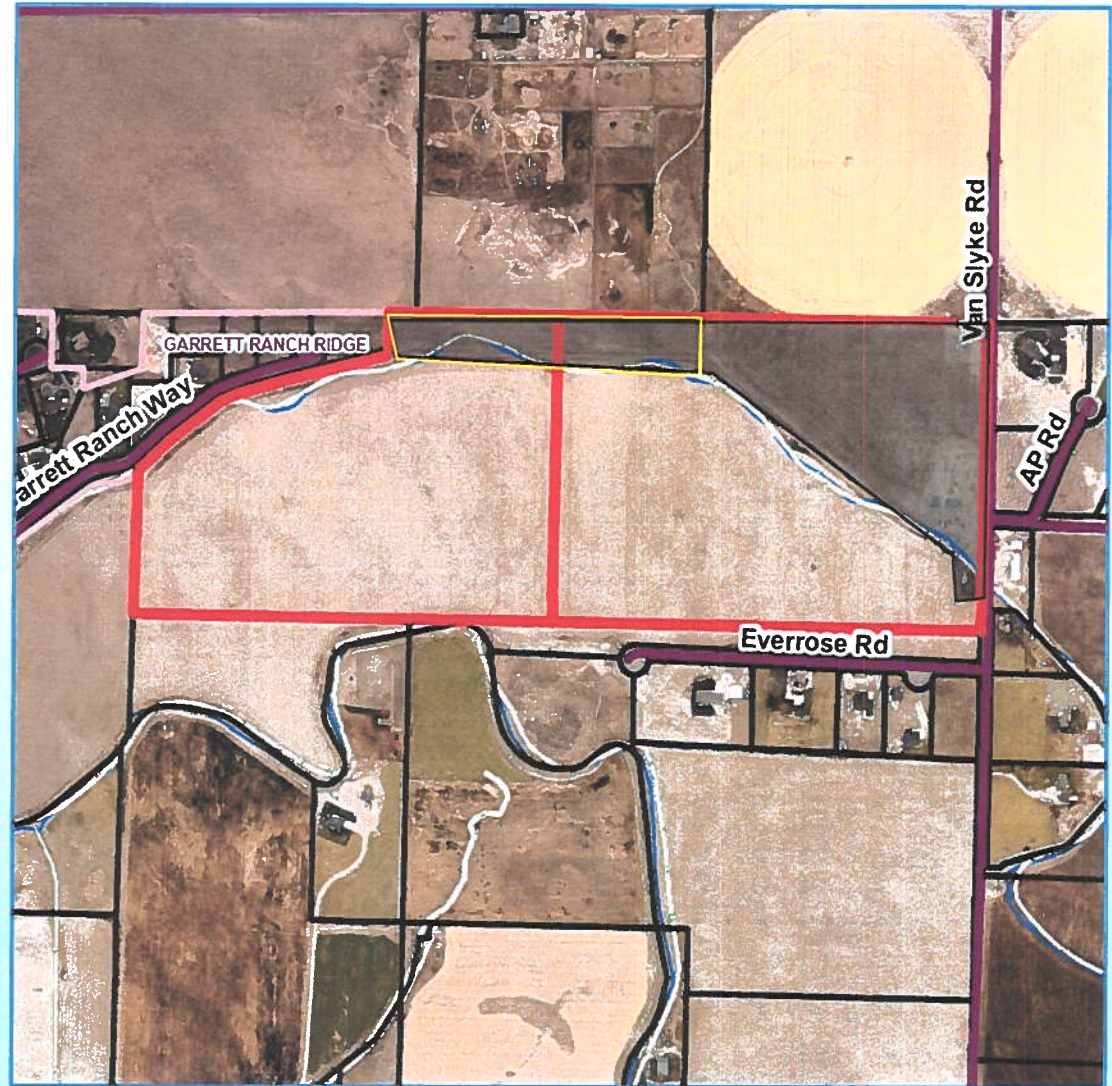
EXHIBIT

11

EXHIBIT  
11

# 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 residential-lot 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?



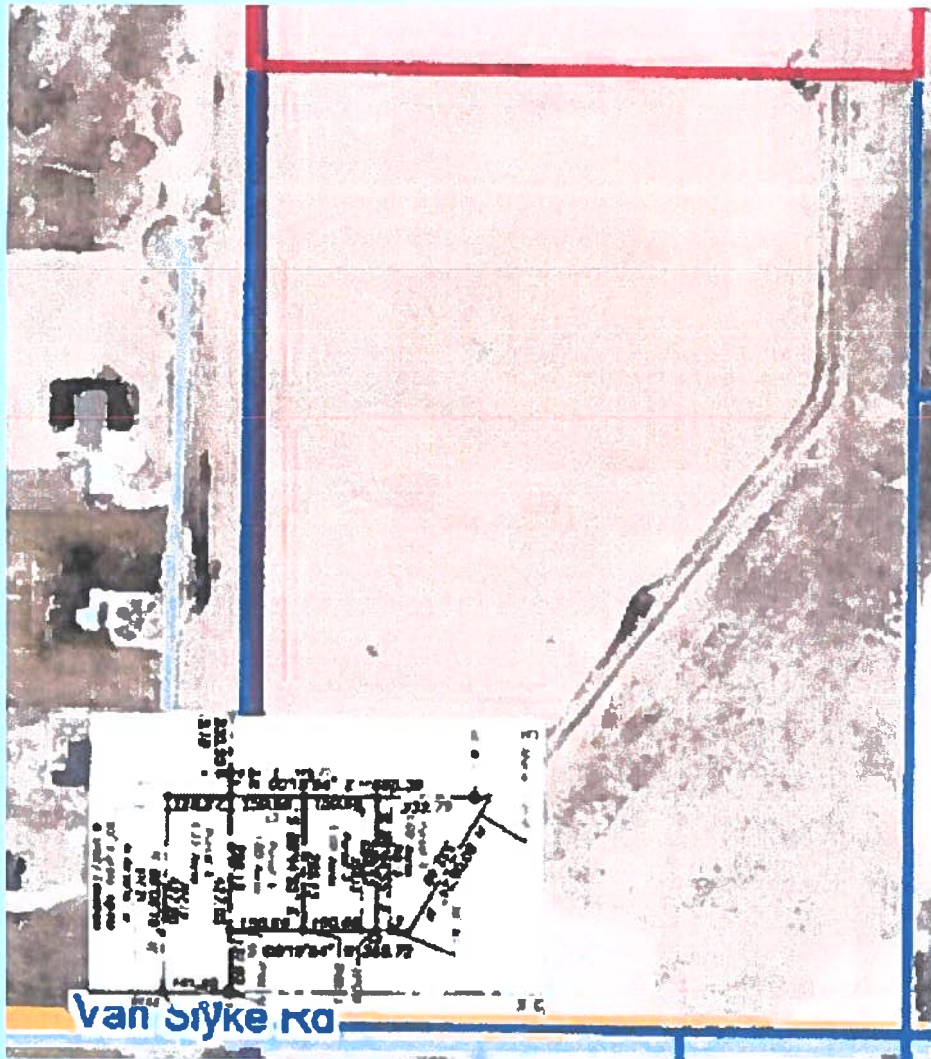


## **07-10-25: PURPOSES OF ZONES:**

(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.





[illegible]

Curve #	Length C <sup>2</sup>	Radius	Center X, Y, Z	Chord Distance	Chord Length	Angle
1	20.27	62.00	79.76/30.7	33.71' W	82.42	94.36
2	22.2	59.50	100.00/20.0	157.00 S 45° W	82.08	89.97 S
3	27.8	99.50	118.00	40.00 S 61° W	117.08	46.27
4	34.8	133.50	72.99 S	10.00 S 70° W	133.62	61.23
5	37.9	150.00	31.00 S 45° W	3.00 S 60° W	161.74	59.09

Case	Year	Age (yr)	Height (cm)	Weight (kg)	Percentile	Standard length (cm)
1	1975	10	140.0	30.0	20.0	36.7
2	1975	10	140.0	30.0	20.0	36.7
3	1975	10	140.0	30.0	20.0	36.7
4	1975	10	140.0	30.0	20.0	36.7
5	1975	10	140.0	30.0	20.0	36.7
6	1975	10	140.0	30.0	20.0	36.7
7	1975	10	140.0	30.0	20.0	36.7
8	1975	10	140.0	30.0	20.0	36.7
9	1975	10	140.0	30.0	20.0	36.7
10	1975	10	140.0	30.0	20.0	36.7
11	1975	10	140.0	30.0	20.0	36.7
12	1975	10	140.0	30.0	20.0	36.7
13	1975	10	140.0	30.0	20.0	36.7
14	1975	10	140.0	30.0	20.0	36.7
15	1975	10	140.0	30.0	20.0	36.7
16	1975	10	140.0	30.0	20.0	36.7
17	1975	10	140.0	30.0	20.0	36.7
18	1975	10	140.0	30.0	20.0	36.7
19	1975	10	140.0	30.0	20.0	36.7
20	1975	10	140.0	30.0	20.0	36.7
21	1975	10	140.0	30.0	20.0	36.7
22	1975	10	140.0	30.0	20.0	36.7
23	1975	10	140.0	30.0	20.0	36.7
24	1975	10	140.0	30.0	20.0	36.7
25	1975	10	140.0	30.0	20.0	36.7
26	1975	10	140.0	30.0	20.0	36.7
27	1975	10	140.0	30.0	20.0	36.7
28	1975	10	140.0	30.0	20.0	36.7
29	1975	10	140.0	30.0	20.0	36.7
30	1975	10	140.0	30.0	20.0	36.7
31	1975	10	140.0	30.0	20.0	36.7
32	1975	10	140.0	30.0	20.0	36.7
33	1975	10	140.0	30.0	20.0	36.7
34	1975	10	140.0	30.0	20.0	36.7
35	1975	10	140.0	30.0	20.0	36.7
36	1975	10	140.0	30.0	20.0	36.7
37	1975	10	140.0	30.0	20.0	36.7
38	1975	10	140.0	30.0	20.0	36.7
39	1975	10	140.0	30.0	20.0	36.7
40	1975	10	140.0	30.0	20.0	36.7
41	1975	10	140.0	30.0	20.0	36.7
42	1975	10	140.0	30.0	20.0	36.7
43	1975	10	140.0	30.0	20.0	36.7
44	1975	10	140.0	30.0	20.0	36.7
45	1975	10	140.0	30.0	20.0	36.7
46	1975	10	140.0	30.0	20.0	36.7
47	1975	10	140.0	30.0	20.0	36.7
48	1975	10	140.0	30.0	20.0	36.7
49	1975	10	140.0	30.0	20.0	36.7
50	1975	10	140.0	30.0	20.0	36.7
51	1975	10	140.0	30.0	20.0	36.7
52	1975	10	140.0	30.0	20.0	36.7
53	1975	10	140.0	30.0	20.0	36.7
54	1975	10	140.0	30.0	20.0	36.7
55	1975	10	140.0	30.0	20.0	36.7
56	1975	10	140.0	30.0	20.0	36.7
57	1975	10	140.0	30.0	20.0	36.7
58	1975	10	140.0	30.0	20.0	36.7
59	1975	10	140.0	30.0	20.0	36.7
60	1975	10	140.0	30.0	20.0	36.7
61	1975	10	140.0	30.0	20.0	36.7

### TEAMS

TOUGH CRACKED "X" IN THE S. END OF HEADWALL OF A  
CRACK STRUCTURE 40' SE. OF HEADGATE "285 JJ".

TRAMP/3 CHISELED "X" IN SE. COR SLAB 21' W. OF W. SIDE VAN SLAB RD & 23' N. OF N. SIDE A.P. RD.

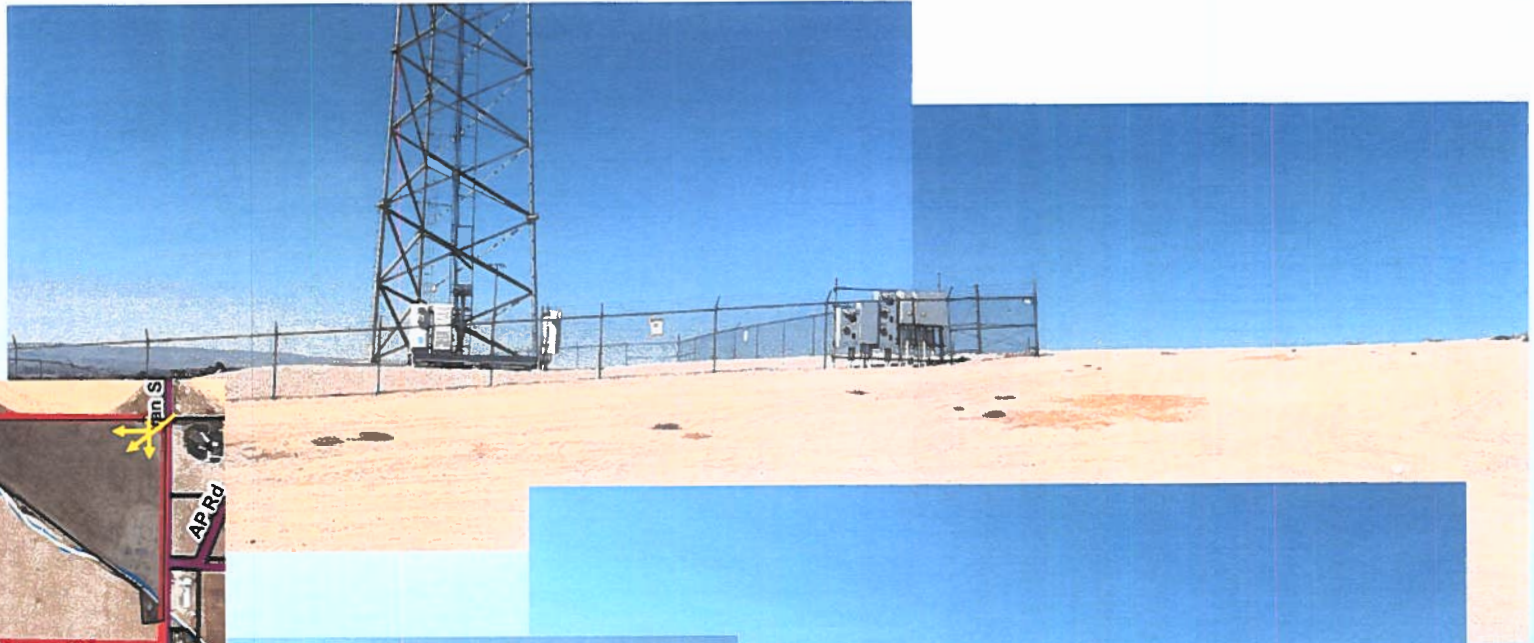
TEMPERATURE 1/2" N. "WINKER AL 38° 33' 22" N. OF  
16" W. OF THE SIDE VAN SLAKE RD. NW COR. OF  
OAKWOOD

NAV089 ELDV-2382 63

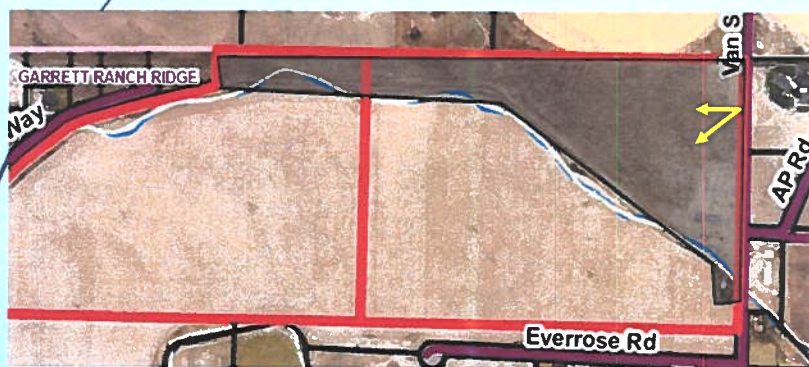
16. MANNER OF SIDEWALK, CURB, GUTTER AND LANDSCAPING

17. EXISTING HOUSE ON LOT 1, BLOCK 2 IS TO REMAIN

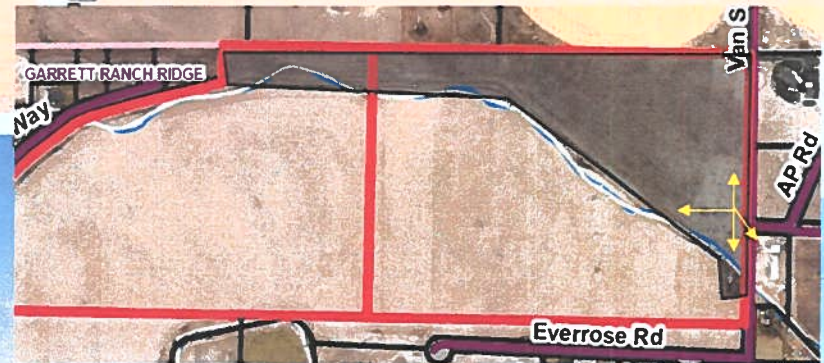
## Site Visit – 9/1/2021



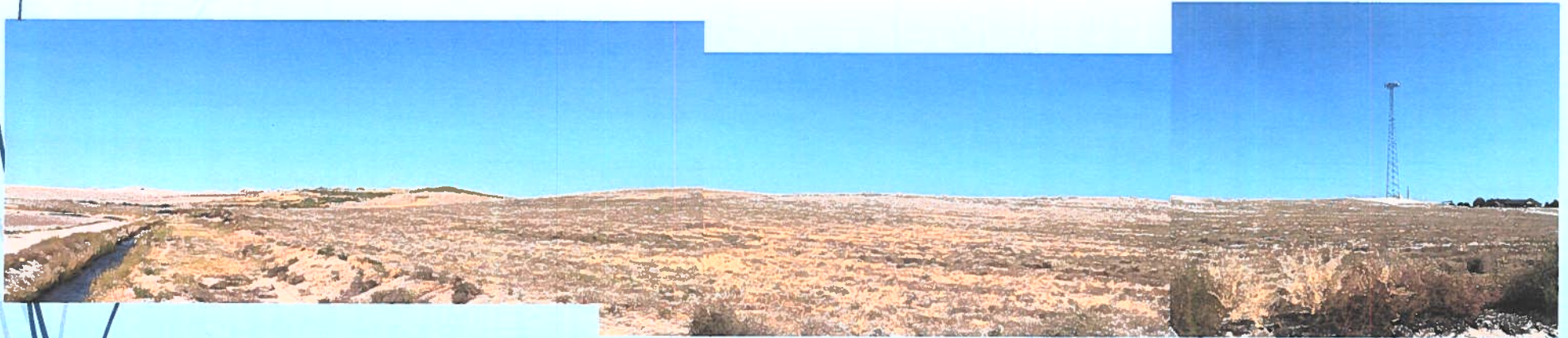
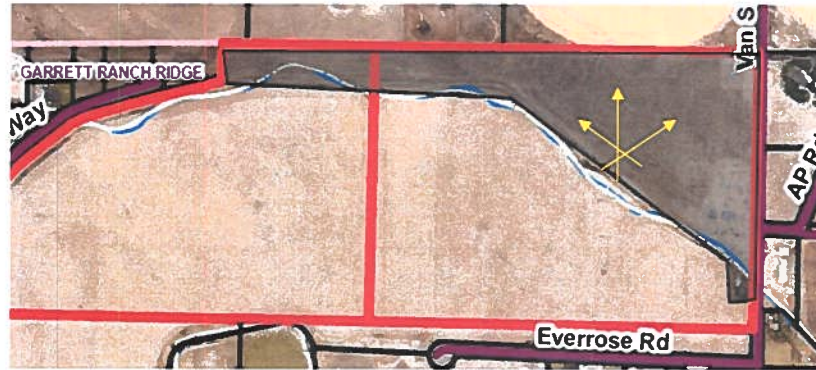


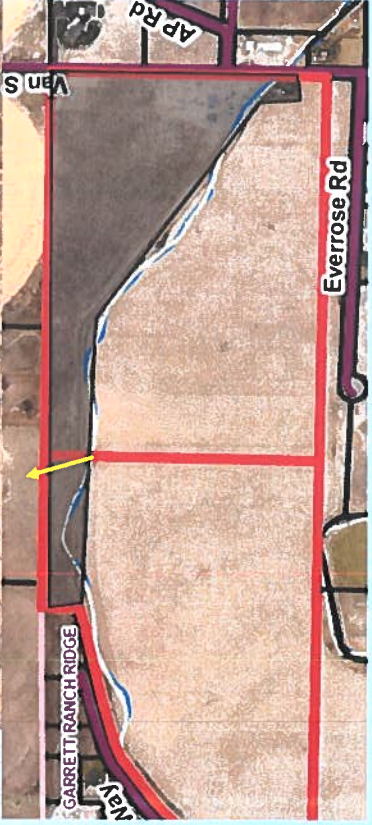




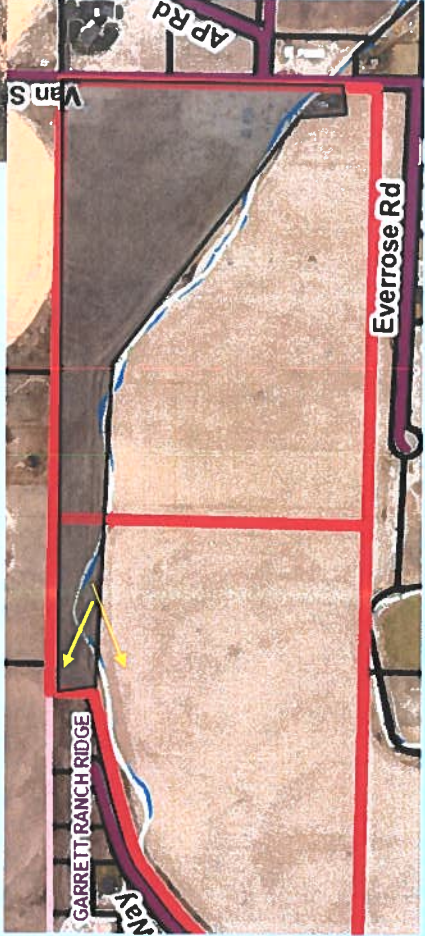


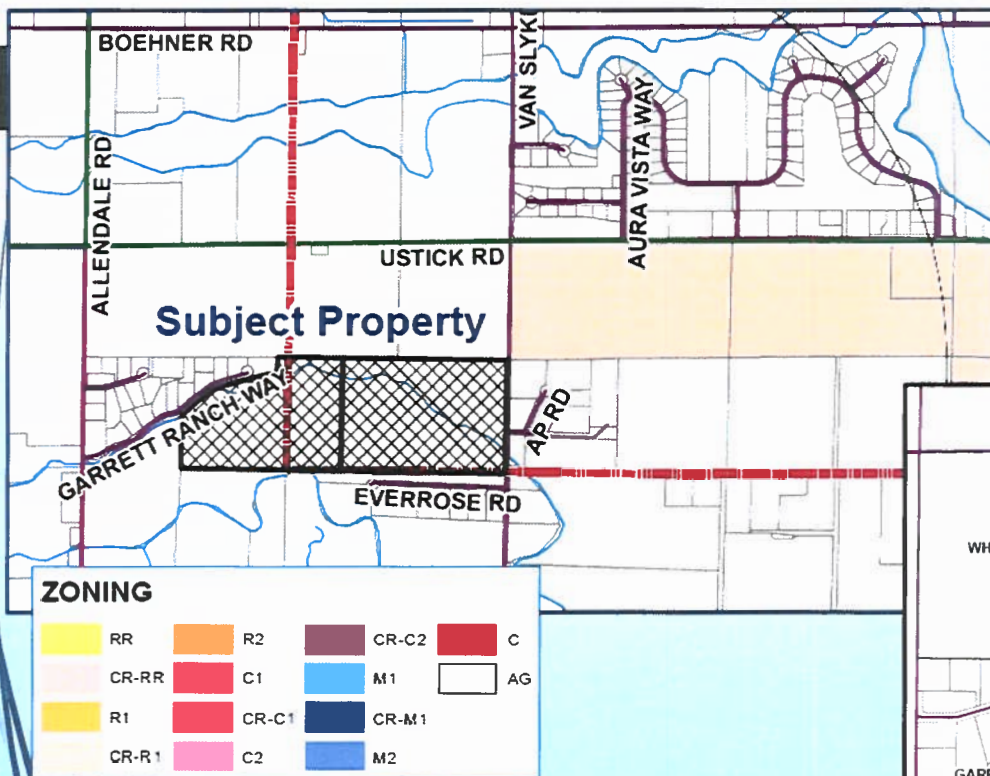




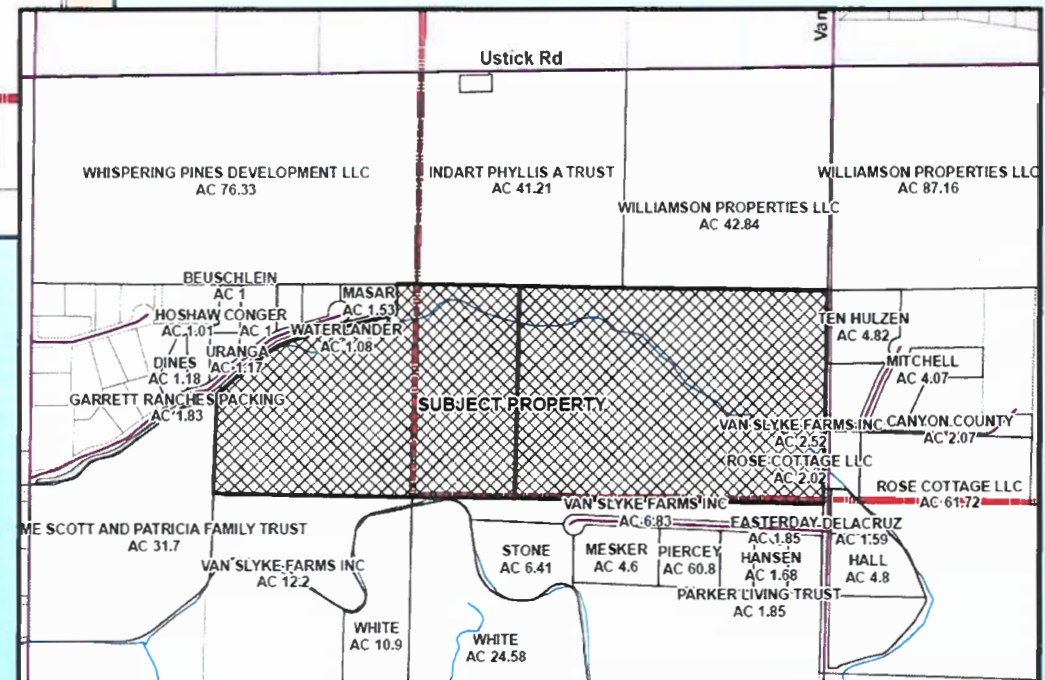




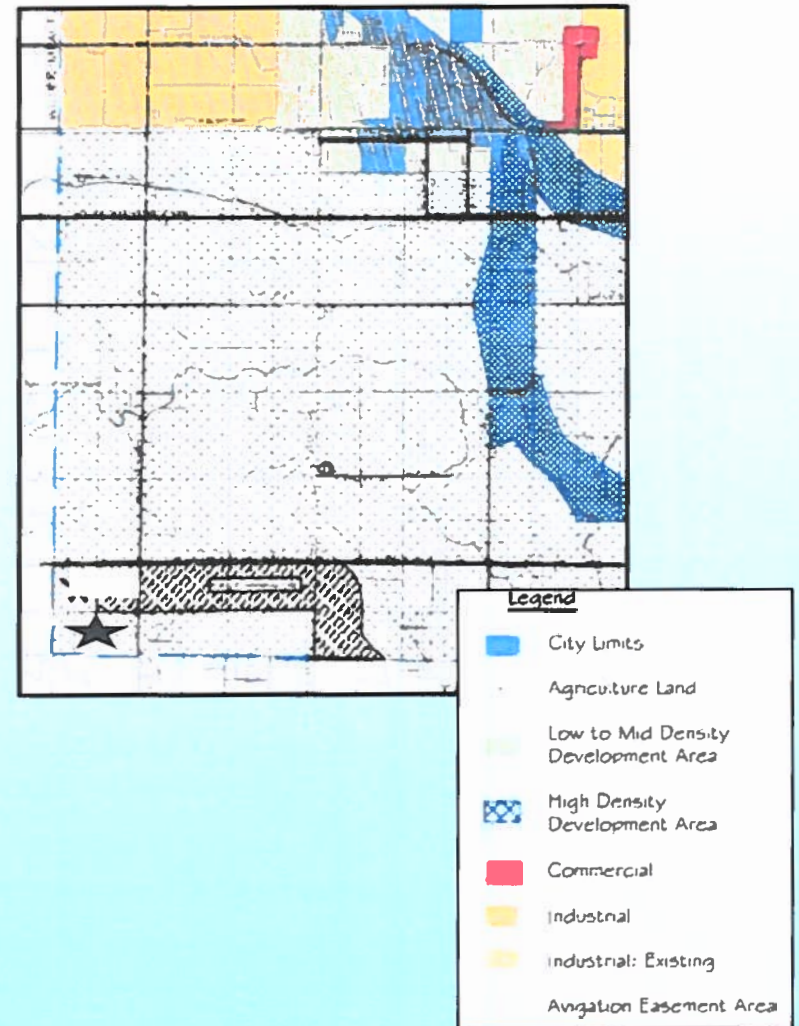
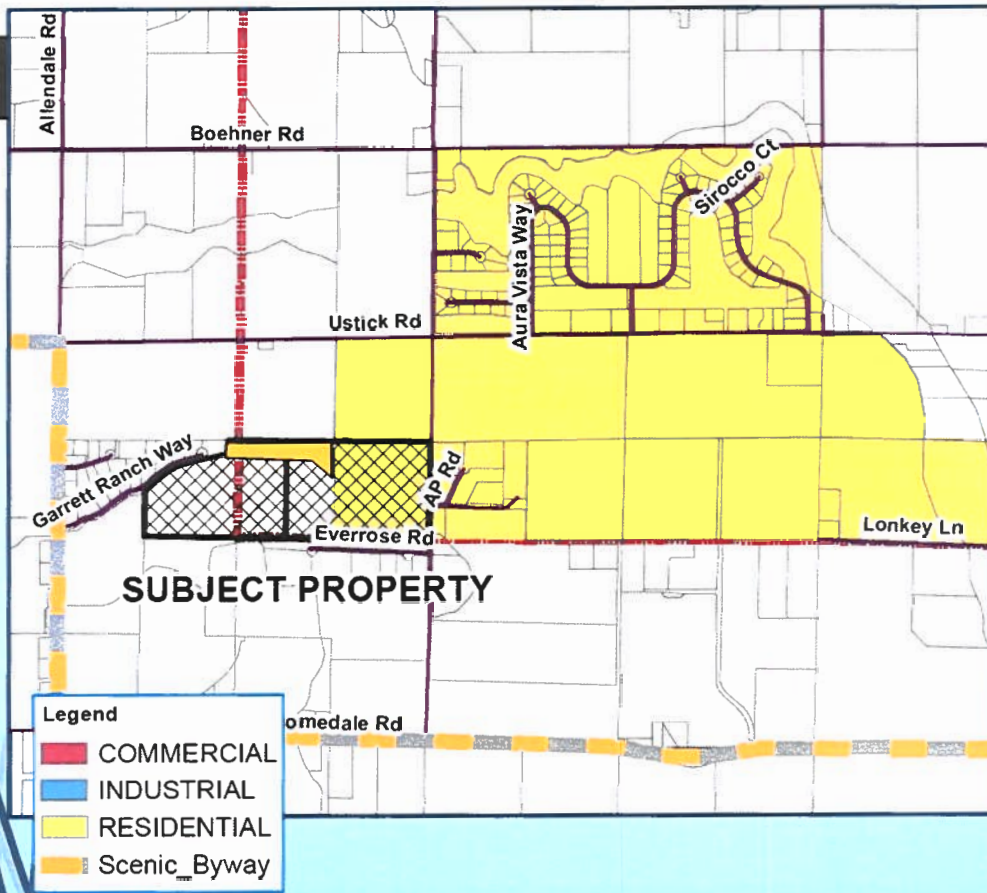


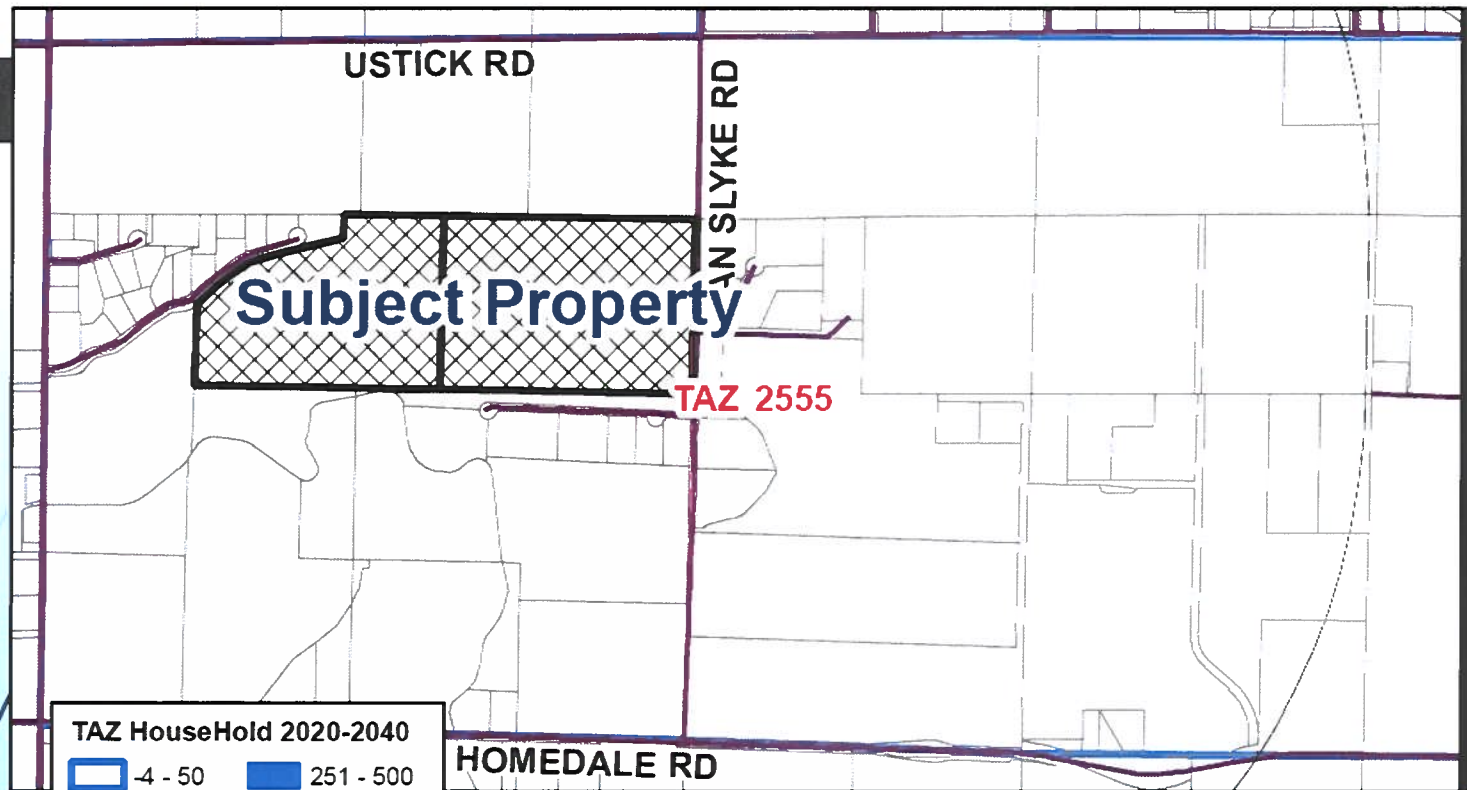


The purpose of the R-R (Rural Residential) Zone is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable.







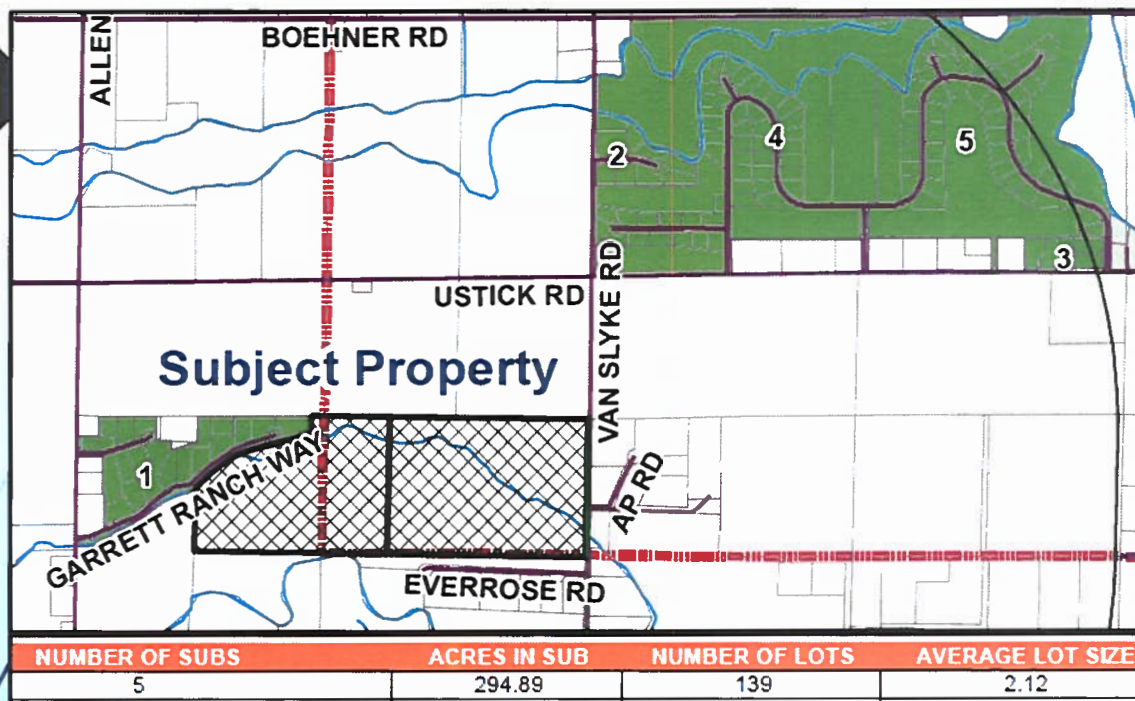


**TAZ HouseHold 2020-2040**

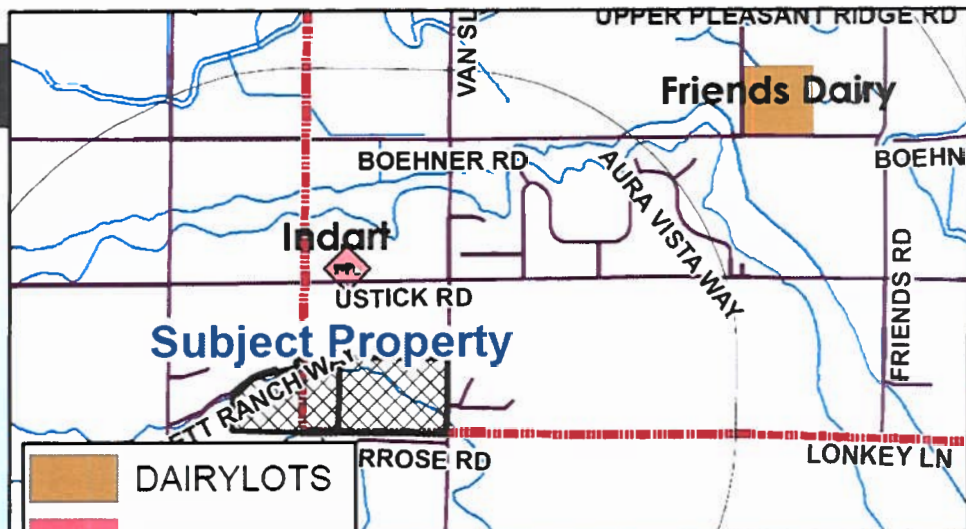
4 - 50	251 - 500
51 - 150	501 - 750
151 - 250	751 - 1263

TAZ	2010 Population	2010 Groups Quarters	2010 Households	2010 Total Jobs	2017 Population	2017 Households	2016 Total Jobs	2040 Population	2040 Households	2040 Total Jobs
2555	173	0	65	19	212	78	13	228	88	20

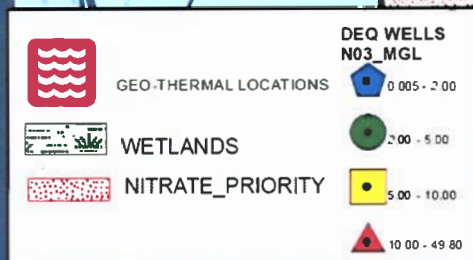




SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
GARRETT RANCH RIDGE	1	3N4W06	29.36	21	1.40	COUNTY (Canyon)	2006
HIGHPOINTE ESTATES	2	4N4W32	11.76	9	1.31	COUNTY (Canyon)	2011
JAHN ESTATES SUBDIVISION	3	3N4W05	6.31	5	1.26	COUNTY (Canyon)	2008
SUMMERWIND AT ORCHARD HILLS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



- DAIRYLOTS
- GRAVELPITS
- FEEDLOTS



SOIL CAPABILITY CLASS	SOIL CAPABILITY
5	LEAST SUITED SOIL
4	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
3	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**

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



**J-U-B ENGINEERS, INC.**

J-U-B COMPANIES



**THE  
LANGDON  
GROUP**



**GATEWAY  
MAPPING  
INC.**

February 8, 2022

Canyon County Development Services Department (DSD)  
Attn: Dan Lister, Planner III  
111 N. 11<sup>th</sup> Ave, Room 140  
Caldwell, ID 83605  
Phone: (208)455-5959  
Email: [dlister@canyonco.org](mailto:dlister@canyonco.org)

RE: Case No. SD2021-0016, Van Slyke Farms Ridge Subdivision – Preliminary Plat Review, 3<sup>rd</sup> 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 third submittal received by GGHD from Mason & Associates, Inc on February 8, 2022 via email. 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.

It appears the comments from the initial review, which are included in a letter from our office dated June 17, 2022, have been addressed, as well as the comments from the second review contained in a letter dated February 7, 2022.

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,

 Digitally signed by  
Christopher Pettigrew  
Date: 2022.02.08  
13:35:28-07'00'

Christopher S Pettigrew, P.E.  
*Transportation Services Group, Project Manager/Engineer*

CC: Bob Watkins, GGHD Director of Highways  
William J. Mason, P.E., Mason & Associates, Inc.

**EXHIBIT  
12**

*Ex. 12*



## Homedale Rural Fire Protection District

P. O. Box 905 • Homedale, Idaho 83628 • Phone (208) 337-3271

September 23, 2021

Mason and Associates Inc  
Attn: Angie Cuellar  
924 3<sup>rd</sup> Street South, Ste B  
Nampa, ID 83651

Subject: Van Slyke Farms Ridge Subdivision

The proposed Van Slyke Farms Ridge Subdivision is within the boundaries of the Homedale Fire District. The Homedale Fire District will provide service to this subdivision with restrictions and development requirements as stated in the State Fire Code. The Homedale Fire District does not object to the plan as long as it complies with the highway district's requirements.

Dennis Uria, Fire Chief

*[Handwritten signature]*  
FOR HFD

Ex. 13

EXHIBIT

13





**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*

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.

APPROVED this 7 day of Oct, 2021.

**PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO**

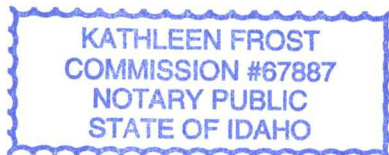
  
Robert Sturgill, Chairman

State of Idaho )

) SS

County of Canyon County )

On this 7<sup>th</sup> Day of October in the year of 2021, before me Kathleen 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 executed the same.

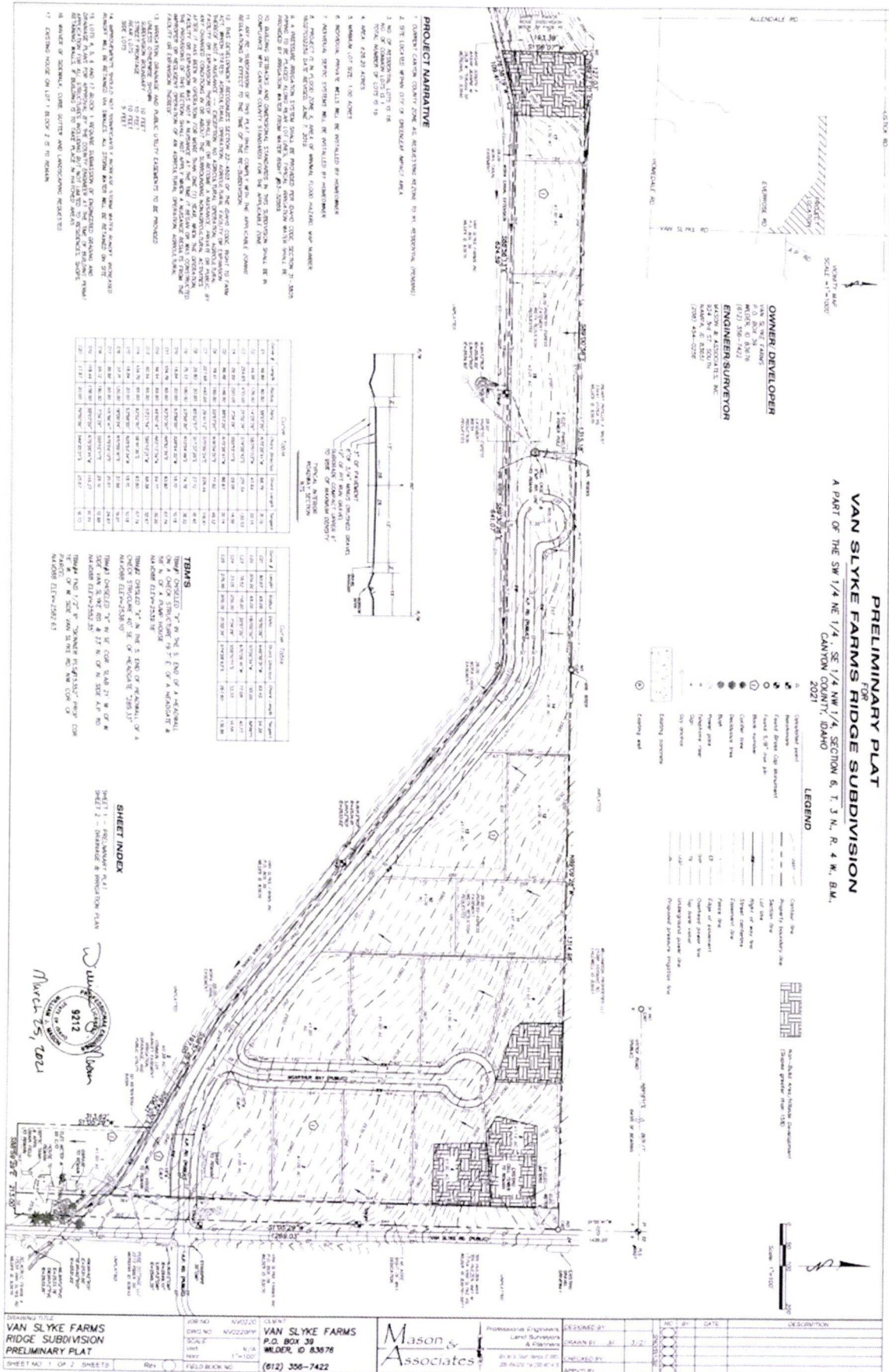


Notary: K. Frost

My Commission Expires: 6-3-2022



# ATTACHMENT A



## ATTACHMENT B

**DALE MAŚŁONKA**  
CHAIRMAN OF THE BOARD

**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

## BOISE PROJECT BOARD OF CONTROL

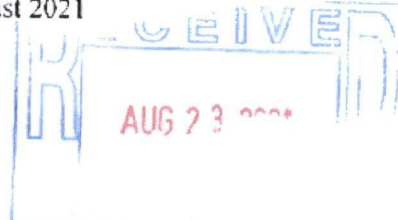
(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2485 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

20 August 2021



TEL: (208) 344-1111  
FAX: (208) 344-1437

Canyon County Development Services  
111 North 11<sup>th</sup> 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.

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 Statutes, Title 42-1209.

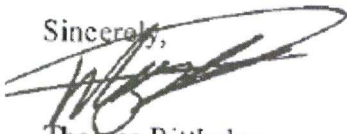
We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

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.

Sincerely,



Thomas Ritthaler  
Assistant Project Manager BPBC

tbr/tr

cc:	Duane Casey	Watermaster, Div. 4, BPBC
	Diane Paulsen	Secretary – Treasurer, WID
	File	



## ATTACHMENT C



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

June 17, 2021

Canyon County Development Services Department (DSD)  
Attn: Dan Lister, Planner III  
111 N. 11<sup>th</sup> 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.
  - i. 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-de-sac 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.
- 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  $\pm 0.28$  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,

 Digitally signed by  
Christopher Pettigrew  
Date: 2021.06.17  
16:20:43-06'00'

Christopher S Pettigrew, P.E.  
Transportation Services Group, Project Manager/Engineer

CC: Bob Watkins, GGHD Director of Highways

## ATTACHMENT D



### STATE OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY

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](mailto:dlister@canyonco.org)

Canyon County Development Services  
111 North 11<sup>th</sup> 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: [deq.idaho.gov/water-quality/drinking-water.aspx](http://deq.idaho.gov/water-quality/drinking-water.aspx)). 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



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

For questions, contact 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,

A handwritten signature in cursive script that reads "Aaron Scheff".

Aaron Scheff  
Regional Administrator  
DEQ-Boise Regional Office

# EXHIBIT III

## NEW AGENCY COMMENTS

Received by materials deadline: April 21, 2025



April 7, 2025

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

Subject: Agency Notice of RZ2021-0027 Van Slyke Farms\_BRO Comments

Dear Mr. Lister:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

#### 1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- 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.

EXHIBIT  
III. A.



## **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.
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- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

#### 6. ADDITIONAL NOTES

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy Smith", with a stylized flourish at the end.

Troy Smith  
Regional Administrator



# EXHIBIT IV

## NEW PUBLIC COMMENTS

Received by materials deadline: April 21, 2025

## Debbie Root

---

**From:** Dan Lister  
**Sent:** Monday, April 7, 2025 11:08 AM  
**To:** Debbie Root  
**Subject:** FW: [External] Van Slyke Farms RZ2021-0027

**From:** Sharon Burdine <sburdine@hbsf.com>  
**Sent:** Monday, April 7, 2025 9:40 AM  
**To:** Dan Lister <Daniel.Lister@canyoncounty.id.gov>  
**Subject:** [External] Van Slyke Farms RZ2021-0027

Good morning Dan,

I am reaching out regarding the pending application for Van Slyke Farms, on the ridge above my house.

I am on your notice list as Sharon Hansen, my previous name. My late husband (William) was very ill in 2020 and passed away in 2021, so I wasn't active on commenting on this application until now. I have remarried recently, hence the last name is Burdine.

I spoke to Golden Gate Highway district, asking why they had not commented on this application. Bob Watkins returned my call. They mentioned denying the previous application, as the internal roads didn't meet standards. Should we / you be proceeding with an application where the proposed plat plan doesn't meet standards? The access was moved but the internal roads still don't meet requirements.

I don't find their comments or letter in the online documents and would respectfully request a copy of that.

Sincere thanks,

Sharon Burdine  
23063 EverRose Road  
Wilder Idaho 83676  
Ph. 208-919-5129

EXHIBIT  
IV. A

RECEIVED  
▶ APR 15 2025 ◀  
RECEIVED

Case numbers: OR2021-0012/RZ2021-0027/SD2021-0016

Applicant: Mason & Associates representing Van Slyke Farms Inc., requests signing of comprehensive plan map amendment-case# OR2021-0012 & requests a conditional rezone (case# RZ2021-0027) of a 26.2-acre portion of the subject parcels from an "A" (Agricultural) zone to "CR-R-1" (CR-Single Family Residential)

Public Comment: The following comments are made by—Howard A Van Slyke; 22775 Homedale Road, Wilder, Idaho 83676. I am a family member, partial owner, administrative coordinator, treasurer & retired farm operator/manager of Van Slyke Farms Inc. Van Slyke Farms Inc. is a family-owned business, doing business only in Idaho.

I recommend the approval of both cases as noted above.

The Van Slyke Family Farm has been in continuous operation since 1917. We were honored by the Idaho State Historical Society for 100 years of continuous farm operation. We totally appreciate concerns and opinions that do not align with our requests & we did not make the decision to request these changes lightly.

I am the 3<sup>rd</sup> generation to live & farm the family ground. I retired from active crop production in 2010.

All the farmable property of Van Slyke Farms Inc. has been rented to other farm operators every year for the last 15 years. The property that we are requesting an amendment & rezone has not been actively farmed at all in the last 10 years, even after offering it rent free to other farmers.

This subject property has some fatal issues when used in crop production.

#1-Wind & water erosion because of very course & sandy soil/blowing sand & water gullies caused by irrigation hand pipe, blow-outs & blow-ups

#2-Very steep slopes on a portion of the property/extensive water erosion & tractor safety

#3-Very oddly shaped property does not allow center pivot irrigation/labor free is the goal

I, Howard A Van Slyke, as a 48-year farm operator, manager & owner, do not consider this parcel to be farmable. My former renters, and lack of current ones, have said so by not continuing to actively farm it, rent free.

EXHIBIT  
IV. B.

Howard Van Slyke via email  
havanslyke@gmail.com



## Debbie Root

---

**From:** Keri Smith <keri@tvpidaho.com>  
**Sent:** Thursday, April 17, 2025 5:33 PM  
**To:** Joshua Johnson  
**Cc:** Debbie Root; Jay Gibbons  
**Subject:** [External] Statement for the Record – Exhibit Submission - Van Slyke Farms

Assistant Director Johnson and the Board of County Commissioners,

Please include the attached email strand as part of the public record for the Van Slyke Farms application.

Over the past 30 days, I have made multiple good faith efforts to work collaboratively with Development Services Department (DSD) staff on procedural issues related to this case. My intent has consistently been to resolve questions or identify inconsistencies in advance of the public hearing—quietly and professionally—so as not to place anyone in a difficult or negative light.

Unfortunately, as reflected in this correspondence, DSD has repeatedly directed me to place my concerns into the public record rather than addressing them through staff dialogue or process clarification. This leaves little opportunity for proactive resolution and instead forces these procedural concerns into the formal hearing process, when they could have been constructively addressed earlier.

I respectfully request that this entire email correspondence be included as an exhibit in the public record for transparency and context.

Sincerely,

Keri K. Smith

Begin forwarded message:

**From:** Joshua Johnson <Joshua.Johnson@canyoncounty.id.gov>  
**Subject:** RE: [External] Van Slyke Farms  
**Date:** April 17, 2025 at 1:24:17 PM MDT  
**To:** 'Keri Smith' <keri@tvpidaho.com>, Debbie Root <Debbie.Root@canyoncounty.id.gov>

Keri,

We would ask that you submit comments through the normal methods associated with a land use public hearing. If there are concerns with the way this case is being processed, this can be brought up through written comments or public testimony during the conditional rezoning.



**Joshua Johnson, AICP**  
Assistant Director

**EXHIBIT  
IV. C.**

---

**From:** Keri Smith <[keri@tvpidaho.com](mailto:keri@tvpidaho.com)>  
**Sent:** Thursday, April 17, 2025 12:35 PM  
**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Cc:** Joshua Johnson <[Joshua.Johnson@canyoncounty.id.gov](mailto:Joshua.Johnson@canyoncounty.id.gov)>  
**Subject:** Re: [External] Van Slyke Farms

Yes - sorry I didn't make that clear, I had also checked right before I sent the last email. But can you answer the questions I had?

Keri Smith  
208.960.4811  
[keri@tvpidaho.com](mailto:keri@tvpidaho.com)

On Apr 17, 2025, at 12:33 PM, Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)> wrote:

I just looked a minute ago and it is still listed in the BOCC land use hearings section. We are proceeding as noticed with the applications.

Respectfully,

Deb Root, MBA

---

**From:** Keri Smith <[keri@tvpidaho.com](mailto:keri@tvpidaho.com)>  
**Sent:** Thursday, April 17, 2025 11:55 AM  
**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Cc:** Joshua Johnson <[Joshua.Johnson@canyoncounty.id.gov](mailto:Joshua.Johnson@canyoncounty.id.gov)>  
**Subject:** Re: [External] Van Slyke Farms

That's weird. When Connie looked this morning, she did not see it.

**And just to confirm, you are proceeding with processing a conditional rezone to R-1 without an approved comprehensive plan map change to residential, correct? Or what is the intent for ameliorating this issue?**

Keri Smith

On Apr 17, 2025, at 11:19 AM, Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)> wrote:

Keri the case has not been removed from the BOCC calendar. We are proceeding as noticed.

Respectfully,

Deb Root, MBA

---

**From:** Keri Smith <[keri@tvpidaho.com](mailto:keri@tvpidaho.com)>  
**Sent:** Thursday, April 17, 2025 11:05 AM  
**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Subject:** Re: [External] Van Slyke Farms

Good morning. We just noticed that the Van Slyke case was removed from the BOCC's schedule. Can you please let me know what happened and what to expect moving forward? I need to notify the community.

Keri Smith

On Apr 11, 2025, at 7:46 AM, Debbie Root  
<[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)> wrote:

Keri,

I received your message and we are working on it.

Respectfully,

Deb Root, MBA

---

**From:** Keri Smith <[keri@tvpidahocounty.gov](mailto:keri@tvpidahocounty.gov)>  
**Sent:** Tuesday, April 8, 2025 7:30 AM  
**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Subject:** FW: [External] Van Slyke Farms

Good morning Debbie. Can you give me an update on the status of this case? I'm specifically looking for the department's plan for moving forward without an approved comp plan amendment.

Keri K. Smith

---

**From:** Dan Lister  
<[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Date:** Tuesday, April 1, 2025 at 4:03 PM  
**To:** Keri Smith <[keri@tvpidahocounty.gov](mailto:keri@tvpidahocounty.gov)>  
**Subject:** RE: [External] Van Slyke Farms

Keri,

Thank you for your e-mail. Deb Root is working on the Van Slyke case. She is working with Zach Wesley regarding the comp. plan amendment FCOs not being signed. Please contact Deb for case updates.

Sincerely,

**Dan Lister, Planning Supervisor**

---

**From:** Keri Smith <[keri@tvpidahocounty.gov](mailto:keri@tvpidahocounty.gov)>  
**Sent:** Monday, March 24, 2025 3:05 PM  
**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Subject:** Re: [External] Van Slyke Farms



Thank you for the response Dan. I do understand that this is an old application and it was an amendment to the 2020 FLUM.

This hearing would fall under the procedures adopted in 1997 Chapter 1, Article 17 because of the date of application. As such 01-17-14 states in the second sentence that a written decision should be rendered immediately. It goes on to state that if such decision is delayed, then it cannot be delayed more than 30 days.

Further, please review Idaho Code 67-6509(c). Based on this section of Idaho Code, the BOCC's (acknowledging I was apart of this during that time) failure to adopt FCO's and a resolution of such a Comprehensive FLUM amendment, and the applicable Public Hearing Procedures, I believe the current Board should completely hold a new public hearing on all of this matter.

Furthermore, procedural issues were identified during this hearing regarding the P&Z hearing. For the sake of transparency it would be great to see this application go back to the P&Z for an updated recommendation. Especially since the P&Z did not make a recommendation on the "conditional" rezone.

The current Board has been fairly diligent in not reviewing changed applications not reviewed by the P&Z Commission. And with this procedural error of not adopting FCO's and a resolution for the 2020 FLUM change, the safest thing to do would be to start at the beginning with a recommendation from the P&Z.

I have not cc'd anyone, I'll leave that to you to share with the appropriate County staff. However, please let me know as soon as possible if Canyon County will be moving forward with a public hearing on a conditional rezone at the Board level.

Thank you,

Keri K. Smith

**From:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Sent:** Thursday, March 20, 2025 2:34:43 PM  
**To:** Keri Smith <[keri@tvpidaho.com](mailto:keri@tvpidaho.com)>  
**Subject:** RE: [External] Van Slyke Farms

**The BOCC never signed the FCOs for the Comp Plan Map Change.** The approval is for the 2020 Comp Plan, not the 2030.

Sincerely,

**Dan Lister, Principal Planner**

---

**From:** Keri Smith <[keri@tvpidaho.com](mailto:keri@tvpidaho.com)>  
**Sent:** Thursday, March 20, 2025 2:25 PM  
**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Subject:** Re: [External] Van Slyke Farms

Did the board sign FCO's for the comprehensive plan map change? And that was for the 2020 FLUM correct?

Keri Smith

On Mar 20, 2025, at 9:55 AM, Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)> wrote:

The P&Z recommended approval of the comp. plan amendment and rezone back in September 2021. The BOCC heard the cases in June 2022. The BOCC approved the comp. plan amendment and requested the applicant revise the rezone application to a conditional rezone. That is what the BOCC is considering on May 1<sup>st</sup>.

Sincerely,

**Dan Lister, Principal Planner**  
DSD Office: (208) 454-7458 - Direct  
Line: (208) 455-5959  
[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

---

**From:** Keri Smith <[keri@tvpidaho.com](mailto:keri@tvpidaho.com)>  
**Sent:** Monday, March 17, 2025 9:11 PM  
**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Subject:** [External] Van Slyke Farms

Hi Dan. I was just looking at the BOCC's schedule and saw that Van Slyke Farms was scheduled. When was the P&Z Commission decision for Van Slyke Farms? I don't show that they made a recommendation on this case yet. But I could definitely be missing something. :-).

Keri Smith

## Debbie Root

---

**From:** Dan Lister  
**Sent:** Friday, April 18, 2025 3:29 PM  
**To:** Debbie Root  
**Subject:** FW: [External] Drone Footage for VanSlyke File RZ2021-0027

**From:** Connie Lou Aebischer <connielou@tvpidah.com>  
**Sent:** Friday, April 18, 2025 3:27 PM  
**To:** Dan Lister <Daniel.Lister@canyoncounty.id.gov>  
**Subject:** [External] Drone Footage for VanSlyke File RZ2021-0027

Dan,

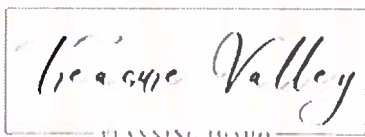
I am emailing you as the Land Hearing page says that you are the planner for the VanSlyke case that is coming up soon.

I would like to submit this [drone footage Van Slyke](#) on behalf of Growing Together LLC, for the Van Slyke file, showing the character of the area is definitely Agriculture.

If you need me to put it on a thumb drive and bring it in, I can do that. Just let me know,

Connie Lou

Connie Lou Aebischer  
Independent Consultant  
for Treasure Valley Planning, LLC



Victory in life isn't about personal success; it is about helping others who have a need that you can fill. ~Ellen Cole Landreth



OneDrive

Keri Smith > Growing Together > 2C Hearing Applications > Van Slyke Farms Ridge Sub > VanSlyke I

	Name	Modified	Modified By	File size	Sharing
	DJI_20250328144016_0001_D.MP4	March 28	Connie Lou Aebisc	680 MB	Shared
	DJI_20250328144243_0002_D.MP4	March 28	Connie Lou Aebisc	475 MB	Shared
	DJI_20250328144458_0003_D.MP4	March 28	Connie Lou Aebisc	385 MB	Shared
	DJI_20250328144722_0004_D.MP4	March 28	Connie Lou Aebisc	475 MB	Shared

see website link:  
canyoncounty.id.gov/land-hearings/  
BOCC Hearings:  
May 1, 2025 at 1:30 p.m.  
Mason Associates/Van Slyke Farms

EXHIBIT  
IV. D1-D4

Canyon County Development Services Department  
111 North 11th Avenue, Suite 310  
Caldwell, Idaho 83605

**Re: Case No. OR2021-0012/RZ2021-0027/SD2021-0016**

**To the Canyon County Board of Commissioners:**

We, Dr. Shawna Kondo and Paul Garcia, of 22938 A P Road, Wilder, Idaho 83676, submit this letter in formal opposition to the proposed rezoning of the parcel directly across Van Slyke Road from our residence. As adjacent property owners and stakeholders, we respectfully urge the Commission to deny the rezoning request and retain the current agricultural designation for the following reasons:

### **1. Preservation of Agricultural Land and Rural Character**

Our property sits on elevated ground east of Van Slyke Road and offers an unobstructed view of the surrounding farmland. This area is emblematic of the agricultural identity and rural character that defines Canyon County. The sounds of tractors, trucks, migrating birds, and livestock are integral to this way of life and represent the productivity and heritage of this region.

The conversion of this land to a residential subdivision would fundamentally alter the landscape and diminish the rural quality of life that current residents, including ourselves, deeply value. As local lifelong farmers (Kondo Farms, Nampa/Melba and Itano Farms, Homedale/Wilder) and rural landowners, we are acutely aware that once agricultural land is rezoned and developed, it is rarely, if ever, returned to productive use. Irreversible land use change of this kind threatens the long-term viability of local agriculture, both economically and culturally.

### **2. Conflict Between Agricultural Operations and Residential Expectations**

As has been widely documented in both Idaho and nationally, conflicts frequently arise when residential development encroaches on active farming operations. Residents unfamiliar with agricultural practices often object to necessary and lawful activities such as aerial spraying, heavy machinery use, early or late-hour operations, and the presence of wildlife or natural sounds. These complaints may ultimately constrain or burden existing farm operations and our valued agriculturally-based community.

Given the location of the proposed subdivision, directly adjacent to working farmland, we are concerned that future residents may seek to impose regulatory or legal constraints on nearby farming practices, undermining the rights of existing agricultural landowners and producers.

### **3. Impacts on Property Value and Aesthetic Harm**

The proposed development will significantly affect the view from our property and diminish our property value. Our home was purchased with the express intention of preserving our connection to open farmland and rural scenery. A densely platted subdivision across the road will materially

**EXHIBIT  
IV. E.**

alter that aesthetic. While we understand the owner has suggested planting trees along Van Slyke Road to mitigate this impact, we respectfully request that, should this rezoning be approved, the Commission require the installation of mature, fully established vegetative buffers as a condition of approval to minimize visual intrusion and preserve neighborhood compatibility.

#### **4. Increased Residential Traffic and Road Safety Concerns**

Rezoning this land for residential use would substantially increase traffic along Van Slyke Road and surrounding rural routes. These roads were not designed to accommodate higher volumes of daily vehicular traffic associated with subdivision-style living. Increased congestion would raise the risk of accidents and create safety concerns for pedestrians, cyclists, and agricultural vehicles. It would also accelerate wear and tear on local infrastructure, potentially leading to greater maintenance costs for the County and its taxpayers. Furthermore, noise and air pollution from additional vehicle traffic would disrupt the quiet, open nature of the area, diminishing the rural quality of life for current residents.

#### **5. Environmental and Public Health Concerns – Groundwater Quality**

Perhaps most critically, we wish to bring to the Commission's attention significant environmental concerns related to groundwater quality in this area. Independent laboratory analyses have confirmed the presence of arsenic and uranium in our well water at concentrations far exceeding the EPA's maximum contaminant levels for human consumption—by factors up to 10 times greater. Nitrate levels also approach federal limits.

This data raises serious concerns regarding the long-term health and safety of residents relying on domestic wells. The introduction of dozens of new homes reliant on similar water sources—without a municipal water system—could exacerbate contamination or place additional stress on already compromised aquifers. We urge the Commission to require comprehensive hydrogeologic assessments and public disclosure of water quality issues prior to any zoning changes that would permit increased residential density.

#### **6. Conclusion and Request for Denial**

In light of the above concerns, including permanent loss of agricultural land, foreseeable land use conflicts, increased traffic and infrastructure strain, negative impacts on neighboring property values and views, and serious unresolved environmental health risks, we respectfully request the Planning and Zoning Commission deny the rezoning application.

Should the Commission choose to approve the rezoning, we request the following mitigations be mandated as conditions of approval:

- Installation of mature, dense tree lines along Van Slyke Road to screen adjacent and elevated properties;
- Reduction in overall housing density to preserve the area's rural feel;
- Mandatory testing and disclosure of arsenic, uranium, and nitrate levels for all parcels to be developed.

Sincerely,

**Shawna Kondo, Ph.D.** (Physics & Pharmaceuticals)

**Paul Garcia**

22938 A P Road

Wilder, ID 83676

**Enc:**

S Kondo - Analytical Laboratory Test Results

S Kondo - Culligan Test Results



## Appendix: Selected Scientific Studies on Health Risks from Arsenic and Uranium in Drinking Water

### A. Arsenic in Drinking Water

1. **Smith, A. H., et al. (1992).**  
*Cancer risks from arsenic in drinking water.*  
University of California, Berkeley. *Environmental Health Perspectives*, 97, 259–267.  
– Found significant increased cancer risks, including lung, bladder, liver, and skin cancer, associated with arsenic levels commonly found in U.S. groundwater.  
[View Study](#)
2. **Lewis, D. R., et al. (1999).**  
*Drinking water arsenic in Utah: A cohort mortality study.*  
University of Utah. *Environmental Health Perspectives*, 107(5), 359–365.  
– Documented elevated mortality from cardiovascular and renal diseases in populations chronically exposed to arsenic-contaminated groundwater.  
[View Study](#)
3. **Chen, Y., et al. (2011).**  
*Arsenic exposure from drinking water and carotid intima-media thickness in Bangladesh.*  
Columbia University. *American Journal of Epidemiology*, 173(10), 1097–1104.  
– Linked long-term arsenic exposure to early markers of cardiovascular disease in humans.  
[View Study](#)
4. **Navas-Acien, A., et al. (2005).**  
*Arsenic exposure and prevalence of type 2 diabetes in U.S. adults.*  
Johns Hopkins Bloomberg School of Public Health. *JAMA*, 300(7), 814–822.  
– Identified a correlation between low-to-moderate arsenic levels and increased risk of diabetes in adults.  
[View Study](#)
5. **Karagas, M. R., et al. (2004).**  
*Bladder cancer risk and arsenic in drinking water.*  
Dartmouth College. *Cancer Causes & Control*, 15(9), 951–960.  
– Showed a statistically significant increase in bladder cancer among residents exposed to arsenic in private wells.  
[View Study](#)

### B. U.S.-Based Studies on Uranium in Drinking Water

1. **Nigra, A. E., et al. (2022).**  
*Sociodemographic inequalities in uranium and other metals in U.S. community water systems.*  
Columbia University / The Lancet Planetary Health. *The Lancet Planetary Health*, 6(6), e443–e451.  
– Analyzed national EPA records and found widespread uranium contamination in public drinking water systems, particularly affecting Hispanic, low-income, and rural

- communities.  
[View Study](#)
2. **Nigra, A. E., et al. (2024).**  
*Contribution of arsenic and uranium in private wells and community water systems to urinary biomarkers in adults.*  
Columbia University / U.S. Geological Survey. *Environmental Science & Technology*.  
– Demonstrated a strong correlation between waterborne uranium and urinary uranium levels, highlighting exposure from both regulated and unregulated water sources.  
[View Study](#)
  3. **Lewis, J., et al. (University of New Mexico).**  
*The Navajo Uranium Assessment and Kidney Health Project.*  
University of New Mexico / Indian Health Service.  
– A health monitoring project assessing the impact of uranium-contaminated water on kidney function in Navajo communities near legacy uranium mines.  
[View Summary](#)
  4. **Hoover, J., et al. (2017).**  
*Elevated arsenic and uranium concentrations in unregulated water sources on the Navajo Nation, USA.*  
University of New Mexico / NIH. *Environmental Science & Technology Letters*, 4(10), 409–414.  
– Found that over 15% of sampled unregulated wells exceeded the EPA MCL for uranium, highlighting a major health disparity for Native populations.  
[View Study](#)
  5. **Wright, M. T., et al. (2012).**  
*Human-health implications of uranium in groundwater in the United States: A review of current knowledge.*  
U.S. Geological Survey (USGS) / Centers for Disease Control and Prevention (CDC).  
– Summarized national-level concerns about uranium in private well water, calling for improved monitoring and public health protections.  
[View Study](#)

#### C. Additional U.S.-Based Studies on Uranium in Drinking Water

1. **Kurttio, P., et al. (2002).**  
*Renal effects of uranium in drinking water.*  
University of Helsinki / Finnish Institute for Health and Welfare. *Environmental Health Perspectives*, 110(4), 337–342.  
– Demonstrated changes in kidney function linked to chronic uranium exposure through drinking water.  
[View Study](#)
2. **Kurttio, P., et al. (1999).**  
*Chronic ingestion of uranium in drinking water: A study of kidney bioeffects in humans.*  
University of Helsinki. *Environmental Health Perspectives*, 107(8), 697–704.  
– Identified early signs of nephrotoxicity even at relatively low uranium concentrations in

groundwater.

[View Study](#)

3. **Kurttio, P., et al. (2005).**

*Bone as a possible target of chemical toxicity of natural uranium in drinking water.*

University of Eastern Finland. *Environmental Health Perspectives*, 113(1), 68–72.

– Suggested that uranium exposure may adversely affect bone metabolism and skeletal structure.

[View Study](#)

4. **Banning, A., & Benfer, M. (2017).**

*Drinking water uranium and potential health effects in the German federal state of Bavaria.*

Technical University of Munich. *International Journal of Environmental Research and Public Health*, 14(8), 927.

– Found that infants and sensitive populations may be particularly at risk from uranium exposure in private wells.

[View Study](#)



1804 N. 33rd Street  
Boise, Idaho 83703  
Phone (208) 342-5515

www.analyticallaboratories.com  
Lab Federal ID# ID00020

### Laboratory Analysis Report

Report To: SHAWNA KONDO

Lab/Sample Number: 2408324-01

Sample Location: 22938 A P RD. KITCHEN ISLAND SINK

Phone: (650) 282-0294 Copy:

e-mail: shawnakim@mac.com

Date Received: 04/23/2024

Collection Date/Time: 04/23/2024 11:50

Date Printed: 05/01/2024 16:11

Collector's Name: C. PATE

Transported By: C. PATE

Temp C Received at Lab:

#### Field Measurements

pH: Total Chlorine mg/L: DO mg/L:  
Temp C: Free Chlorine mg/L: Flow g/min:

Analyte	Result	Units	MRL	MDL	MCL	Analyzed	Analyst	Method	Notes
<b>Inorganics</b>									
pH	7.1	S.U.				4/23/24 17:00	JMS	EPA 150.1	
Nitrate (as N)	7.5	mg/L	0.2	0.02	10	4/23/24 18:19	NC	EPA 300.0	MNR
Fluoride	0.66	mg/L	0.10	0.07	4	4/28/24 0:40	NC	EPA 300.0	
Nitrite (as N)	ND	mg/L	0.01	0.0001	1	4/23/24 18:19	LW	EPA 353.2	
Hardness	ND	mg/L	5.0	2.8		5/1/24 16:08	NC	SM 2340 C	
Hydrogen Sulfide	ND	mg/L	0.05	0.05		4/25/24 12:45	EH	SM 4500-S2 D	
<b>Metals by ICP-MS</b>									
Uranium, U	35	ug/L	1	0.1	30	4/25/24 13:09	JH	EPA 200.8	MU
Arsenic, As	0.105	mg/L	0.0020	0.0007	0.01	4/25/24 13:09	JH	EPA 200.8	MA

MA Value Exceeds the MCL of 0.010 mg/L for Arsenic.

MNR The nitrate concentration is approaching maximum concentration of 10.0 mg/L. Monitoring is recommended.

MU Value Exceeds the MCL of 30 ug/L for Uranium.

EXHIBIT  
IV.E.2





1804 N. 33rd Street  
Boise, Idaho 83703  
Phone (208) 342-5515

www.analyticallaboratories.com  
Lab Federal ID# ID000020

## Laboratory Analysis Report

Report To: SHAWNA KONDO

Lab/Sample Number: 2408324-02

Sample Location: 22938 A P RD. MASTER BATHROOM SINK

Phone: (650) 282-0294 Copy:

e-mail: shawnakim@mac.com

Date Received: 04/23/2024

Collection Date/Time: 04/23/2024 12:00

Date Printed: 05/01/2024 16:11

Collector's Name: C. PATE

Transported By: C. PATE

Temp C Received at Lab:

### Field Measurements

pH: Total Chlorine mg/L: DO mg/L:  
Temp C: Free Chlorine mg/L: Flow g/min:

Analyte	Result	Units	MRL	MDL	MCL	Analyzed	Analyst	Method	Notes
<b>Inorganics</b>									
pH	7.2	S.U.				4/23/24 17:00	JMS	EPA 150.1	
Nitrate (as N)	7.5	mg/L	0.2	0.02	10	4/23/24 18:36	NC	EPA 300.0	MNR
Fluoride	0.66	mg/L	0.10	0.07	4	4/28/24 0:58	NC	EPA 300.0	
Nitrite (as N)	ND	mg/L	0.01	0.0001	1	4/23/24 18:19	LW	EPA 353.2	
Hardness	ND	mg/L	5.0	2.8		5/1/24 16:08	NC	SM 2340 C	
Hydrogen Sulfide	ND	mg/L	0.05	0.05		4/25/24 12:45	EH	SM 4500-S2 D	
<b>Metals by ICP-MS</b>									
Uranium, U	34	ug/L	1	0.1	30	4/25/24 13:09	JH	EPA 200.8	MU
Arsenic, As	0.104	mg/L	0.0020	0.0007	0.01	4/25/24 13:09	JH	EPA 200.8	MA

MA Value Exceeds the MCL of 0.010 mg/L for Arsenic.

MNR The nitrate concentration is approaching maximum concentration of 10.0 mg/L. Monitoring is recommended.

MU Value Exceeds the MCL of 30 ug/L for Uranium.

Authorized Signature:

NADINE CARTER For BRIAN MCGOVERN, Client Manager

This report shall not be reproduced except in full, without the written approval of the laboratory  
The results reported relate only to the samples indicated.

ND - Non Detect  
MCL - Maximum Contaminant Level  
MDL - Method Detection Limit  
MRL - Method Reporting Limit



2408324

## ANALYTICAL LABORATORIES, INC.

ID00020

1604 N. 33rd Street

Boise, Idaho 83703

(208) 342-5515 / (800) 574-5773

## SAMPLE TYPE CODE

S - STATE ROUTINE SAMPLE  
 C - CONSTRUCTION/PERSONAL  
 P - REPEAT (at original tap)  
 E - ENFORCEMENT (chain of custody)  
 U - UPSTREAM REPEAT  
 D - DOWNSTREAM REPEAT  
 X - OTHER REPEAT  
 W - UNTREATED  
 V - INVALIDATED BY LAB

SAMPLING INSTRUCTIONS  
& EXPLANATIONS ON BACK.

CLIENT CODE: \_\_\_\_\_

PUBLIC WATER SUPPLY

\*Prices are not final &amp; subject to change.

X PRIVATE WATER SUPPLY

X RUSH X SPC \$200.00

NAME OF WATER SYSTEM:

Shawna Kondo

COUNTY:

PWS #

YOUR NAME &amp; MAILING ADDRESS:

DATE RECEIVED:

4-23-24

TIME RECEIVED:

1335

SEND ADDITIONAL RESULTS TO:

DATE ANALYZED:

E-MAIL:

Shawna Kim @ mac.com

TIME ANALYZED:

PHONE:

650-282-0294

EXT:

FAX:

IF RETEST, ORIGINAL SAMPLE DATE:

COLLECTED BY:

C. Pate

TRANSPORTED BY:

C. Pate

Chilled 10°C

☒ YES ☐ NO

SAMPLE TYPE	COLLECTION DATE/TIME	SAMPLE LOCATION	CL. (Res.)	TOTAL SOLIFORMS	E. COLI	HPC
C	4-23-24, 1150	22938 A P Rd, Kitchen Island Sinks				
	1130			Pb-F, Cu		
	1150	8324-01 C. Pate		NO <sub>2</sub> , NO <sub>3</sub> , AS-F, H <sub>2</sub> S U, F, Hard, pH		
	1200	22938 A P Rd. Master Bathroom Sinks				
		8324-02 C. Pate		NO <sub>2</sub> , NO <sub>3</sub> , AS-F, H <sub>2</sub> S U, F, Hard, pH		
	1135			Pb-F, Cu		

SETUP ANALYST:

READ OUT:

\* Rush lead + copper testing Only!

ADDITIONAL TESTS (REQUIRES SEPARATE CHEMICAL TESTING BOTTLE):

☐ TC (\$20) ☐ NITRATE (\$21) ☐ FLUORIDE (\$21) ☐ URANIUM (\$40)  
☐ H<sub>2</sub>S (\$23) ☐ NITRITE (\$21) ☐ ARSENIC (\$23) ☐ LEAD (\$23)

☐ IRON (\$16)  
☐ HARDNESS (\$21)

☐ MANGANESE (\$16)  
☐ DIGESTION (\$23)

☐ IRON BACTERIA (\$35)  
☐ OTHER \_\_\_\_\_

AMOUNT PAID:

CREDIT CARD:

CASH:

CHECK:

RELINQUISHED BY (SIGNATURE):

RELINQUISHED BY (PRINTED):

Chris Pate

RECEIVED BY (SIGNATURE):

RECEIVED BY (PRINTED):

K. Schuur



9399 W Higgins Rd Suite 1100  
Rosemont, IL 60018

Phone: 877-889-8195  
Web: www.culligan.com

Report Date: 5/17/2024

## CERTIFICATE OF ANALYSIS

Page 1 of 10

### ANALYSIS NUMBER: 2404911

Culligan of Boise, Idaho  
12341 W. Franklin Road  
Boise, ID 83709

Customer: **Shawna Kondo**  
**22938 AP Rd**  
**Wilder ID, 83676**

Control Number: 115539

Account Number: 10004436

Collected By: Jason Raymond

Misc:

cc: Jason.Raymond@culliganwater.com

### SAMPLE INFORMATION:

Analysis Type Requested: RO/HANS Well Analysis

Sampled: 5/3/2024 at 11:30 AM

Supply/Source: Private Well

Condition: Untreated Water

Received: 5/6/2024 at 12:00 PM

Sampling Point: Well Head

Application: Household

### ANALYSIS INFORMATION:

Turbidity\* (180.1 Rev. 2 1993): 0.32 NTU

Turbidity after filtration\*: NA

Conductivity\* (120.1): 1037.20 microS/cm

Est. TDS by Conductivity\*: 696.36

Color (SM2120C, 21Ed): <5.00 color

Color after Acidification: NA

pH\* (150.1): 7.5

Concentrations reported as mg/L (PPM) unless otherwise indicated

#### CATIONS (Method 200.7 Rev 4.4)

	As Element	As CaCO <sub>3</sub>
Calcium (Ca)	100.20	250.50
Magnesium (Mg)	30.24	124.59
Sodium (Na)	49.97	108.93
Potassium* (K)	15.20	19.46
Strontium* (Sr)	0.40	
Barium (Ba) [ppb]	35.81	
Iron (Fe)	<0.05	
Manganese (Mn)	<0.02	
Copper (Cu)	<0.003	
Zinc (Zn)	<0.05	

#### ANIONS (Method 300.0)

	As Element	As CaCO <sub>3</sub>
Chloride (Cl)	41.80	58.94
Nitrate As N (NO <sub>3</sub> )	7.91	28.24
Nitrite As N (NO <sub>2</sub> )	<0.10	0.00
Sulfate (SO <sub>4</sub> )	143.32	149.05
Fluoride (F)	0.80	2.06

#### ANIONS (Method SM3220)

Total Alkalinity to pH 4.5	391.55	321.07
Bicarbonate*	391.55	321.07
Carbonate*	0.00	0.00

#### ANIONS (Method 200.7 Rev 4.4)

Silica (SiO <sub>2</sub> )	74.04
----------------------------	-------

Cations (CaCO <sub>3</sub> )	Mg/L	GPG	Anions (CaCO <sub>3</sub> )	Mg/L	GPG	Hardness* (CaCO <sub>3</sub> )	Mg/L	GPG
	503.48	29.44		559.36	32.71		375.09	21.94

#### Additional Tests

Aluminum by ICP ND ug/L  
Iron Related Bacteria\* 2200 cfu/mL  
Slime Forming Bacteria\* 440000 cfu/mL  
TOC 0.75 mg/L

Arsenic by ICP (Screen)\* 114.90 ug/L  
Lead by ICP (Screen)\* ND ug/L  
Sulfate Reducing Bacteria\* Non-detected

Analysis Number: **2404911**

Consumer:

NA=Not Analyzed      ND=Not Detected      \*=non-TNI accredited      \*\*=IL-IDPH accredited      CFU/ml = Colony Forming Unit per Milliliter  
This report can only be reproduced in its entirety. The results reported here are representative of the sample as received in the laboratory. Unless  
noted holding times and temperature requirements for method 300 are not followed. pH results are out of hold time

NELAP Certifications: IL-100213; PA-68-04623; NY-11756; TX-TX269-2007A

Maria Mozdzen

State Certifications: IL-IDPH-17598; CA-2958; MT-CERT0091; IA-369; VA-00466

Analytical Lab Manager

VT-02199; WI-105-10119; CO-IL100213; MI-9988; MO-1060



Analysis Number: **2404911**

Consumer:

## FEDERAL SAFE DRINKING WATER ACT

All tested parameters exceeding the maximum concentration levels (MCL) established under the "Federal Safe Drinking Water Act"

	<u>Parameter</u>	<u>Found</u>	<u>MCL</u>
PRIMARY:			
	Arsenic by ICP (Screen)	114.90 ug/L	10.00 ug/L
SECONDARY:			
	Est TDS By Conductivity	696.36 mg/L	500.00 mg/L

\* MCL for Turbidity varies as follows:

- |                                |         |
|--------------------------------|---------|
| 1. Municipal Direct Filtration | 0.5 NTU |
| 2. Municipal Sand Filtration   | 1.0 NTU |
| 3. Unfiltered Water Supply     | 5.0 NTU |

## TYPICAL POST RO DRINKING WATER UNITS

(Concentrations reported as mg/L (PPM) as the element)

Calcium (Ca)	2.00	Sulfate (SO4)	2.87
Iron (Fe)	0.00	Magnesium (Mg)	0.60
Manganese (Mn)	0.00	Sodium (Na)	1.00
Zinc (Zn)	0.00	Potassium (K)	0.46
Copper (Cu)	0.00	Chloride (Cl)	2.09
Nitrate As N (NO3)	1.90	Fluoride (F)	0.04
Nitrite As N (NO3)	0.00		

These values are typical of new modules on water with a pH of 7-9 at 70-74 F with 500-3000 mg/L total salts operating with 40-70 PSI pressure across the module. Local conditions may yield different results.

## DI CALCULATION FACTORS

			GPG	mg/L
Sodium	21.64%	Weak Base Fact X	12.16	207.99
Alkalinity	57.40%	Carbonic Acid	21.40	366.01
Chloride	28.34%	Cation Fact Y	29.44	503.48
Carbonic Acid	52.54%	Silica	61.40	1,266.08
Monovalent Ions	13.33%	Carbon Dioxide	1.31	22.47
Silica	11.32%	Strong Base Fact Z	38.23	653.81

Method	Date	Method	Date
120.1	5/16/2024	150.1	5/16/2024
180.1 Rev. 2 1993	5/16/2024	200.7 R4.4	5/16/2024
300.0	5/16/2024	300.0 R2.1	5/16/2024
BART	5/16/2024	SM2120C, 21Ed	5/16/2024
SM2120C, 21Ed	5/16/2024	SM2320B, 21st ED	5/16/2024
SM5310C, 21st ED	5/16/2024		

**pH** – stands for “potential of hydrogen” and indicates the acidity or alkalinity level of water on a scale of 0 to 14 (neutral = pH 7.0). Levels below 7.0 are acidic and above 7.0 are alkaline. pH is logarithmic – 6.0 is 10 X more acidic and 5.0 is 100 X more acidic than 7.0.

**Conductivity** – the ability of water to conduct electrical current, used to estimate the total concentration of dissolved mineral ions.

**TDS** – Total Dissolved Solids – the total amount of minerals dissolved in the water as determined by the conductivity level.

**Turbidity** – cloudiness in water caused by the dispersion of light by extremely tiny particles. Measured on an arbitrary scale of Nephelometric Turbidity Units (NTUs). **Turbidity after filtration** is measured after passing water through a 1-micron filter paper.

**Color** – the amount of color in the water. Color can be caused by organic matter or oxidized metals and their combinations.

**Color after Acidification** – Acid added to the sample dissolves oxidized metals and the result after acidification is due to organics.

**Hardness** – The sum of calcium and magnesium ions and any metals. Calcium and magnesium are the cause of “hard water”.

**Sodium** – is naturally occurring. Sources can be sea water, underground deposits or the result of road salting in colder climates.

**Iron** – elemental metal responsible for orange, rust stains on laundry and fixtures and a metallic smell to water.

**Manganese** – elemental metal responsible for brown and black stains. Very soluble and often found in combination with iron.

**Copper** – causes blue/green staining in sinks and showers. Usually from copper pipe corrosion due to low pH and/or high TDS.

**Zinc** – may cause metallic taste and upset stomach; usually due to corrosion of galvanized plumbing materials.

**Chloride** – often found where sodium is present and is responsible for the “salty” taste associated with salt (sodium chloride).

**Nitrate** – sources of nitrate are human/animal wastes and fertilizers. Water supplies with high levels should also be tested for bacterial contamination and pesticides if in an agricultural area. Nitrate can be toxic to infants if ingested by causing “blue baby syndrome”.

**Nitrite** – may be present where nitrate is found and is more toxic at lower levels than nitrate.

**Sulfate** – a naturally occurring mineral in groundwater. At high levels it can cause a bitter taste and have a laxative effect.

**Fluoride** – often added to municipal water to inhibit tooth decay. Can also be present in well water at excessive levels.

**Total Alkalinity** – the sum of hydroxide ( $\text{OH}^-$ ), carbonate ( $\text{CO}_3^{2-}$ ), and bicarbonate ( $\text{HCO}_3^-$ ) ions which buffer changes in pH level.

**Bicarbonate** – present in water from pH level 4.7 up to a pH level 8.3 in combination with carbon dioxide.

**Carbonate** – present where pH level is above 8.3. Typically, only present after the pH level has been increased chemically.

**Silica** – a naturally occurring dissolved mineral that can cause a glass etching, scale and water spots that are difficult to remove.

**Cations** – are ions with a positive (+) electrical charge. Cations are attracted to negatively charged anion ion-exchange resins.

**Anions** – are ions with a negative (-) electrical charge. Anions are attracted to positively charged anion ion-exchange resins.

**TOC / Total Organic Carbon** – the level of dissolved natural organic matter in water excluding carbon dioxide.

**Hydrogen Sulfide /  $\text{H}_2\text{S}$**  – a corrosive gas that smells like “rotten eggs”. Testing requires submitting water in a preserved sample bottle.

**Arsenic** – is a naturally occurring and toxic semi-metal element found in groundwater in some areas of the US and Canada.

**Arsenic Speciated** – the specific amounts of Arsenite (Type III/Trivalent) and Arsenate (Type V/Pentavalent) concentrations.

**Aluminum** – occurs naturally in ground water leached from rock and soil. Can also be the result of municipal water treatment.

**Lead** – the source is often within the plumbing system. It is present in older brass valves and fixtures and lead solder joints.

**Coliform Bacteria** – a non-pathogenic, vegetative bacteria used as an “indicator” organism to determine a water’s overall potability.

**E. Coli Bacteria** – a pathogenic bacteria only found in the digestive systems of warm-blooded animals and humans. Sources include poorly constructed wells and cisterns, shallow wells, streams, springs, lakes, ponds and failed septic systems.

**Slime Forming Bacteria** – a nuisance bacteria that can cause odor and thick slime build-up, particularly when water is aerated.

**Iron Related Bacteria** – a nuisance bacteria that metabolizes iron causing red/brown film, stringy growths and many types of odor.

**Sulfate Reducing Bacteria** – anaerobic bacteria that reduces the sulfate ion to hydrogen-sulfide gas and causes “rotten egg” odor.

**NUISANCE BACTERIA POPULATION LEVELS (reported in cfu/ml – colony forming units per milliliter)**

<u><b>Slime Forming Bacteria</b></u>	<u><b>Iron Related Bacteria</b></u>	<u><b>Sulfate Reducing Bacteria</b></u>
1,750,000 – Aggressive	57,5000 – Aggressive	2,200,000 – Aggressive
440,000 – Aggressive	14,0000 – Aggressive	560,000 – Aggressive
67,000 – Aggressive	35,000 – Aggressive	115,000 – Aggressive
13,000 – Moderate	9,000 – Aggressive	27,000 – Aggressive
2,500 – Moderate	2,000 – Aggressive	6,300 – Aggressive
500 – Moderate	500 – Moderate	1,400 – Moderate
100 – Not Aggressive	100 – Moderate	325 – Moderate
0 – None Present	25 – Moderate	75 – Moderate
	0 – Not Aggressive	20 – Not Aggressive
	0 – None Present	5 – Not Aggressive
		0 – None Present







2404911

Product Number: 115539

Calligan International Company Analytical Laboratory  
 2000 W. 100th Street Suite 100  
 Rosemead, CA 90048

## SAMPLE SUBMITTED BY:

Account Number:  
 Account Name: *Wells Water*  
 Phone Number: *214-341-0071*  
 E-MAIL:  
 Person Taking Sample: *John Depoy*  
 Date Sample Taken: *11/21/01* Time Sample Taken: *10:00 AM*

## CUSTOMER INFORMATION:

Customer Name: *Wells Water*  
 Address: *2000 W. 100th*  
 City: *Irving*  
 Customer reported concern: *Water is cloudy & has a taste*

## SAMPLE INFORMATION:

Water supply: ☒ Private ☐ Commercial  
 Source: ☐ Surface ☒ Well ☐ Unknown  
 Condition: ☐ Treated ☒ Untreated  
 Sample Point: ☐ Tap ☒ Equipment ☐ Other *100 ft. well*  
 Application: ☐ Household ☒ Commercial ☐ National Account  
 Comments: *Water is cloudy & has a taste. Also, some people are getting sick.*

## ANALYSIS REQUESTED:

Standard Analysis: ☐ Scale Analysis: ☐  
 Standard w/TOC: ☐ Resin Analysis: ☐  
 Hemodialysis Basic: ☐ Depth Filter Analysis: ☐  
 Hemodialysis Complete: ☐ Arsenic Filter: ☐  
 Bacteria: ☐ Iron: ☐ Silica: ☐ TOC: ☐

Special Analysis (1st Analysis Requested): *100 ft. well, Private, Single Sample, 100 ft.*

For Questions contact Rick Cook at (615) 130-1101 or Maria Mazdzer at (817) 130-1119

## LAB USE ONLY:

Sample # *100 ft. well* Analytical Date: *11/21/01* By: *John Depoy* Date: *11/21/01*  
 Customer: *Wells Water*  
 Name of Sample: *100 ft. well*

Litigation samples are not accepted by the Laboratory

Customer: *Calligan International Company*  
 Please Sign: *By:*  
 Please print your name: *John Depoy*





9399 W Higgins Rd Suite 1100  
Rosemont, IL 60018

Phone: 877-889-8195  
Web: www.culligan.com

Report Date: 5/17/2024

## CERTIFICATE OF ANALYSIS

**Analysis Number:** 2404911

Culligan of Boise, Idaho  
12341 W. Franklin Road  
Boise, ID 83709

**Customer:** Shawna Kondo  
22938 AP Rd  
Wilder ID, 83676

Control Number: 115539  
Account Number: 10004436  
Collected By: Jason Raymond

Misc:  
cc: Jason.Raymond@culliganwater.com

### SAMPLE INFORMATION:

Analysis Type Requested: RO/HANS Well Analysis

**Sampled:** 5/3/2024 at 11:30 AM  
**Received:** 5/6/2024 at 12:00 PM

**Supply/Source:** Private Well  
**Sampling Point:** Well Head

**Condition:** Untreated Water  
**Application:** Household

This Certificate of Analysis compares the actual test result to national standards as defined in the EPA's Primary and Secondary Drinking Water Regulations.

**Primary Standards:** Are expressed as the maximum contaminant level (MCL) which is the highest level of contaminant that is allowed in drinking water. MCLs are enforceable standards.

**Secondary Standards:** Are non-enforceable guidelines regulating contaminants that may cause cosmetic effects (such as skin or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water. Some states may choose to adopt that as enforceable standards.

**ug/L (ppb):** Unless otherwise indicated, results and standards are expressed as an amount in micrograms per liter or parts per billion.

**mg/L (ppm):** Unless otherwise indicated, results and standards are expressed as an amount in milligrams per liter or parts per million.

**Reporting Detection Level (RDL):** The lowest concentration level that the laboratory can detect a contaminant.

**ND:** The contaminant was not detected above the minimum detection level.

**NA:** The contaminant was not analyzed.

\* - non-TNI accredited parameter

\*\* - IL-IDPH accredited parameter

#### Status



The contaminant was not detected in the sample above the minimum detection level.





































The contaminant was detected below National Standard limit.



The contaminant was detected above National Standard limit.

**EXHIBIT  
IV.E.3**

Status	Contaminant	Results	RDL	Units	Method	EPA Limit	Analysis Date/Time	Qual
	Est TDS By Conductivity*	696.36		mg/L		500.00	5/9/2024 at 8:20	*
	Conductivity*	1037.20		microS/cm	120.1		5/7/2024 at 15:19	*
	pH*	7.5			150.1	6.50 to 8.50	5/7/2024 at 15:18	*
	Turbidity*	0.32	0.100	NTU	180.1 Rev. 2 1993		5/7/2024 at 10:50	*
	Turbidity Filtered*	<0.100	0.100	NTU	180.1 Rev. 2 1993	0.50	5/7/2024 at 10:50	*
	Aluminum by ICP	<50.000	50.000	ug/L	200.7 R4.4	200.00	5/9/2024 at 8:17	
	Arsenic by ICP (Screen)*	114.90	10.000	ug/L	200.7 R4.4	10.00	5/9/2024 at 8:20	*
	Barium	35.81	10.000	ug/L	200.7 R4.4	2,000.00	5/9/2024 at 8:17	
	Calcium	100.20	0.100	mg/L	200.7 R4.4		5/9/2024 at 8:18	
	Copper (Cu)	<0.015	0.015	mg/L	200.7 R4.4	1.30	5/9/2024 at 8:17	
	Hardness (CaCO3)	375.09 21.94		mg/L GPG	200.7 R4.4		5/9/2024 at 8:18	
	Iron (Fe)	<0.050	0.050	mg/L	200.7 R4.4	0.30	5/9/2024 at 8:17	
	Lead by ICP (Screen)*	<15.000	15.000	ug/L	200.7 R4.4	15.00	5/9/2024 at 8:17	*
	Magnesium	30.24	0.100	mg/L	200.7 R4.4		5/9/2024 at 8:18	
	Manganese (Mn)	<0.020	0.020	mg/L	200.7 R4.4	0.05	5/9/2024 at 8:17	
	Potassium*	15.20	0.100	mg/L	200.7 R4.4		5/9/2024 at 8:17	*
	Silica	74.04	0.050	mg/L	200.7 R4.4		5/9/2024 at 8:20	
	Sodium	49.97	0.100	mg/L	200.7 R4.4		5/9/2024 at 8:17	
	Strontium (Sr)*	0.40	0.050	mg/L	200.7 R4.4		5/9/2024 at 8:17	*
	Zinc (Zn)	<0.050	0.050	mg/L	200.7 R4.4	5.00	5/9/2024 at 8:17	
	Chloride	41.80	0.500	mg/L	300.0	250.00	5/9/2024 at 14:16	
	Chloride as CaCO3	58.94		ppm	300.0		5/9/2024 at 14:16	
	Fluoride	0.80	0.200	mg/L	300.0 R2.1	4.00	5/9/2024 at 14:16	
	Fluoride as CaCO3	2.06		ppm	300.0 R2.1		5/9/2024 at 14:16	
	Nitrate as N	7.91	0.200	mg/L	300.0 R2.1	10.00	5/9/2024 at 14:16	
	Nitrite as N	<0.100	0.100	mg/L	300.0 R2.1	1.00	5/9/2024 at 14:16	
	Sulfate	143.32	0.850	mg/L	300.0 R2.1	250.00	5/9/2024 at 14:15	

<u>Status</u>	<u>Contaminant</u>	<u>Results</u>	<u>RDL</u>	<u>Units</u>	<u>Method</u>	<u>EPA Limit</u>	<u>Analysis Date/Time</u>	<u>Qual</u>
	Iron Related Bacteria*	2200		cfu/mL	BART		5/16/2024 at 9:29	*
	Slime Forming Bacteria*	440000		cfu/mL	BART		5/16/2024 at 9:29	*
	Sulfate Reducing Bacteria*	Non-detected		cfu/mL	BART		5/16/2024 at 9:29	*
	Color	<5.000	5.000	color	SM2120C, 21Ed	15.00	5/7/2024 at 8:46	
	Color after Acidification*	<5.000	5.000	color	SM2120C, 21Ed		5/7/2024 at 8:46	*
	Bicarbonate as CaCO3*	321.07		mg CaCO3/L	SM2320B, 21st ED		5/7/2024 at 15:18	*
	Carbonate as CaCO3*	0.00		mg CaCO3/L	SM2320B, 21st ED		5/7/2024 at 15:19	*
	Total Alkalinity to pH 4.5 as CaCO3	321.07		mg CaCO3/L	SM2320B, 21st ED		5/7/2024 at 15:19	
	TOC	0.75	0.100	mg/L	SM5310C, 21st ED		5/8/2024 at 14:33	

This report can only be reproduced in its entirety. The results reported here are representative of the sample as received in the laboratory. Unless noted holding times and temperature requirements for method 300 are not followed. pH results are out of hold time.

This analysis will not determine whether a water is safe for human consumption.

#### ANALYTE QUALIFIERS

<b>H1</b>	Analysis conducted outside the EPA method holding time
<b>H2</b>	Sample received outside EPA method temperature requirements
<b>P</b>	Sample received outside the EPA method preservative requirement
<b>C</b>	Sample received in an inappropriate sample container
<b>T</b>	Insufficient sample received from client to perform the analysis per EPA method requirements
<b>B</b>	Analyte was detected in an associated blank at a concentration greater than the MDL
<b>M</b>	Microbiological analysis initiated more than 30 hours after sample collection. Analysis was completed upon client approval.
<b>SH</b>	The sampler's name and signature were not listed on the COC
<b>SF</b>	Sample collection dates and times were not listed on the COC
<b>A</b>	The sample was analyzed by serial dilution
<b>D</b>	The precision between the sample and sample duplicate exceeded laboratory control limits
<b>I</b>	This analyte exceeded secondary source verification criteria low/high for the initial calibration. This reported result should be considered an est value
<b>SS</b>	This analyte did not meet the secondary source verification criteria for the initial calibration. The reported result should be considered an est value
<b>FS</b>	The sample was filtered in the laboratory prior to analysis
<b>R</b>	Results confirmed by second analysis
<b>SC</b>	This report contains data that were produced by subcontracted laboratory certified for the fields of testing performed
<b>DM</b>	Non-method digestion process is followed
<b>MM</b>	Method modification - not from the acidified well mixed sample

NELAP Certifications: IL-100213, PA-68-04623, NY-11756, TX-TX269-2007A  
State Certifications: IL-IDPH-17598, CA-2958, MT-CERT0091, IA-369, VA-00466  
VT-02199, WI-105-10119, CO-IL100213, MI-9988, MO-1060

Maria Mozden  
Analytical Lab Manager





EXHIBIT V  
DRAFT FINDINGS, CONCLUSIONS, ORDER

w/draft conditions if approved for development



**DRAFT FINDINGS, CONCLUSIONS, & ORDER**

**Conditional Rezone - RZ2021-0027**

**Findings of Fact**

1. The applicant, Mason Associates Inc. representing Van Slyke Farms LLC, requested a **zoning map amendment** to Rezone a 26.2-acre portion of parcels R33211 and R33212 from an “A” (Agricultural) Zone to an “R1” (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. On June 2, 2022 the Board of County Commissioners took public testimony at a duly noticed hearing and did not render a decision on the proposed rezone. The Board encouraged the applicant to consider applying for a conditional rezone and to address specific concerns about development in this area as indicated in Exhibit I.A BOCC Minutes 6-2-2022.
3. On August 30, 2022 the applicant made application for a Conditional Rezone subject to a development agreement if approved.
4. The subject property is designated as “Agriculture” and “Residential” on the Future Land Use Map within the 2020 Canyon County Comprehensive Plan (Exhibit II.6d). The rezone request is being considered concurrently with a comprehensive plan map amendment (Case No. OR2021-0012).
5. The revised preliminary plat application proposing a 14 residential lot subdivision with a 1.43-acre average lot size (Case SD2021-0016) is not being considered at this time by the Board of County Commissioners and will be brought forward for consideration if the conditional rezone is approved.
6. The property is located within the Greenleaf Area of City Impact. Greenleaf designates the subject parcels as “Agricultural” within the City’s Comprehensive Plan.
7. The subject property is located within Golden Gate Highway District, Homedale Fire District, Homedale School District, and Wilder Irrigation District.
8. The neighborhood meeting was held on February 5, 2021 in accordance with CCZO §07-01-15.
9. On October 7, 2021, the Planning and Zoning Commission recommended approval of this request inclusive of the applications OR2021-0012, RZ2021-0027, and SD2021-0016 (Exhibits II.10 & 14).
10. For Hearing 6-2-2022: 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.
11. Notice of public hearing was provided in accordance with CCZO §07-05-01. Property owners within 600’ were notified by mail on March 27, 2025. The property was posted on April 1, 2025. Agencies were re-noticed on April 1, 2025.
12. 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, additional hearing materials submitted after the June 2, 2022 hearing, and all information in case file OR2021-0012/RZ2021-0027/SD2021-0016.

**EXHIBIT  
V. A.**

## **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 Conditional Rezone generally consistent with the comprehensive plan?**

**Conclusion:** The subject property at time of application was primarily designated Residential on the 2020 Canyon County Comprehensive Plan future land use map. The proposed Conditional Rezone to a residential zoning district “CR-R1” may be consistent with the 2020 Canyon County Comprehensive Plan Map designation.

**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 NOT generally consistent with the following goals and policies:

- Population Goal No. 3: *“To guide future growth in order to enhance the quality and character of the county while providing and improving the amenities and services available to Canyon County residents.”*
- Land Use Goal No. 1: *“To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.”*
- Land Use Goal No. 4: *“To encourage development in those areas of the county which provide the most favorable conditions for community services.”*
- Land Use Agriculture Policy No. 1: *“Encourage the protection of agricultural land for the production of food.”*
- Land Use Residential Policy No. 2: *“Encourage residential development in areas where agricultural uses are not viable.”*
- Land Use Residential Policy No. 3: *“Encourage compatible residential areas or zones within the county so that public services and facilities may be extended and provided in the most economical and efficient manner.”*
- Natural Resources Agricultural Land: This plan recognizes the attributes of agricultural land as natural resources in the county. Policy No. 1: *“Protect agricultural activities from land use conflicts or undue interference created by non-agricultural development.”*
- Natural Resources Water: *“Encourage the protection of groundwater and surface water quality.”*
- Housing Component: Policy No. 2: *“Limit housing in areas that are hazardous whenever possible. Such constraints or hazards include but are not limited to, the following: Flood Hazards, Unstable soil and/or geologic conditions, Contaminated groundwater.”* Staff Notes: The subject property contains some areas with slopes in excess of 15% on several of the proposed subdivision lots and there are area wells that contain arsenic and uranium in concentrations above acceptable levels. This property is also located within a high nitrate priority area.

### **B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

**Conclusion:** The proposed conditional rezone is not more appropriate than the current zoning designation. The requested R1 zone promotes low density single family residential development in an area

predominantly support by agricultural uses and zone. The request sets a precedence and supports the area for low density residential growth without any community planning.

**Finding:** The requested portion of property, 26.2 acres, is zoned agricultural, has access to ground water rights, and was farmed until sometime in 2018. The property contains some areas of 15% slope and there are least suited soils located along the northern property boundary. However, the remainder of the soils are identified as Class IV Moderately Suited Soils and the majority of surrounding properties are in agricultural production. This property is stated to be more labor intensive due to the use of hand lines requiring labor to operate and maintain vs. the balance of the property being irrigated with pivot irrigation structures (Exhibit IV.B). The request as proposed by the applicant allows area outside the requested 26.2 acres to be retained as viable farm ground for continued agricultural operations. Although there is rural residential development in the area, the primary land use remains agricultural in this part of Canyon County.

The request is located near 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. This property currently is in agricultural production (orchards and crops) with no residential development having occurred since the 2008 approval.
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007 with an average lot size of 2.65 acres due to the requirements for open space (golf course).

#### **C. Is the proposed conditional rezone compatible with surrounding land uses?**

**Conclusion:** The proposed conditional rezone can be compatible with the surrounding land uses.

**Finding:** The request is located in an area of where there are 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 conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

**Conclusion:** The proposed conditional rezone may negatively affect the character of the area.

**Finding:** The request is located near 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—[no development has occurred on this property and it is in agricultural production].
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007. The average lot size is 2.65 acres with open space calculation. This development is also on a community water system.

The general character of the area is agricultural. With the exception of Garrett Ranch Ridge Subdivision that has one acre single family lot sizes, the 16 surrounding ag-residential parcels have an average lot size of 4.19 acres. Continuing to develop unplanned residential nodes in agricultural areas where there are inadequate services, roads, water quality and intensive agricultural uses may negatively affect the overall plan and intended development goals in the county. Using former approval decisions for development to justify new development in an agricultural area could be problematic for future land use planning strategies.



**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 conditional rezone at the time of development.

**Finding:** Sewer: Future development will require individual septic systems. This is in a high nitrate priority area. 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. SWDH also provided clarifying comment regarding the extents of the NP study which only contemplates one household/residence per lot.

Water: Future development is proposed to utilize individual wells. It is noted that the county engineer at the time of preliminary plat review stated concerns regarding high arsenic and uranium levels in area wells (Exhibit I. G.). The county engineer stated, *"Please consider some sort of disclosure for future residents related to nearby elevated arsenic levels."* Shawna Kondo, a neighbor, provided test results for their well located east of the proposed development which indicate levels of arsenic and uranium above acceptable limits (Exhibits IV. E2 and E3)

Irrigation: The property does not have surface water rights from Wider Irrigation District, but has ground water rights 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. Pressurized irrigation is proposed for the development utilizing the ground water rights—however there are qualifiers that indicate it is up to the residents/HOA if they want to utilize the pressurized irrigation proposed or use individual wells. Pressurized irrigation should be required for the development.

**F. Does the proposed conditional rezone 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 traffic impacts?**

**Conclusion:** The conditional rezone of the subject property will not cause undue interference with existing or future traffic patterns as proposed although there is potential for conflict between agricultural and residential traffic on the public roads.

**Finding:** The request to conditionally rezone the subject property from "A" to "CR-R1" has the potential to create approximately 140 average daily trips. Golden Gate Highway District does not require a traffic impact study. Future mitigation includes subdivision improvements and public right-of-way dedication. Van Slyke Road is identified as a collector roadway and Ustick is identified as a minor arterial. Residential traffic interacting with agricultural traffic with heavy equipment, tractors and large implements on the rural roadways in this area of the county may result in conflict, accidents and equipment damage.

**G. Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?**

**Conclusion:** The property has frontage along Van Slyke Road, a public road. The Golden Gate Highway District has reviewed the proposed preliminary plat revisions and provided preliminary approval that the revised plat addressed highway district comments. (Exhibit II. 12)

**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. The City of Greenleaf (Exhibit II. 7) provided for subdivision waivers but

**H. Will the proposed conditional rezone 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 use. No mitigation is proposed at this time.

Finding: Agency request for comment was sent to Homedale School District, Homedale Fire District, the State Fire Marshal, Canyon County Sheriff, Emergency Mgmt. Coordinator, and CC Paramedics. Staff received comment from Homedale Fire District (Exhibit II.13). No other comments were received with multiple notifications. Based upon 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 Board of County Commissioners **deny** Case #CR-RZ2021-0027, a conditional rezone of a 26.2-acre portion of parcels R33211 and R33212 from an "A" (Agricultural) zone to a "CR-R-1" (Single Family Residential) zone.

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to possibly gain approval:

1. The area and property is primarily agricultural in nature and use. There are no city amenities in the nearby area to support residential density. Development shall wait until the residential growth patterns indicate that the area is trending to single family residential with the extension of community services.
2. The concerns with safe drinking water must be addressed for the entirety of the proposed development.
3. Consider rural residential lot sizes more consistent with the parcels to the east and south containing approximately two-five acres.

Pursuant to Section 67-6535 of the Idaho Code, the applicant has 14 days from the date of the final decision to seek reconsideration before seeking judicial review.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

	Yes	No	Did Not Vote
_____ Commissioner Brad Holton	_____	_____	_____
_____ Commissioner Leslie Van Beek	_____	_____	_____
_____ Commissioner Zach Brooks	_____	_____	_____

Attest: Rick Hogaboam, Clerk

By: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_

**DRAFT CONDITIONS OF APPROVAL**  
(TO BE ENUMERATED IN THE DEVELOPMENT AGREEMENT  
SHOULD THE BOARD OF COUNTY COMMISSIONERS APPROVE THE REQUESTED CONDITIONAL  
REZONE.)

**ATTACHMENT A**  
**DRAFT CONDITIONS OF APPROVAL**

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
2. The conditional rezone specifically applies to only the 26.2 acres identified in Exhibit I. C5 (attached hereto). The remainder of parcel acreage of R33211 and R33212 lying south/southwesterly of the Mora Canal Extension shall remain zoned “A” (Agricultural) and remain in agricultural production.
3. The subject parcel, approximately 26.2 acres, zoned “CR-R1” (Single Family Residential, one-acre average lot size) shall be platted as a residential subdivision in compliance with Chapter 7, Article 17 (Subdivision) of the Canyon County Zoning Ordinance (CCZO) in substantial compliance with the proposed preliminary plat for Van Slyke Farms Ridge Subdivision (Attachment B) subject to the following restrictions:
  - a. The development shall not exceed fourteen (14) residential lots.
  - b. Secondary dwellings are (CCZO §07-10-27 & 07-14-25) prohibited on all residential lots.
  - c. The existing shop on proposed Lot 1 shall be removed. It does not meet setback requirements from the proposed public road.
  - d. A pressurized irrigation system shall be installed for the development for residential lots in the development. Proposed Lots 1 and 2 are not currently included in the 21 acres eligible for water right under License # 63-32569. Applicant should consider amending the water right agreement to include all of the development parcels for use with the pressurized irrigation system.
  - e. A water user’s maintenance agreement for the pressurized irrigation system shall be provided with application for final plat and recorded concurrently with the final plat.
  - f. Proposed lots 4, 5, 6, 10, 13, and 15 contain areas with slopes of 15% or greater. No construction shall occur within non-buildable areas as identified on preliminary plat dated July 27, 2023.
  - g. The applicant shall show non-buildable areas of slope 15% or greater on the final plat with a plat note indicating that these areas cannot be built upon or disturbed.
  - h. Lot 11 shall take separate access directly from the cul-de-sac of AP Road in order to maintain compliance CCZO §07-10-03 Private Road and Driveway Requirements. The driveway may only serve two residences (proposed lots 12 and 13) otherwise a separate platted private road block must be provided in accordance with 07-17-31 with a width of no less than 50 feet. Developer should consider reducing the lot count west of the AP Road cul-de-sac to two or fewer.
  - i. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
  - j. 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.

- k. 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.
  - l. 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.
  - m. 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.
  - n. 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.
  - o. 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.
  - p. Areas shown with slopes greater than 15% shall be labeled as no-development areas and fully located on the final plat.
- 4. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained and protected. Modifications or improvements shall be approved in writing by the local Irrigation District.
  - 5. The developer shall comply with CCZO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
  - 6. A landscaping berm with a mix of evergreen and deciduous trees shall be placed along Van Slyke Road outside of the right of way dedication on the subdivision properties. Trees and berm shall be designed to provide sufficient line of sight distance at the intersection of AP Road and Van Slyke Road. All landscaping with ground cover shall be maintained in living condition.
  - 7. A weather resistant, low-maintenance subdivision entry way sign may be located at the subdivision entrance after complying with CCZO §07-10-13 (2).
  - 8. Existing irrigation well and water rights to remain on subject property for the purpose of providing the required pressurized irrigation system for the development.
  - 9. A public drinking water system for potable water supply is required if original development includes 15 or more residences and strongly encouraged for proposed fourteen (14) residential lot development.
    - a. Applicant offered the following (Exhibit I.C2 #5): *Provide provision in closing documents for a minimum well drill depth based on well reports in the area. Well logs are included in this submittal packet. Well depth should range from 169 to 493 feet or when adequate water is found. Average well depth in the immediate area is 268 feet. Attention should also be paid to construction of the well to ensure longevity.*



10. Developer shall provide a disclosure for future residents related to potential water quality concerns with nearby elevated arsenic and uranium levels identified in potable water wells.
11. The statement from Idaho Code section 22-4503 or any later or amended statutory language shall appear on all final plats location in a zone where agricultural uses are allowed or permitted. [Idaho Right to Farm language]
  - a. Applicant offered the following in addition (Exhibit I.C2 #4): *Right to Farm agreement to be included with the closing documents that state the farmer can operate as they always have and the homeowners have no recourse for noise, smells, sprays, etc. as a result of agricultural business operations.*
12. *The City of Greenleaf (Exhibit II.7e) provided for waivers of subdivision improvements including curb, gutter, sidewalk, landscaping open space, parks, pathways and amenities with noted considerations and recommendations as follows:*
  - a. *Residential development has the potential of disrupting agriculture and agricultural activities.*
  - b. *Consider future planning of the proposed properties to include additional infrastructure needs and the ability for future land development and density increase.*
  - c. *Consider the addition of a walking path amenity to the proposed subdivision allowing for potential to blend more effectively with future city development.*
  - d. *Consider the requirement of 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 for both the protection of aquifer layers and as a safeguard for drinking water provided.*