



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Callister LLC	
	MAILING ADDRESS: 3500 QUAIL CREEK RD, GARDEN CITY ID 83714	
	PHONE: 208-573-3149	EMAIL: DaveC.hrc@gmail.com
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>[Signature]</u> Date: <u>12-22-24</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Becky Yzaguirre	
	COMPANY NAME: Ardurra	
	MAILING ADDRESS: 1144 South Silverstone Way, Ste 320 Meridian ID. 83642	
	PHONE: 208.323.2288	EMAIL: BYzaguirre@ardurra.com

SITE INFO	STREET ADDRESS:	
	PARCEL NUMBER: R37617010B0	
	PARCEL SIZE: 45.7 Acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input checked="" type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: A	PROPOSED ZONING: R-1
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

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



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

AFFIDAVIT OF LEGAL INTEREST

I, Dave Callister (Callister LLC), 3500 Quail Creek Road
(name) (address)
Garden City, Idaho 83714
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Ardurra, 332 N. Broadmore Way, ID 83687
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 27th day of December, 20 24.

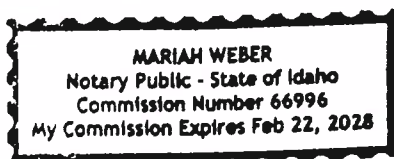
[Signature]
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 27 day of December, in the year 2024, before me Mariah Weber
a notary public, personally appeared David Callister, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: [Signature]
My Commission Expires: 02-22-2028

October 4, 2024

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

RE: C-5 Subdivision | Preliminary Plat, Conditional Rezone, Easement Reduction Applications

Dear Canyon County DSD Staff, Planning & Zoning Commission, and County Commissioners,

A request by Becky Yzaguirre, TO-Engineers, on behalf of owner Ann Marie Molenaar-Schram and the developer, Dave Callister, for a rezone of parcel R3761701000 totaling 45.87 acres, with a proposed zoning designation of R-1 (Low-Density Residential). Concurrently, we request approval for an easement reduction and a Preliminary Plat for C-5 Subdivision, a single-phased development with a gross density of 1 dwelling unit per acre. This development includes 34 single-family building lots with an average lot size of 1.12 acres and a minimum lot size of 0.79 acres. The subject property is located southeast of purple Sage Road and east of Lansing Lane in Middleton, Idaho.

Adjacent Zoning

- On site: County AG
- East: County R-1 & AG
- North: County AG
- West: R-1 (Cascade Hills Subdivision)
- South: R-1 (C-4 Subdivision)

Easement Reduction:

We request approval for the submitted Easement Reduction Application. We request that the two access easements for Lots 6,7,14,15 of Block 1 get reduced from the required 60 feet to 28 feet. If the County's private drive minimum width were to be imposed, it would create an infeasible layout. The access easement request is not in conflict of public interest because the drives in question are private accesses serving homes, minimally impacting public rights-of-way, Canyon Highway District No. 4, and undue burdens to the public. The request to reduce the access easement to 28 feet meets the requirements set forth by Middleton Rural Fire District access requirements in accordance with Appendix D and section 503 of the 2021 International Fire Code.

Canyon County Comprehensive Plan:

The project is within Middleton's Area of Impact and is contiguous with previously rezoned R-1 projects, Cascade Hills Sub & C-4 Subdivision. The proposed zoning of R-1 is complementary to existing land uses in this area. This area of Middleton is transitioning from agricultural to low-density, single-family residential. The proposed development is supported by the Canyon County Comprehensive Plan and the City of Middleton Comprehensive Plan. The proposed R-1 zoning is conducive to the transitional nature of this area.

Zoning Amendment Application:

We are asking for a Zoning Map Amendment Conditional Rezone with the requested conditions. We wish to process this Preliminary Plat and conditional Rezone Application in the same manner as the C-3 and C-4 Subdivisions. Below are the decided conditions of approval, but we are open to additional conditions as long as they are reasonable. Below is a list of our conditions and a detailed explanation of how this application fully meets the following criteria as outlined in Map Amendment CCZO §07-06-05 & 07-006-07(6).

Requested Conditions of Approval:

- 1) All subdivision improvements (public roads, shared access, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat.
- 2) Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
- 3) Finish grading at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
- 4) A pressurized irrigation system shall provide irrigation water for lawns and landscaping. The irrigation system shall be used by all lots within the subdivision to water lawns and common areas. This system shall be owned or co-owned and maintained or co-maintained by the subdivision Homeowners Association and the Homeowners Association for the C4 subdivision.
- 5) An Ag-disclosure shall be signed by each lot owner within the subdivision. Said disclosure shall be passed to each subsequent lot owner.

Explanation of Zoning Applicability:

Is the request generally consistent with the comprehensive plan?

Yes, the comprehensive plan designates this site as 'Residential'. The proposed zoning and land use is R-1, single-family residential.

When considering the surrounding land uses, is the request more appropriate than the current zoning designation?

The site is currently zoned 'Ag' and is a functioning cropland agricultural field. Historically, farming has been practiced in the area. However, the site is surrounded by low-density residential developments. The site is becoming an agricultural island as land to the west, south, and east are rezoned to R-1. Therefore, R-1 zoning and land use for this site are more appropriate than the current zoning designation.

Is the request compatible with surrounding land uses?

Yes, this site is compatible with surrounding land uses. As mentioned, the land adjacent to the site has been rezoned to R-1 to the west, south, and east.

Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts?

This project will not negatively affect the area's character, as this area of the County is rapidly developing into rural-residential land use, specifically directly adjacent to the project site.

Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, be provided to accommodate the request?

Individual wells and septic services will be provided to each buildable lot. The rear of each buildable lot will be provided with pressurized irrigation. Properly sized and designed storm drainage facilities will be provided to the site as well.

Does legal access to the subject property for the request exist or will it exist at the time of development?

All the proposed buildable lots will have public roadway frontage, providing legal access to all homes.

Does the request 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 request? What measures have been taken to mitigate road improvements or traffic impacts?

Coordinated and designed per Canyon Highway District No. 4 (CHD), the full right-of-way width and improvement of a collector roadway will be provided. This will align with the 1/16 Section line as it intersects Lansing Ln and travels eastwards through the site along the 1/16 Section line and stubbed for future connectivity. This will reduce localized traffic impacts and provide a portion of a key roadway network as this area develops. Local road accesses for the C-5 subdivision are provided along this collector and from Lansing Lane directly opposite the existing Bliss Way, effectively increasing the function of the proposed collector and reducing any traffic impacts from this site. Lansing Lane is also proposed to be widened for future lane use but will remain a two-lane road with these improvements.

Will the request impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?

No known impacts are anticipated from this development.

Project Utilities:

Water: Individual private wells will be provided to each buildable lot.

Sewer: Individual septic systems to be provided to each buildable lot.

Irrigation: Individual pressure irrigation services are provided at the rear of each lot and connected to an irrigation pump located in C-4 subdivision.

Stormwater:

Internal site stormwater will be collected by each individual lot and routed to the existing pond at the southern portion of the site. The public road runoff will be collected by road ditches and conveyed and discharged into the existing onsite pond after treatment for sediments and oil.

Easements:

The proposed 8-foot detached pathway along Lansing Lane will run inside the lots within an access easement. There are two proposed private road easements serving lots 6, 7, 14, and 15 of Block 1.

Roadways & Access:

Internal roadways on site are to be dedicated to the public and designed per Canyon Highway District standards at 56-foot ROW with no curb, gutter, or sidewalk. Main access approaches to internal sites will be provided along the proposed collector road and Lansing Lane, as planned in Canyon Highway District's Master Transportation Plan.

This new collector will be aligned with the 1/16th Section line at the northern boundary of the subdivision. This collector alignment has been coordinated and requested by the Canyon County Highway District. Full buildout of this collector with 100 feet of right-of-way is required and will be stubbed for future connectivity and construction to the east. This alignment has shifted north from the initial plans of the Meadow Park Blvd corridor, about 1250 feet to the north. The purpose of this realignment is due to physical and geographical land uses that would limit the extent of this master-planned corridor. The pond on the southern portion of the site with accompanying wetlands makes it difficult to develop this road fully. Also, there are private properties with structures along the original alignment of Meadow Park, east of the project site. Therefore, we have coordinated a design with Canyon Highway District No. 4 to align this collector road to function for long-term planning and transportation connectivity.

The proposed C-5 Subdivision is also directly adjacent to Lansing Lane, a collector. The project will dedicate 50 feet of right-of-way for the future development of this road. Directly adjacent to the Lansing right-of-way and running parallel, a detached 8-foot pathway will be provided. This pathway existing further south in C-3 subdivision is to be constructed along C-4 subdivision connecting to the site and be constructed further north along Lansing to the northern boundary of the subdivision. This will provide a pedestrian and bikeway connectivity opportunity for this developing residential area of the County.

Traffic:

Expected traffic impacts are projected to be minimal as the site is below the Canyon Highway District No. 4 threshold of a required traffic impact study.

Conclusion:

Thank you for your consideration of this project. We believe this will be a great, collaborative project for Canyon County, the developer, and the design team. We have worked comprehensively on this project to create a distinguishable, well-planned product and kindly ask for approval. If you have any questions or comments, please contact me at BYzaguirre@to-engineers.com or at 208-323-2288.

Sincerely,



T-O Engineers
Becky Yzaguirre
Land Use Planner

Debbie Root

From: Debbie Root
Sent: Wednesday, September 25, 2024 12:25 PM
To: Becky Yzaguirre
Subject: CR2022-0025 Molenaar-Schram
Attachments: PH_Zoning-Amendment_Packet (1).pdf

Becky,

I do not know who is currently assigned to this application but, DSD will not be processing the subdivision plat (C5 Subdivision) with this proposed rezone application. The current application needs to be revised to reflect the request for the conditional rezone and how it meets the criteria of a conditional rezone along with proposed conditions. The letter of intent primarily speaks to the preliminary plat which will not be presented at the hearing. The current letter reads with an assumption of approval of the land use change.

Please revise the letter of intent to meet the required elements identified in the attached application.

Respectfully,

Deb Root, MBA
Canyon County Development Services
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
1pm – 5pm
**We will not be closed during lunch hour **

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

- 1. DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☒ How many Individual Domestic Wells are proposed? _____

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

3. IRRIGATION WATER PROVIDED VIA:

- ☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

- ☒ Pressurized ☐ Gravity

5. ACCESS:

- ☒ Frontage ☒ Easement Easement width 28 feet Inst. # _____

6. INTERNAL ROADS:

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

7. FENCING

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

Type: _____ Height: _____

8. STORMWATER:

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

☐ Other: _____

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

Nearby Canal and private pond

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential 34 ☐ Commercial 0 ☐ Industrial 0
☐ Common 0 ☐ Non-Buildable 0

2. FIRE SUPPRESSION:

- ☐ Water supply source: N/A

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: N/A

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☒ No

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? N/A

Is there is a loading or unloading area? N/A

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?
Residential 34 Non-buildable 0 Common 0
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS
1.12 ACRES

IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:
☐ Irrigation Well ☒ Surface Water
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 82.7% %
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 1 miner's inch per acre
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?
Storm water from roads will drain to the pond on the south end of the property.
Each lot will have individual grading to retain storm water.
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?
Infiltration swales are proposed to treat any storm water/ excess irrigation water
prior to it reaching the existing pond. The existing pond will act as a retention pond.

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 0 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.

PRELIMINARY PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Completed Application for Irrigation Plan Approval form
<input type="checkbox"/> Completed Application for Hillside Development form (if applicable)
<input checked="" type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements, and how you will mitigate adverse impacts
<input checked="" type="checkbox"/> Subdivision Worksheet
<input type="checkbox"/> Private Road Name application (if internal roads are private) with additional \$80 fee
<input checked="" type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet) with additional \$80 fee
<input checked="" type="checkbox"/> Preliminary Drainage Plan*
<input checked="" type="checkbox"/> Preliminary Irrigation Plan*
<input checked="" type="checkbox"/> Preliminary Grading Plan*
<input checked="" type="checkbox"/> Copy of Preliminary Plat*
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties
<input checked="" type="checkbox"/> \$1440 + \$10/lot + \$100 (if in a city area of impact) non-refundable fee

*Submittal must include a full-size paper copy, an electronic copy in PDF format, and the CAD file (if a CAD file exists).

NOTES:

1. Any conditions of approval given during the rezoning process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
2. After the plat is reviewed and found to be in compliance, an **additional five (5) paper copies of the final plat** may be required to be submitted.
3. Since other affected agencies have their own subdivision review process, it is highly recommended you approach agencies such as the local Highway District, local Fire Department, local Irrigation District, Idaho Department of Water Resources and Southwest District Health and meet regarding the proposed subdivision development prior to submittal to this department.

IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



Applicant(s) Becky Yzaguirre 208-323-2288
Name Daytime Telephone Number
2471 S. Titanium Place Meridian, ID 83642
Street Address City, State Zip

Representative Name Same as applicant
Daytime Telephone Number / E-mail Address
Street Address City, State Zip

Location of Subject Property: NE of Meadow Park & Lansing Middleton
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 3761701000 Section 34 Township 5N Range 2W

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: Black Canyon Irrigation District

Drainage: Black Canyon Irrigation District

3. How many acres is the property being subdivided? 45.87 acres

4. What percentage of this property has water? 82.7%

5. How many inches of water are available to the property? 1 miner's inch per acre

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.

The Willow Creek Pump Lateral is located at the northern section line and flows west toward Lansing. A supply ditch runs parallel to the lateral and turns south to run parallel with Lansing.
A powerroll sprinkler system irrigates the entirety of the site.

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?

Storm water from roads will drain to the pond on the south end of the property. Each lot will have individual grading 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)

Infiltration swales are proposed to treat any storm water/ excess irrigation water prior to it reaching the existing pond. The existing pond will act as a retention pond.

===== 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: Andrew Malison Schen Date: 8/1/2022
Property Owner (Application Submitted)

Signed: [Signature] Date: 8/1/22
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff

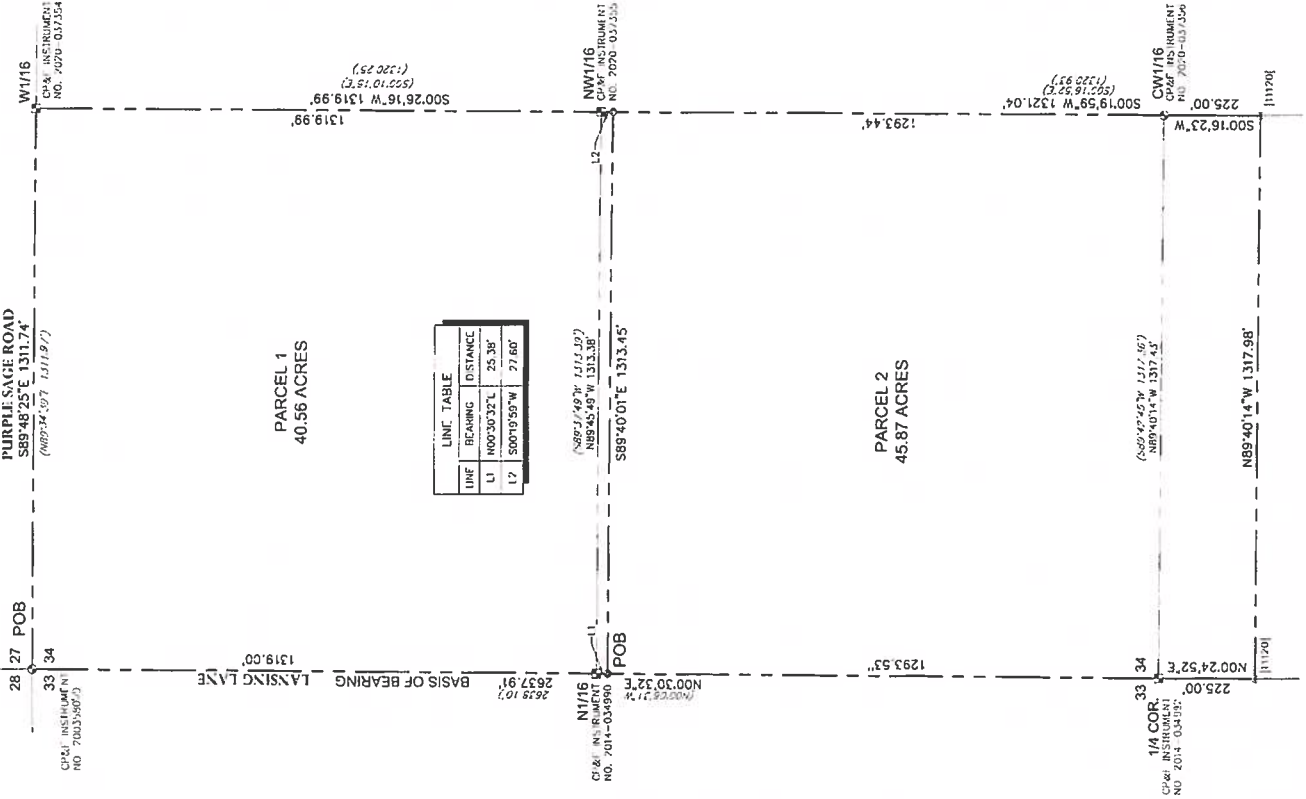
RECORD OF SURVEY

ADMINISTRATIVE SPLIT FOR DAVE CALLISTER
LOCATED IN THE W1/2 OF THE NW1/4 AND THE NW1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST
BOISE MERIDIAN, CANYON COUNTY, IDAHO
2022

2022-040402
RECORDED
08/23/2022 03:59 PM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Page 1 (HERE)
\$5.00
007543822204462001018



LEGEND

--- PROPERTY BOUNDARY
 --- SECTION LINE
 ○ FOUND BRASS CAP MONUMENT
 ○ FOUND ALUMINUM CAP MONUMENT
 ○ SET ALUMINUM CAP MONUMENT
 ○ FOUND 5/8" REDAR
 ○ SET 5/8" REDAR
 ○ RECORD DATA
 ○ FOUND MONUMENT PLS INFORMATION
 ○ POINT OF BEGINNING

POB
(1317.97)
111120

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A SECOND PARCEL FROM THE ORIGINAL PARCEL. ALL MONUMENTS FOUND WERE IN GOOD CONDITION, UNLESS OTHERWISE NOTED AND WERE MEASURED WITHIN ACCEPTABLE TOLERANCES OF PREVIOUS SURVEYS OF RECORD.

THE NORTH, SOUTH, EAST AND WEST LINES WERE ALL FIELD BASED OF FOUND MONUMENTATION.

THE RECORDING OF THIS RECORD OF SURVEY DOES NOT IMPLY THE CORRECTNESS OF THE PARCEL(S) TO WHICH THIS RECORD OF SURVEY IS APPLIED OR THAT THIS MAP DOES THIS RECORD OF SURVEY AS A LEGAL DESCRIPTION FOR THE PARCEL(S).

T-O ENGINEERS, INC. ASSUMES NO LIABILITY FOR CURRENT OR FUTURE ZONING, COMPLIANCE OR CONFORMITY OF SUCH PARCEL(S) WITH PLANNING AND ZONING OR COUNTY RESTRICTIONS AND ORDINANCES.

REFERENCES

R.O.S. INSTRUMENT NO. 2014007119
 R.O.S. INSTRUMENT NO. 2003014337
 R.O.S. INSTRUMENT NO. 1998008084
 R.O.S. INSTRUMENT NO. 1998008080
 R.O.S. INSTRUMENT NO. 1994014510
 R.O.S. INSTRUMENT NO. 1994014511

WARRANTY DEED INST. NO. 9707559
 OUTCLAIM DEED INST. NO. 7021-006290

PLAT OF THE RIDGE AT QUAIL HOLLOW INSTRUMENT NO. 2007060775 - BOOK 40, PAGE 22.

CERTIFICATE OF SURVEYOR

I, ROB O'MALLY DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE.

Rob O'Mally
 ROB O'MALLY
 IDAHO NO. 13765

PROFESSIONAL LAND SURVEYOR
 STATE OF IDAHO
 8/16/22
 13765

SURVEY INDEX NO. 524-34-03-04

T-O ENGINEERS
 332 N. BROADMORE WAY
 NAMPA, IDAHO 83857-5123
 PHONE (208) 442-6000 WWW.TOENGINEERS.COM

SHEET NO. 1 OF 1



Project No: 210794

Date: May 11, 2022

Page 1 of 1

**PARCEL 2
LAND DESCRIPTION**

A parcel of land located in the NW1/4 of the NW1/4 and a portion of the SW1/4 of the NW1/4 of Section 34, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at a brass cap monument marking the northwest corner of said Section 34; thence, along the west boundary of said NW1/4 of the NW1/4,

a) S.00°30'32"W., 1344.83 feet to the **POINT OF BEGINNING**; thence,

1. S.89°40'01"E., 1313.45 feet to east boundary of said NW1/4 of the NW1/4; thence along the east boundary of said NW1/4 of the NW1/4,
2. S.00°19'59"W., 1293.44 feet to the southeast corner of the SW1/4 of the NW1/4; thence along east boundary of the SW1/4 of the NW1/4,
3. S.00°16'23"W., 225.00 feet; thence leaving said boundary of the SW1/4 of the NW1/4,
4. N.89°40'14"W., 1317.98 feet to the west boundary of said SW1/4 of the NW1/4; thence along said west boundary,
5. N.00°24'52"E., 225.00 feet to the southwest corner of the NW1/4, thence along the west boundary of the NW1/4,
6. N.00°30'32"E., 1293.53 feet **POINT OF BEGINNING**.

CONTAINING: 45.87 acres, more or less.



Director's Decision - AD2022-0091
Canyon County Code of Ordinances
§07-18-01

Case Number: **AD2022-0091**

Parcel #'s: **R37617010**

Property Owner/Applicant(s): **Ann Marie Molenaar-Schram**

2023-000173

RECORDED

01/03/2023 04:20 PM



00739465202300001730020026

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 TYOUREN

\$13.00

MISC

TO ENGINEERS

Request: The applicant is requesting an administrative land division for the division of parcel R37617010. The result of the division creates two (2) residential parcels. The parcel is zoned "A" (Agricultural).

Property History: The subject parcel, approximately 86.41 acres, was created by Administrative Land Division in 2020 (AD2020-0063). According to that decision, the original parcel was between 80 and 119 acres, so there is one remaining land division available to the subject parcel (CCZO §07-02-03, CCZO §07-18-01(1)A).

Finding CCZO §07-18-01: The request is consistent with CCZO §07-18-01(1)A, as follows:

- The request is consistent with the minimum lot size and number of divisions allowed within a "A" zone. The request creates no more than two (2) parcels greater than the minimum lots size requirement for each parcel.
- Based on contour maps, the property does not contain slopes greater than 15%.
- Development shall either use water rights from Boise Project Board of Control or 0.5 acre from the domestic well in accordance with Idaho Law 42-111(a).
- Canyon Highway and Middleton Fire districts were noticed on May 24, 2022. No response was received.
- There are no previous conditions of approval or known code violations on the property.
- The parcel shall be divided in compliance with Instrument No. 2022-040402. The subject parcel shall be divided as follows:

Parcel 1: Approx. 40.56 acres (Residential permit available)

Parcel 2: Approx. 45.87 acres (Existing residential structure)

DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

Decision: The application to complete the described administrative land division in accordance with CCZO §07-18-01 is **APPROVED** subject to the following 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. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.
2. Prior to issuing a building permit, Southwest District Health will need to complete an on-site evaluation and septic permit.
3. Prior to issuing a building permit, Canyon Highway District requires an approach permit.
4. Prior to issuing a building permit, Middleton Fire District requires a fire permit review.
5. Historic irrigation lateral, drain, ditch flow patterns and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.

ADW

Dan Lister, Planning Official

9-26-22

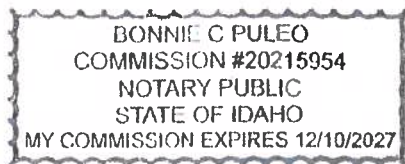
Date

State of Idaho)

SS

County of Canyon County)

On this 26th day of September in the year of 2022, before me Bonnie Puleo, a notary public, personally appeared Dan Lister, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.



Notary: Bonnie Puleo

My Commission Expires: 12/10/2027

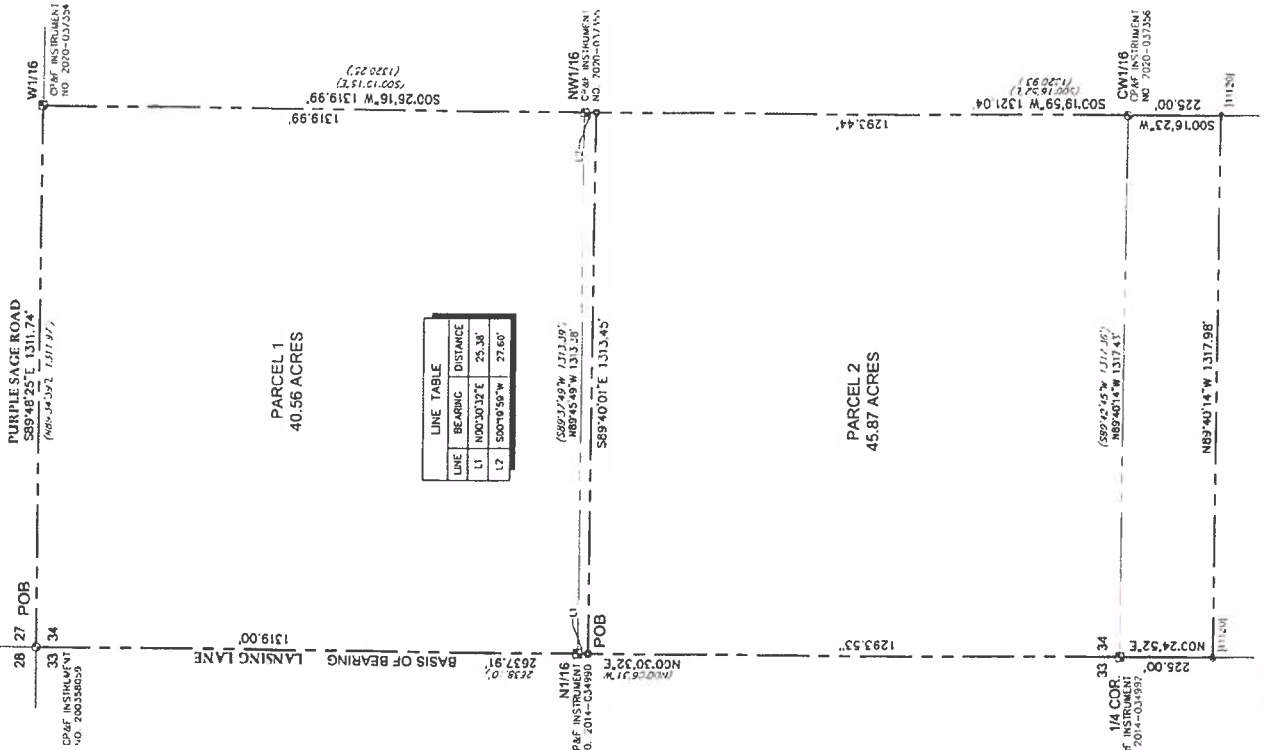
RECORD OF SURVEY

ADMINISTRATIVE SPLIT FOR DAVE GALLISTER
LOCATED IN THE W1/2 OF THE NW1/4 AND THE NW1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST
BOISE MERIDIAN, CANYON COUNTY, IDAHO
2022

2022-04-0402
RECORDS
08/23/2022 03:59 PM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
SURVEY
15.36
17.00/14.00



LEGEND

---	PROPERTY BOUNDARY
---	SECTION LINE
○	FOUND BRASS CAP MONUMENT
□	FOUND ALUMINUM CAP MONUMENT
●	SET ALUMINUM CAP MONUMENT
●	FOUND 5/8" REBAR
●	SET 5/8" REBAR
○	RECORD DATA
(1311.97)	
1117.01	
POB	POINT OF BEGINNING

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A SECOND PARCEL FROM THE ORIGINAL PARCEL. ALL MONUMENTS ARE IN COMPLIANCE WITH IDAHO RULES AND REGULATIONS AND WERE MEASURED WITHIN ACCEPTABLE TOLERANCES OF PREVIOUS SURVEYS OF RECORD.

THE NORTH, SOUTH, EAST AND WEST LINES WERE ALL HELD BASED ON FOUND MONUMENTATION.

THE RECORDING OF THIS RECORD OF SURVEY DOES NOT ENHANCE THE OWNERS OF THE PARCELS TO THE SURVEYED PROPERTY. THE RECORD OF THIS MAP DOES NOT DO THE SURVEY AS A LEGAL DESCRIPTION FOR THE PARCELS.

T-O ENGINEERS, INC. ASSUMES NO LIABILITY FOR CURRENT OR FUTURE ZONING, COMPLIANCE OR CONFORMITY OF SUCH PARCELS WITH PLANNING AND ZONING OR COUNTY RESTRICTIONS AND ORDINANCES.

REFERENCES

R.O.S. INSTRUMENT NO. 1984-02119
R.O.S. INSTRUMENT NO. 2003-01137
R.O.S. INSTRUMENT NO. 1986-008304
R.O.S. INSTRUMENT NO. 1996-000891
R.O.S. INSTRUMENT NO. 1994-01510
R.O.S. INSTRUMENT NO. 1994-01511
WARRANTY DEED INST. NO. 9702559
QUITCLAIM DEED INST. NO. 2021-006290
PLAY OF THE RIDGE AT QUAL HOLLOW INSTRUMENT NO. 200706075 - BOOK 41, PAGE 22

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 33, CHAPTER 6, IDAHO CODE.



ROB O'MALLEY
IDAHO NO. 13765

SURVEY INDEX NO. 524-34-03-04

T-O ENGINEERS
332 N. BROADMORE WAY
MAMPA, IDAHO 83667-5123
PHONE (208) 441-0300
WWW.T-ENGINEERS.COM

SHEET NO. 1 OF 1

R37617010B PARCEL INFORMATION REPORT

8/6/2024 12:34:38 PM

PARCEL NUMBER: **R37617010B**

OWNER NAME: **CALLISTER LLC @ @**

CO-OWNER:

MAILING ADDRESS: **3500 QUAIL CREEK RD GARDEN CITY ID 83714**

SITE ADDRESS: **0 LANSING LN**

TAX CODE: **0310000**

TWP: **5N** RNG: **2W** SEC: **34** QUARTER: **NW**

ACRES: **45.75**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **Yes**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **HIGHWAY DISTRICT #4**

FIRE DISTRICT: **MIDDLETON FIRE**

SCHOOL DISTRICT: **MIDDLETON SCHOOL DIST #134**

IMPACT AREA: **MIDDLETON**

FUTURE LAND USE 2011-2022 : **Res**

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **Res**

IRRIGATION DISTRICT: **BLACK CANYON IRRIGATION DIST**

FEMA FLOOD ZONE: **X** FLOODWAY: **NOT In** FLOODWAY FIRM PANEL: **16027C0275F**

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **NO Nitrate Prio**

FUNCTIONAL Classification: **Major Collector**

INSTRUMENT NO. : **2023039661**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **34-5N-2W NW TX 23251 IN W 1/2 NW & NWSW LS RW**

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



PROPERTY OWNER	OWNER NAME: <u>ANN MARIE MOLENAR-SCRAM</u>
	MAILING ADDRESS: <u>3953 N. MUMFORD RD STAR, ID 83669</u>
	PHONE: <u>(208) 286-7114</u> EMAIL: <u>Schram, John 12@gmail.com</u>
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: <u>Ann Marie Molenar-Schram</u> Date: <u>3/1/2022</u>	
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Becky Yzaguirre</u>
	COMPANY NAME: <u>Ardurra</u>
	MAILING ADDRESS: <u>2471 S Titanium Place, Meridian, ID 83642</u>
	PHONE: <u>208-323-2288</u> EMAIL: <u>BYzaguirre@ardurra.com</u>
SITE INFO	STREET ADDRESS: <u>24476 Lansing Ln., Middleton, ID 83644</u>
	PARCEL #: <u>a portion of R3761701000</u> LOT SIZE/AREA: <u>45.87 acres</u>
	LOT: _____ BLOCK: _____ SUBDIVISION: _____
	QUARTER: <u>NW NW & NW SW</u> SECTION: <u>34</u> TOWNSHIP: <u>5N</u> RANGE: <u>2W</u>
	ZONING DISTRICT: <u>A</u> FLOODZONE (YES/NO): <u>No</u>
HEARING LEVEL APPS	<input checked="" type="checkbox"/> <u>CONDITIONAL USE</u> _____ <u>COMP PLAN AMENDMENT</u> _____ <u>CONDITIONAL REZONE</u>
	_____ <u>ZONING AMENDMENT (REZONE)</u> _____ <u>DEV. AGREEMENT MODIFICATION</u> _____ <u>VARIANCE > 33%</u>
	_____ <u>MINOR REPLAT</u> _____ <u>VACATION</u> _____ <u>APPEAL</u>
	_____ <u>SHORT PLAT SUBDIVISION</u> <input checked="" type="checkbox"/> <u>PRELIMINARY PLAT SUBDIVISION</u> _____ <u>FINAL PLAT SUBDIVISION</u>
DIRECTORS DECISION APPS	_____ <u>ADMINISTRATIVE LAND DIVISION</u> _____ <u>EASEMENT REDUCTION</u> _____ <u>SIGN PERMIT</u>
	_____ <u>PROPERTY BOUNDARY ADJUSTMENT</u> _____ <u>HOME BUSINESS</u> _____ <u>VARIANCE 33% ></u>
	_____ <u>PRIVATE ROAD NAME</u> _____ <u>TEMPORARY USE</u> _____ <u>DAY CARE</u>
	_____ <u>OTHER</u> _____
	<i>revised</i>
CASE NUMBER: _____ DATE RECEIVED: _____	
RECEIVED BY: _____ APPLICATION FEE: _____ CK MO CC CASH	

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

<input checked="" type="checkbox"/>	All existing and proposed structures and dimensions (i.e. 40'x30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)
<input checked="" type="checkbox"/>	Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
<input checked="" type="checkbox"/>	Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
<input checked="" type="checkbox"/>	Easement locations and dimensions
<input checked="" type="checkbox"/>	Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
<input checked="" type="checkbox"/>	Areas of steep slopes, wetlands, and/or floodplain
<input checked="" type="checkbox"/>	Existing or proposed fences
<input checked="" type="checkbox"/>	Signs
<input type="checkbox"/>	Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
<input checked="" type="checkbox"/>	Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
<input checked="" type="checkbox"/>	Any other site features worth noting

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

<input checked="" type="checkbox"/>	A description of the proposed use and existing uses
<input checked="" type="checkbox"/>	A description of the proposed request and why it is being requested
<input checked="" type="checkbox"/>	Expected traffic counts and patterns
<input checked="" type="checkbox"/>	Phasing of development
<input checked="" type="checkbox"/>	How proposed use may affect neighboring uses
<input checked="" type="checkbox"/>	A description or further explanation of the site features (see site plan list above)
<input checked="" type="checkbox"/>	Explanation of any other permits through other agencies that may be required
<input checked="" type="checkbox"/>	Description of business operations, such as number of employees, hours of operation, delivery and shipping
<input checked="" type="checkbox"/>	A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
<input type="checkbox"/>	Any other items which may require further explanation

PRELIMINARY PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Completed Application for Irrigation Plan Approval form
<input type="checkbox"/> Completed Application for Hillside Development form (if applicable)
<input checked="" type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements, and how you will mitigate adverse impacts
<input checked="" type="checkbox"/> Subdivision Worksheet
<input type="checkbox"/> Private Road Name application (if internal roads are private) with additional \$80 fee
<input checked="" type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet) with additional \$80 fee
<input checked="" type="checkbox"/> Preliminary Drainage Plan*
<input checked="" type="checkbox"/> Preliminary Irrigation Plan*
<input checked="" type="checkbox"/> Preliminary Grading Plan*
<input checked="" type="checkbox"/> Copy of Preliminary Plat*
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties
<input checked="" type="checkbox"/> \$1440 + \$10/lot + \$100 (if in a city area of impact) non-refundable fee

*Submittal must include a full-size paper copy, an electronic copy in PDF format, and the CAD file (if a CAD file exists).

NOTES:

1. Any conditions of approval given during the rezoning process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
2. After the plat is reviewed and found to be in compliance, an **additional five (5) paper copies of the final plat** may be required to be submitted.
3. Since other affected agencies have their own subdivision review process, it is highly recommended you approach agencies such as the local Highway District, local Fire Department, local Irrigation District, Idaho Department of Water Resources and Southwest District Health and meet regarding the proposed subdivision development prior to submittal to this department.

R37617010 PARCEL INFORMATION REPORT

12/12/2022 2:18:32 PM

PARCEL NUMBER: R37617010

OWNER NAME: MOLENAAR-SCHRAM ANN MARIE

CO-OWNER: SCHRAM JOHN H

MAILING ADDRESS: 3353 N MUNGER RD STAR ID 83669

SITE ADDRESS: 24476 LANSING LN

TAX CODE: 0310000

TWP: 5N RNG: 2W SEC: 34 QUARTER: NW

ACRES: 86.27

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: CANYON HWY

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST

IMPACT AREA: MIDDLETON

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: Res

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0275F

WETLAND: Freshwater Emergent Wetland

NITRATE PRIORITY: NE CANYON CO.

PRINCIPAL ARTERIAL: NOT In Principal Art

COLLECTOR: COLLECTOR

INSTRUMENT NO. : 2022047300

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 34-5N-2W NW TX 21060 IN W 1/2 NW & NWSW LS ROW T72725

PLATTED SUBDIVISION:

SMALL CITY ZONING:

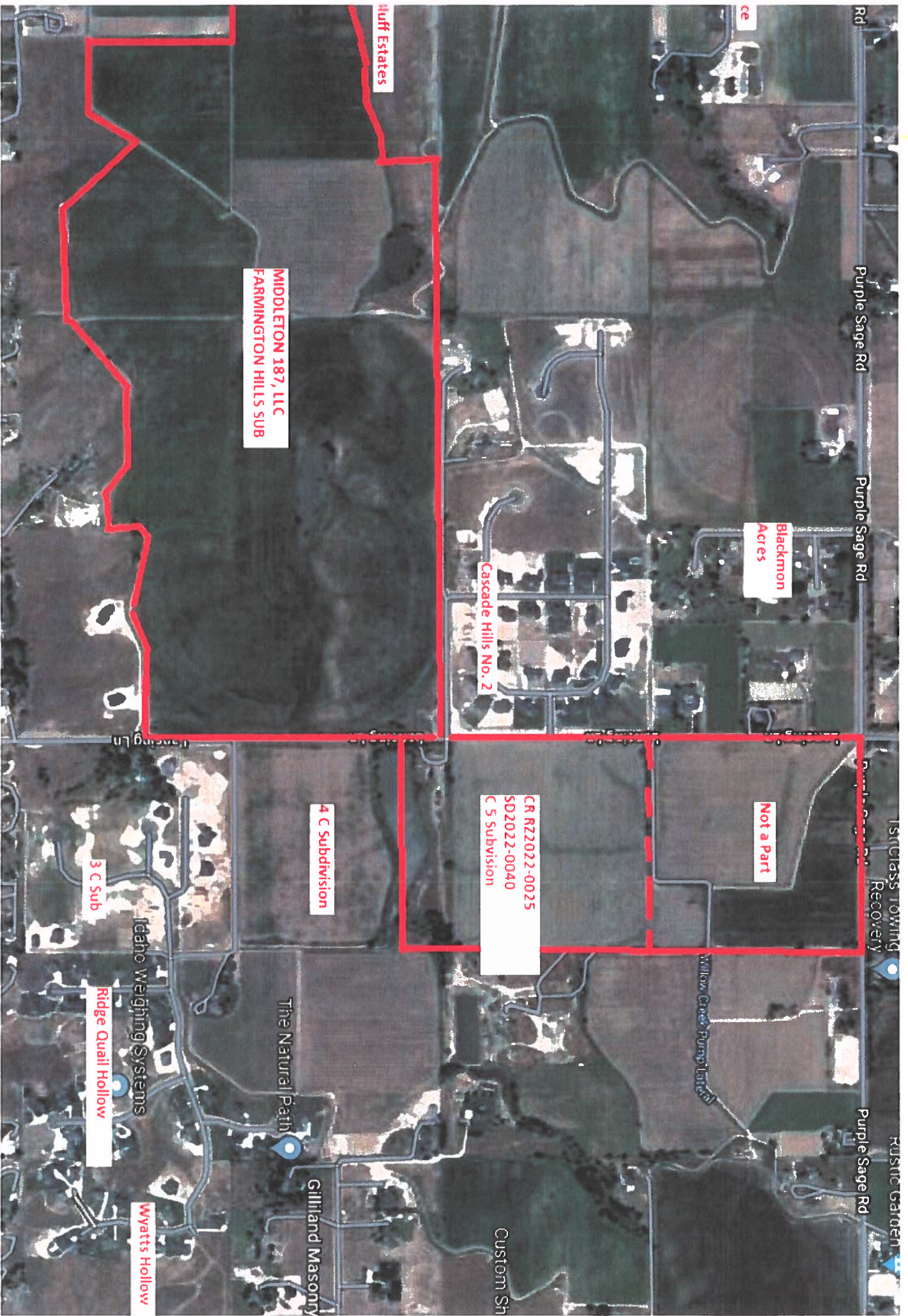
SMALL CITY ZONING TYPE:

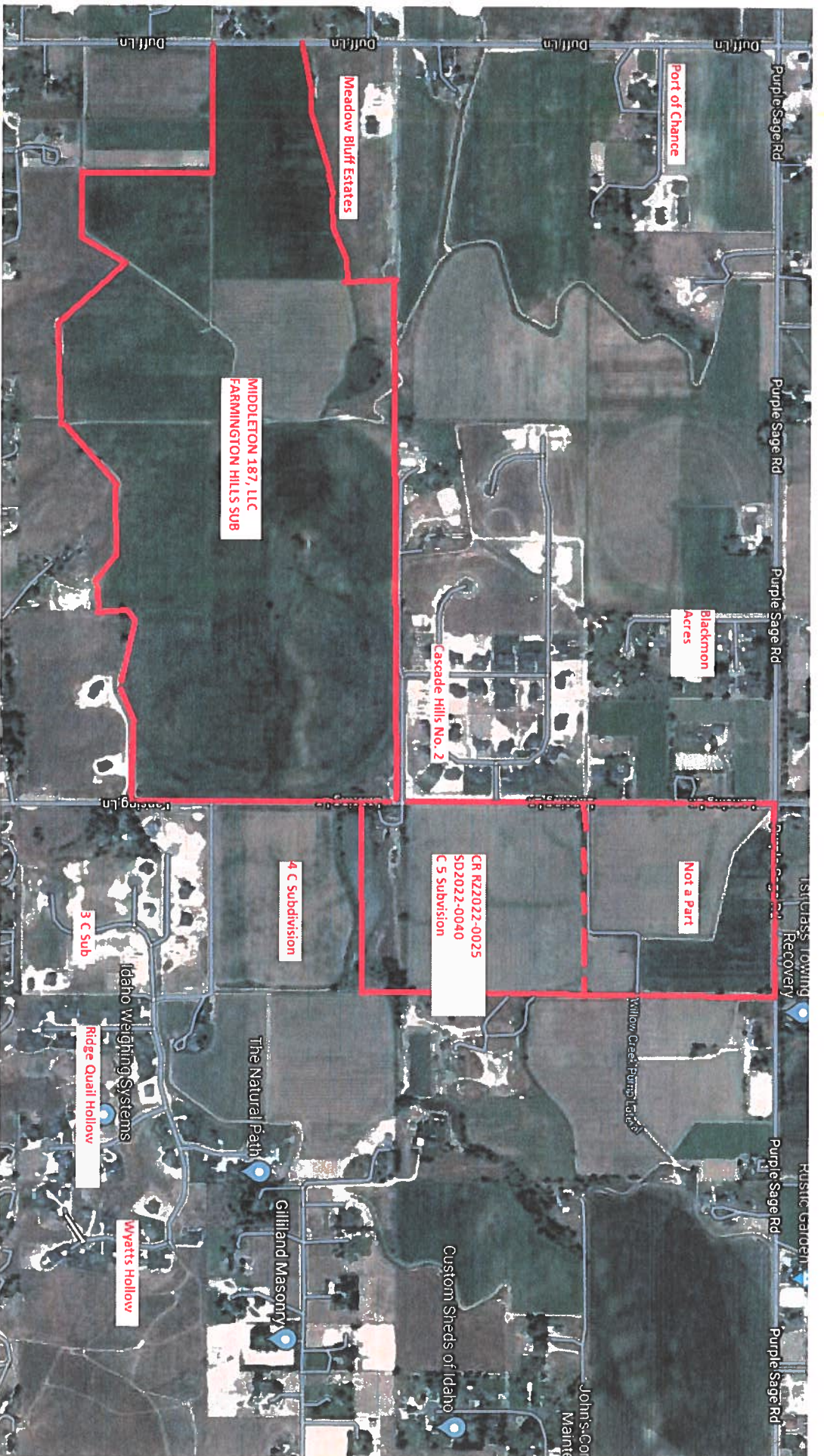


DISCLAIMER:

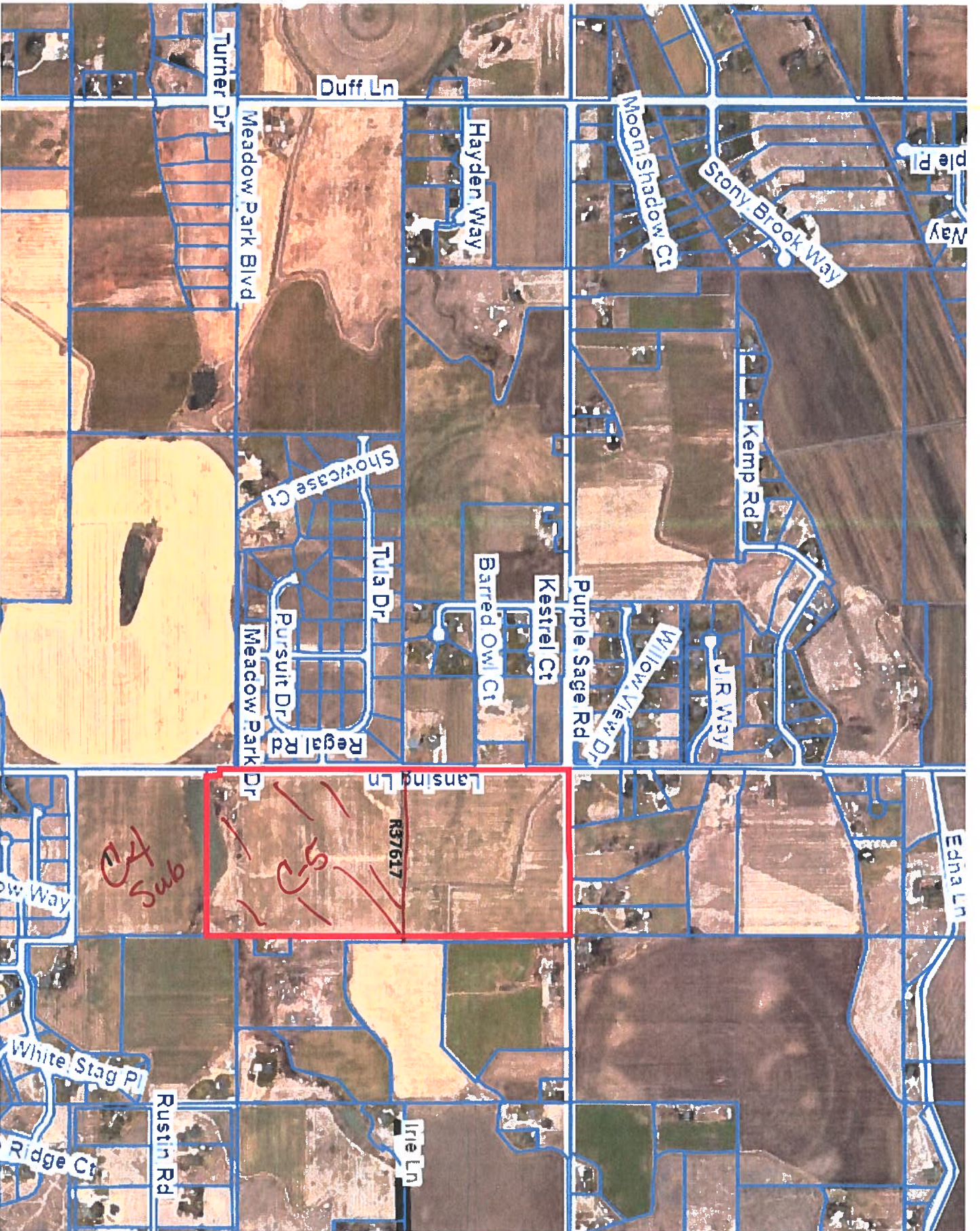
1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFF'S CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.





Google 2022 Image.



CR2022-0025



Current Zoning 12/22/20



May 25, 2022

RE: Notice of Neighborhood Meeting – Conditional Rezone & Preliminary Plat

Dear Neighbor,

I am writing to inform you of a proposed subdivision with a conditional rezone and preliminary plat application for C-5 subdivision. There will be an in-person meeting for neighbors to present any questions or feedback upon presentation. This meeting will be held off Quail Haven Way (see attached) on **Thursday, June 9th, 2022, at 5:30 PM**. Formal hearings will follow at the Canyon County Planning & Zoning Commission and Board of County Commissioners with such notices sent to you from Canyon County when the hearing date approaches. This meeting is not sanctioned by Canyon County, nor will any County Staff be present.

Project Summary:

The preliminary plat application concerns a portion of parcel R3761701000 within Middleton's Area of Impact and located NE of Meadow Park & Lansing Ln. Zoning is proposed to change from agricultural (A) to R-1 (low-density residential). A preliminary plat is required for the development of the parcel, along with a conditional rezone application.

The site is planned to be built into 34 buildable lots. The average single-family lot size will be roughly one-acre in size, with each lot supplied with individual pressure irrigation services, septic, and domestic wells.

Please see the attached neighborhood meeting location and site plan for your reference. We look forward to your comments and questions at our meeting. Please feel free to contact me for additional information.

Sincerely,

T-O Engineers

A handwritten signature in black ink that reads 'Alec Egurrola'.

Alec Egurrola
Land Use Planner
(208) 442-6300

aegurrola@to-engineers.com

332 N. Broadmore Way | Nampa, ID 83687 | P: 208.442.6300 | to-engineers.com

AVIATION | TRANSPORTATION | LAND DEVELOPMENT | INDUSTRIAL WASTEWATER | MUNICIPAL | WATER RESOURCES | ENVIRONMENTAL | LANDSCAPE ARCHITECTURE | SURVEYING | GEOSPATIAL

C-5 SUBDIVISION

Vicinity Map

CASCADE HILLS SUB

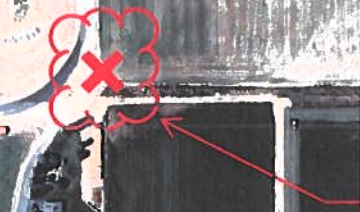
LANSING LN

PROPOSED C-5 SUB

QUAIL HAVEN WAY

NEIGHBORHOOD MEETING LOCATION
WHEN: THURS., JUNE 9, 2022 @ 5:30 PM

Legend



1000 ft

Google Earth

Image © 2022 CNES / Airbus

ALLEN L COLSON

8802 PURPLE SAGE RD

MIDDLETON ID 83644

**BART AND JACQUELINE GRAYSON
TRUST**

24503 LANSING LN

MIDDLETON ID 83644

CALLISTER LLC

174 S KESTREL PL NO 204

EAGLE ID 83616

FRANKLIN J VESTAL

8510 RUSTIN RD

MIDDLETON ID 83644

JEFFREY A CLARE

24658 REGAL RD

MIDDLETON ID 83644

JONATHAN WOOD

9043 PURSUIT DR

MIDDLETON ID 83644

KEVIN WORTHAM SR

24696 REGAL RD

MIDDLETON ID 83644

MARK MILLSAPS

8770 PURPLE SAGE RD

MIDDLETON ID 83644

NICOLE CHERRY

9056 TULA DR

MIDDLETON ID 83644

ROBERT J COLLINS JR

24564 REGAL RD

MIDDLETON ID 83644

ANN MARIE MOLENAAR-SCHRAM

3353 N MUNGER RD

STAR ID 83669

BEAU EDWARD CLOVER

25088 LANSING LN

MIDDLETON ID 83644

CHRISTOPHER ROBERT POHL

767 STALLION SPRINGS WAY

MIDDLETON ID 83644

GEORGIA GAYLE BUTLER

9041 TULA DR

MIDDLETON ID 83644

JOHN S KUZMAN

9062 WILLOW VIEW DR

MIDDLETON ID 83644

JOSHUA PAUL ADAMS

945 OUTRIGGER CIR

BRENTWOOD CA 94513

LEDA M WADDLE

24608 REGAL RD

MIDDLETON ID 83644

MARK W SIMMONS

9101 WILLOW VIEW DR

MIDDLETON ID 83644

NILE HILLMAN MINER

24869 LANSING LN

MIDDLETON ID 83644

ROBERT KELLY HALL

8677 PURPLE SAGE RD

MIDDLETON ID 83644

BAIRD TARR

8978 PURPLE SAGE RD

MIDDLETON ID 83644

BRIAN J HULL

24499 LANSING LN

MIDDLETON ID 83644

DAVID A BARR

25114 LANSING LN

MIDDLETON ID 83644

**GLEN CHARLES AND NANCY SUE
PHILLIPS REVOCABLE LIVING TRUST**

9061 WILLOW VIEW DR

MIDDLETON ID 83644

JOHN WILLIAM BAISDEN JR

24799 LANSING LN

MIDDLETON ID 83644

JUSTIN DEWAYNE NIELSEN

9023 WILLOW VIEW DR

MIDDLETON ID 83644

**MARK AND ANNMARIE GRAVIET
FAMILY TRUST**

9093 PURSUIT DR

MIDDLETON ID 83644

MIDDLETON 187 LLC

PO BOX 140298

BOISE ID 83714

**RALPH AND DEBORAH MYERS FAMILY
TRUST**

8870 PURPLE SAGE RD

MIDDLETON ID 83644

SID BELK

1136 N CYGNUSWAY

STAR ID 83669

SIERRA VISTA PROPERTIES INC

PO BOX 30

OLA ID 83657

TERRY RICHARDS

8771 PURPLE SAGE RD

MIDDLETON ID 83644

**WILLOW CREEK ESTATES
HOMEOWNERS ASSOCIATION INC**

9061 WILLOW VIEW DR

MIDDLETON ID 83644

SUZETTE L BROWN

24875 LANSING LN

MIDDLETON ID 83644

TRADITION CAPITAL PARTNERS LLC

8454 BROOKHAVEN PL

MIDDLETON ID 83644

TED WESLER

9024 WILLOW VIEW DR

MIDDLETON ID 83644

TROY AUSTIN

8775 PURPLE SAGE RD

MIDDLETON ID 83644

Neighborhood Meeting Sign-In Sheet

Project: C-5 Subdivision


Date: June 9th, 2022

Start Time: 5:30 PM

Location: Off Quail Haven Way; SE corner of C-4 Subdivision

End Time: 6:15 PM

First & Last Name	Address	Phone/Email
1. Frank Vestal	8516 Rustin Rd.	708 870 5207
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

<i>Amendment Type</i> Annual Report <i>Control ID</i> 0005739577 <i>Date</i> 5/16/2024 <i>Image Download</i>  Download	Field Name Party Added Party Removed Annual Report Due Date	Changed From Manager: David Callister 3500 E. QUAIL CREEK LN GARDEN CITY, ID 83714 Manager: David Callister 3500 E. QUAIL CREEK LN GARDEN CITY, ID 83714 6/30/2024 12:00:00 AM	Changed To Manager: David Callister 3500 E. QUAIL CREEK LN GARDEN CITY, ID 83714 6/30/2025 12:00:00 AM
---	---	--	---

Current Owner of
R37617010B
C5 - Sub Property

Isaac Josifek

From: Amy Woodruff <amy@civildynamics.net>
Sent: Monday, January 8, 2024 11:16 AM
To: Isaac Josifek; Roberta Stewart
Cc: Becky Crofts; Dave Callister - Callister LLC (davec.hrc@gmail.com)
Subject: RE: C5 Subdivision - do we need utility easement for a public county road

Isaac, the right of way as shown would accommodate the municipal utilities. No separate easement area appears to be warranted.

The rights of way/roads are HD4 jurisdiction (not city) so municipal utilities occupying the right of way would need to be approved by HD4.

Thank you.

Amy Woodruff
453-2028

From: Isaac Josifek <IJosifek@ardurra.com>
Sent: Friday, January 5, 2024 10:28 AM
To: Amy Woodruff <amy@civildynamics.net>; Roberta Stewart <rstewart@middletoncity.com>
Cc: Becky Crofts <bcrofts@middletoncity.com>; Dave Callister - Callister LLC (davec.hrc@gmail.com) <davec.hrc@gmail.com>
Subject: RE: C5 Subdivision - do we need utility easement for a public county road

Hi Amy,
Checking in to see if you have had a chance to look at the preliminary plat with regard to my question. Let me know if I can clarify anything about it.

Thank you,



Isaac Josifek, P.E. (ID, CA)
Project Manager
O: (208) 442-6300 | M: (530) 514-1409
332 N. Broadmore Way, Nampa, ID 83687
ijosifek@ardurra.com | www.ardurra.com

From: Isaac Josifek
Sent: Thursday, December 28, 2023 2:03 PM
To: 'Amy Woodruff' <amy@civildynamics.net>; Roberta Stewart <rstewart@middletoncity.com>
Cc: Becky Crofts <bcrofts@middletoncity.com>
Subject: RE: C5 Subdivision - do we need utility easement for a public county road

Hi Amy,
Yes, it has been awhile. Here is the C5 Preliminary Plat. Thank you for looking at this.

Isaac Josifek

From: Roberta Stewart <rstewart@middletoncity.com>
Sent: Monday, February 12, 2024 1:51 PM
To: Isaac Josifek
Cc: Becky Crofts; Amy Woodruff
Subject: Callister C-5 Pre-Annexation

Hi Isaac: I presented the Callister C-5 pre-annexation agreement to our new Mayor, Jackie Hutchison. She is not comfortable signing the pre-annexation. The previous mayor had started the process, but the pre-annexation agreement is not an agreement the new mayor is interested in.

I really appreciate you and Mr. Callister working with us, but I think the agreement is dead at this point in time. As you finalize the County process, we will not be objecting to C-5 in any way. Thanks,

Roberta L. Stewart

PLANNING & ZONING OFFICIAL
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
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Isaac Josifek, P.E. (ID, CA)

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From: Amy Woodruff <amy@civildynamics.net>

Sent: Thursday, December 28, 2023 1:48 PM

To: Isaac Josifek <IJosifek@ardurra.com>; Roberta Stewart <rstewart@middletoncity.com>

Cc: Becky Crofts <bcrofts@middletoncity.com>

Subject: RE: C5 Subdivision - do we need utility easement for a public county road

Isaac, it has been some time since we discussed. Please send over a copy of the preliminary plat.

Tahk you.

Amy Woodruff
453-2028

From: Isaac Josifek <IJosifek@ardurra.com>

Sent: Thursday, December 28, 2023 11:00 AM

To: Roberta Stewart <rstewart@middletoncity.com>

Cc: Amy Woodruff <amy@civildynamics.net>; Becky Crofts <bcrofts@middletoncity.com>

Subject: RE: C5 Subdivision - do we need utility easement for a public county road

Thank you Roberta. I'll check in later next week if I don't hear from Amy.



Isaac Josifek, P.E. (ID, CA)

Project Manager

O: (208) 442-6300 | **M:** (530) 514-1409

332 N. Broadmore Way, Nampa, ID 83687

ijosifek@ardurra.com | www.ardurra.com



From: Roberta Stewart <rstewart@middletoncity.com>

Sent: Wednesday, December 27, 2023 9:42 AM

To: Isaac Josifek <IJosifek@ardurra.com>

Cc: Amy Woodruff <amy@civildynamics.net>; Becky Crofts <bcrofts@middletoncity.com>

Subject: FW: C5 Subdivision - do we need utility easement for a public county road

Hey Isaac: There might be a situation where City will want that 30' wide utility corridor defined even if the streets are public county roads. But, I need Amy to weigh in on whether a simple pre-plat and final plat note will be sufficient. The question is whether a plat note referencing the recorded pre-annexation is sufficient. Amy is out of the office. Hopefully you can wait until next week for an answer from her.

Roberta L. Stewart

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From: Isaac Josifek <ijosifek@ardurra.com>
Sent: Friday, December 22, 2023 12:23 PM
To: Roberta Stewart <rstewart@middletoncity.com>; Amy Woodruff <amy@civildynamics.net>
Subject: C5 Subdivision

Hi Roberta and Amy,

I hope you are doing well. It has been quite a while since discussing this project with you, but we only recently got our second round of comments from the County. One comment was regarding the Utility Corridor and Easement for sewer and water facilities as mentioned in the draft pre-annexation agreement for C5 subdivision. They wanted to see that corridor/easement shown on the preliminary plat. The roads for the subdivision are public and so no easement is required. A note to that affect to the plat but otherwise I don't see the need. Can you confirm that is sufficient?

Also,

Does the City have cost records for the last installed or planned regional well and can be provided? I attached a public records request for this.

Thank you again and have a wonderful Christmas!



Isaac Josifek, P.E. (ID, CA)

Project Manager

O: (208) 442-6300 | M: (530) 514-1409

332 N. Broadmore Way, Nampa, ID 83687

ijosifek@ardurra.com | www.ardurra.com



Debbie Root

From: Samantha Hammond <SHammond@ardurra.com>
Sent: Thursday, October 12, 2023 3:26 PM
To: Sabrina Minshall
Cc: Dan Lister; Debbie Root
Subject: RE: [External] RE: C5: CR2022-0025 & SD2022-0041
Attachments: C5 Subdivision_Revised Preliminary Plat Application_231011.pdf; C5 Subdivision_Revised Sub Narrative_231011.docx; C5 Subdivision_Preliminary Plat_231011.pdf

Good afternoon,

While we wait for the 10/16/2023 date to potentially be assigned to a planner for review- we have made some changes to our preliminary plat. We wanted to ensure when assigned to a planner the latest and greatest documents were included in the file.

This update on the preliminary plat includes the addition of 3 lots. Our client will be bringing in a check to pay for the updated lot count, to confirm this would need to be \$30.00 (\$10.00/lot).

Please let me know if there is anything further I can do while we wait to be assigned.

Thank you,



Samantha Hammond

Planner I

O: (208) 323-2288

2471 S. Titanium Place, Meridian, Idaho, 83642

SHammond@ardurra.com | www.ardurra.com



From: Sabrina Minshall <Sabrina.Minshall@canyoncounty.id.gov>
Sent: Monday, September 25, 2023 1:35 PM
To: Samantha Hammond <SHammond@ardurra.com>
Cc: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; Debbie Root <Debbie.Root@canyoncounty.id.gov>
Subject: RE: [External] RE: C5: CR2022-0025 & SD2022-0041

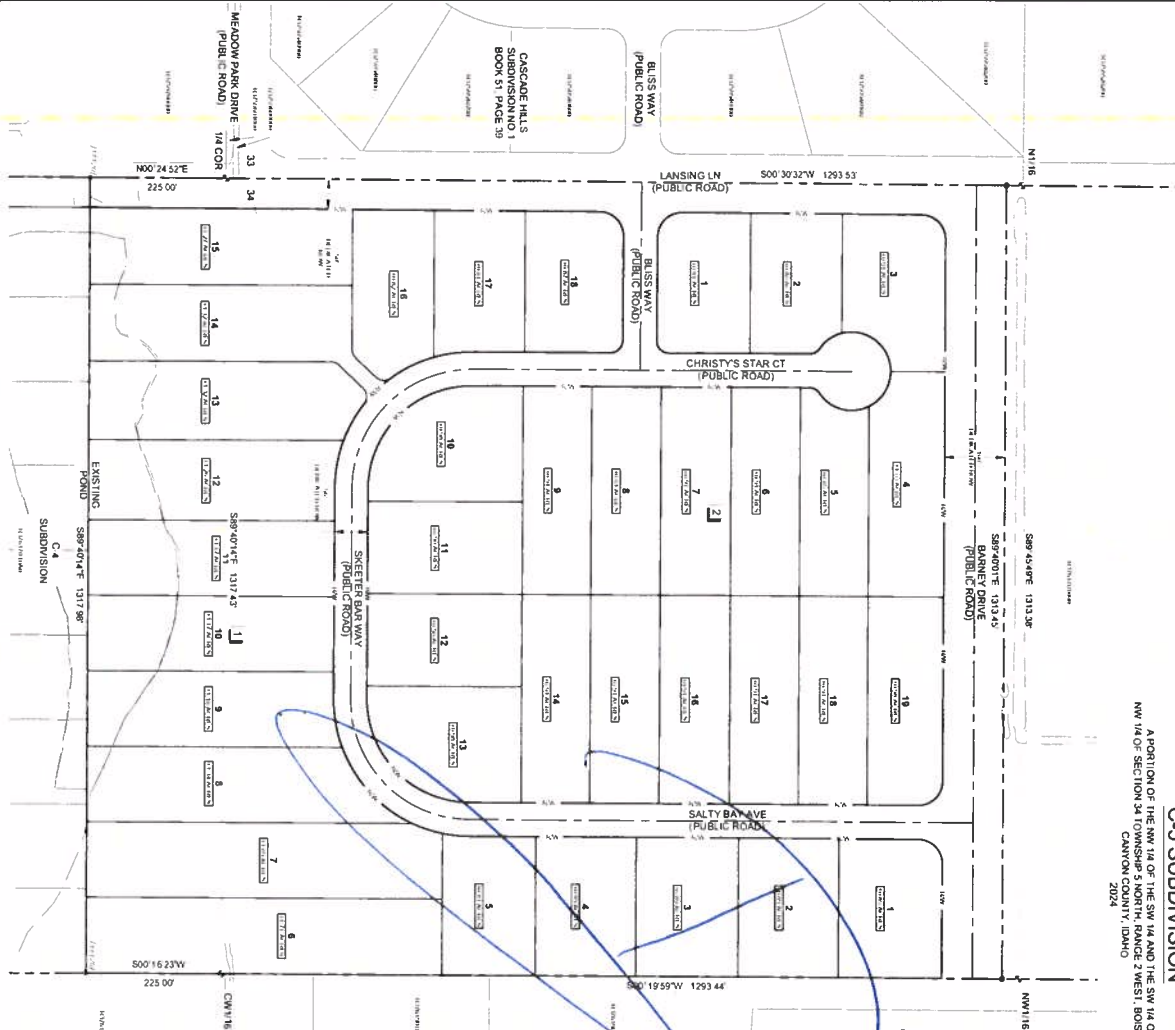
Samantha,

While the case was historically in Deb's case list, it had not yet been reviewed. Our current process is to keep the cases to be reviewed as unassigned until such time we have a completeness check and status assessment. Those are occurring now for cases received prior to 3/2/23.

When we finish that review, we will let you know if it is complete, missing elements, or ready to send to a Planner for the traditional evaluation. We are generally conducting these in the order of submission date, but complexity, case type, and submission materials are also factors.

If you have not heard back from us by 10/16/23, please reach out and we can give you an update on timeline and next steps.

2024

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SHEET INDEX		SHEET INDEX	
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# Import the modules
import pandas as pd
import numpy as np
import matplotlib.pyplot as plt
import seaborn as sns
import warnings
warnings.filterwarnings('ignore')

# Load the data
df = pd.read_csv('data.csv')

# Check the data
df.head()
df.info()
df.describe()

# Data cleaning
df.isnull().sum()
df.dropna(inplace=True)

# Feature engineering
df['new_feature'] = df['feature1'] * df['feature2']

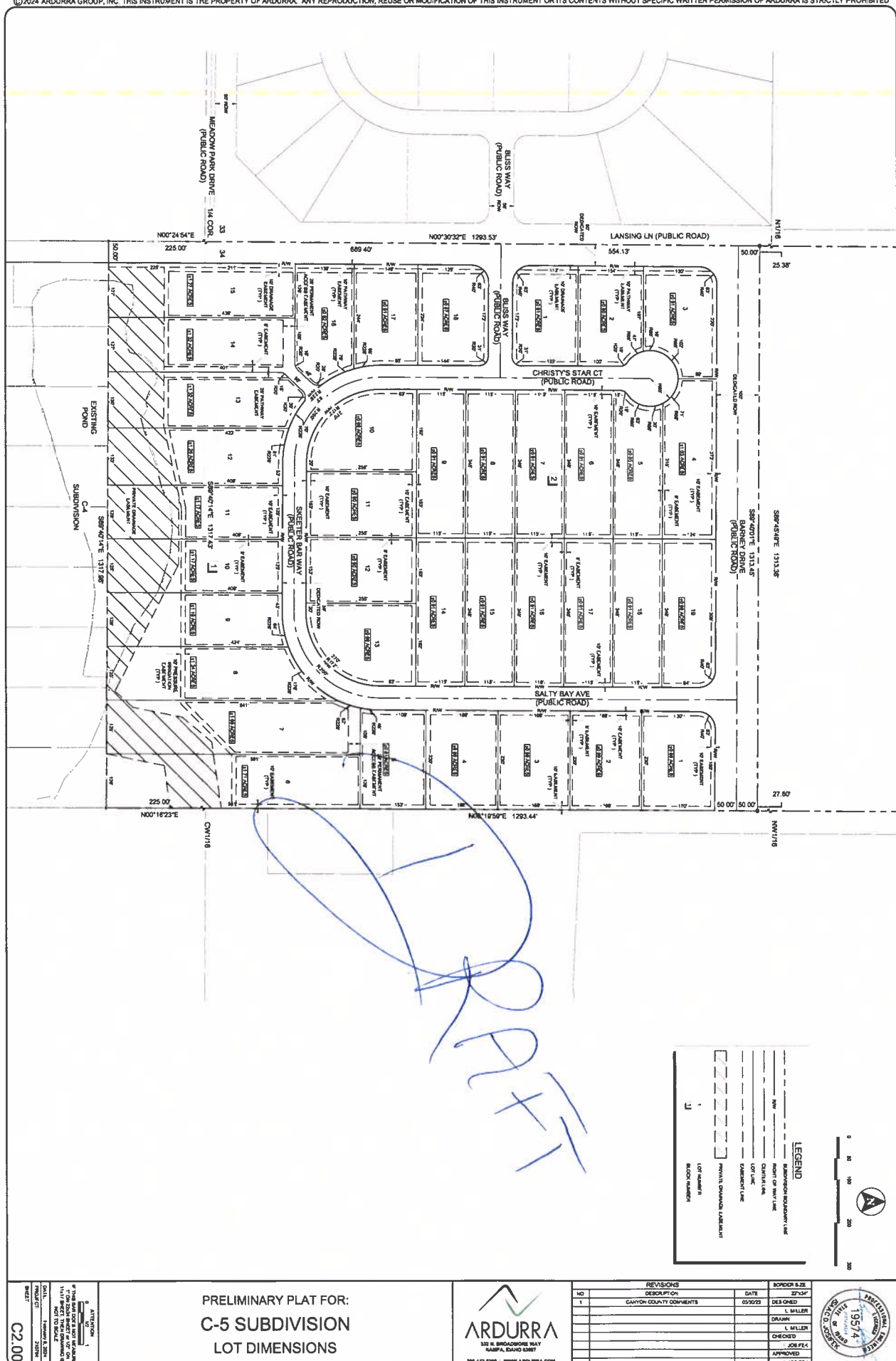
# Model training
from sklearn.model_selection import train_test_split
X = df[['feature1', 'feature2']]
y = df['target']
X_train, X_test, y_train, y_test = train_test_split(X, y, test_size=0.2, random_state=42)

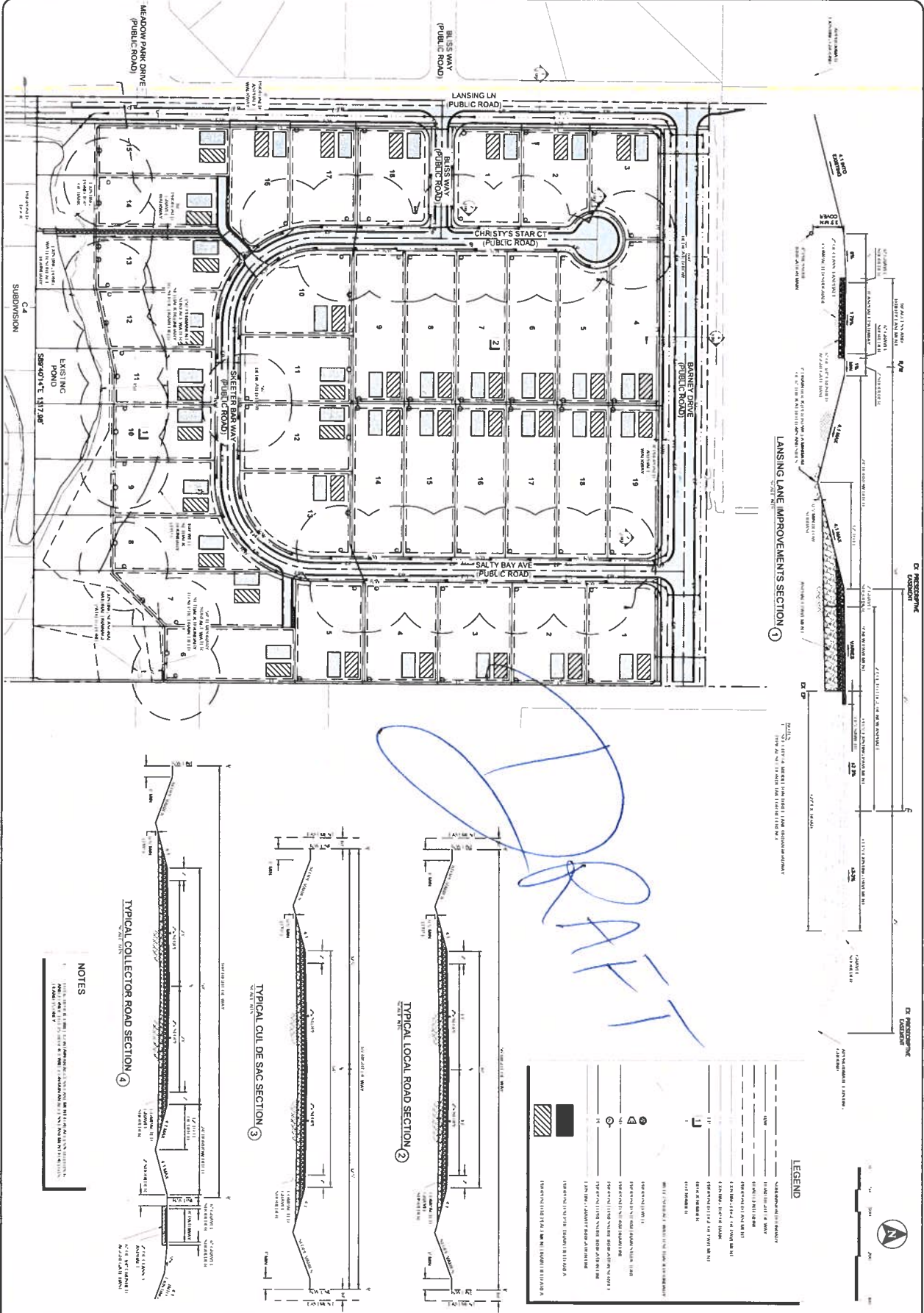
# Model evaluation
from sklearn.metrics import r2_score
model = LinearRegression()
model.fit(X_train, y_train)
y_pred = model.predict(X_test)
r2_score(y_test, y_pred)

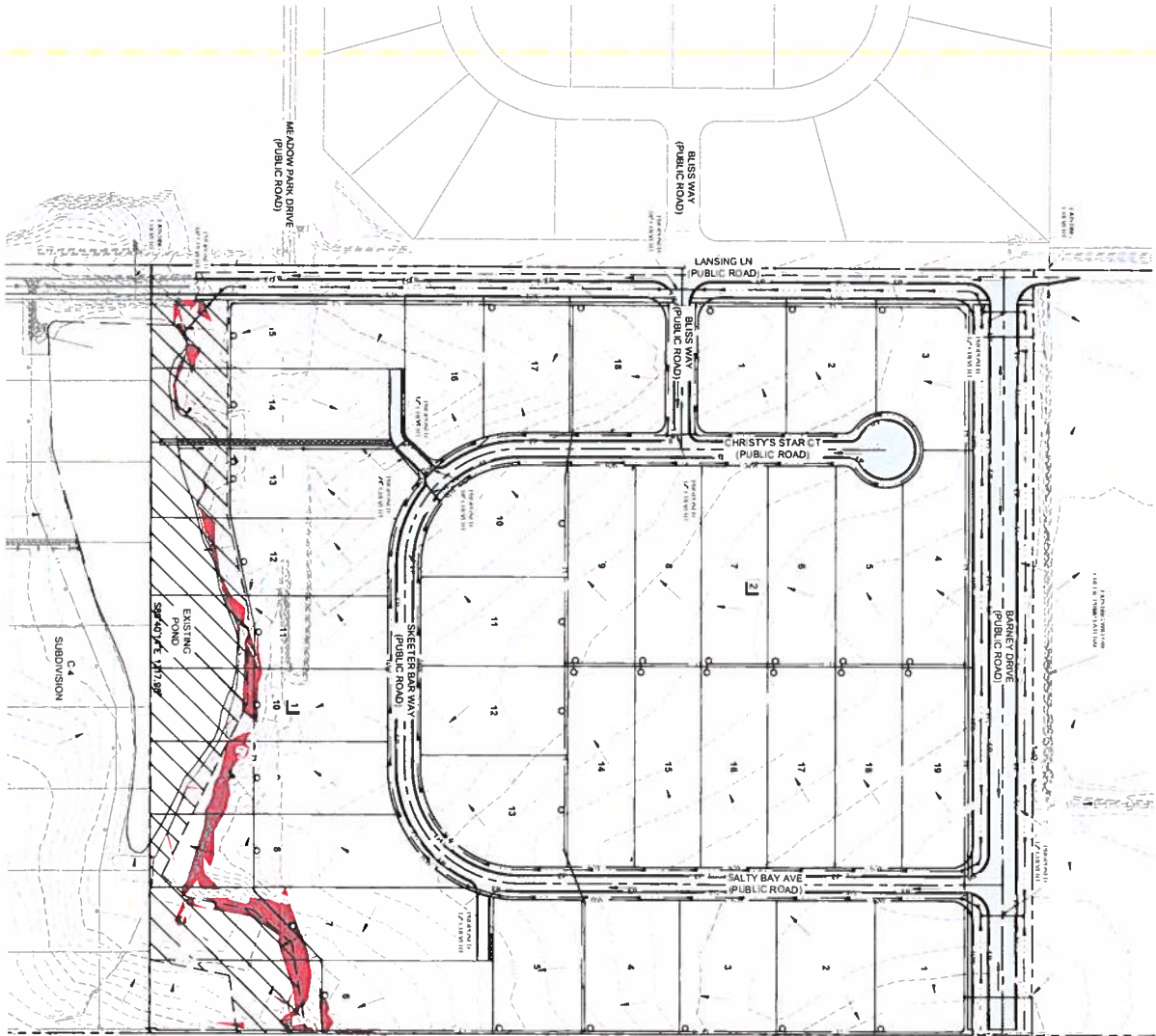
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ARDURRA
212 W. BROADMORSE WAY
NANAIMO, B.C. V9R 5B7

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DRAFT

LEGEND	
	EASEMENT
	ROAD
	POND
	LOT
	BOUNDARY
	STREET
	DRIVEWAY
	FENCE
	UTILITY
	WATER FEATURE
	TREE
	BUILDING
	STRUCTURE
	WALL
	GATE
	SIGN
	MONUMENT
	MARKER
	SURVEY POINT
	BENCHMARK
	CORNER
	INTERSECTION
	CROSSING
	BRIDGE
	CULVERT
	DITCH
	CHANNEL
	STREAM
	RIVER
	LAKE
	BAY
	INLET
	OUTLET
	VALVE
	GATE
	STRUCTURE
	WALL
	GATE
	SIGN
	MONUMENT
	MARKER
	SURVEY POINT
	BENCHMARK
	CORNER

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August 10, 2023

Canyon County Development Services
111 North 11 Ave., #310
Caldwell, ID 83605

Attn: Devin Krasowski - Engineering Division

RE: C-5 Subdivision; SD2022-0041

Dear Mr. Krasowski,

Please find below our responses to your comments from the first review of the subject project. Please note that any items that the County has marked "Meets Code", "OK", or "N/A" has been omitted from this response letter.

General Review Items

County: 3. Check for compliance with CCO Chapter 9 – Areas of City Impact. Chapter 9 lists requirements unless waived.

- Only the County subdivision ordinance is applicable in Middleton Area of Impact.

Response: Acknowledged

County: 4. Check for applicable agency comment. These comments could have been made at the entitlement stage or after.

- **CHD4** has requested a few changes to the pre-plat in their 12/28/22 and subsequent review letters.

Response: Acknowledged. CHD4 has since issued an amended letter recommending approvals with listed conditions of approval. Please let me know if you further coordination is needed with CHD4.

- From BCID's 3/10/23 letter: Is there overlapping of the WCP 1.1 lateral R/W with the proposed R/W dedication for Meadow Park Blvd that needs to be addressed?

Response: The historic easement width for WCP 1.1 is 30-ft centered on the C/L of the ditch. The centerline of the ditch is approximately 25-ft from the property line, therefore outside of the project boundary and not shown on the pre plat. This was coordinated with



BCID and the easement confirmed with the BOR. No impacts are planned for the WCP 1.1 lateral. No other BCID facilities are located within the project boundary.

- 2/16/23 letter from **Caldwell Fire**: FD is requiring fire hydrants. Does the applicant plan to provide fire suppression? If so, please show on the preliminary plat. Other FD comments can be addressed with final plat application, if required.

Response: Comment about Caldwell Fire to be disregarded per email from Jenna Petroll, dated March 21, 2023. A review letter from Middleton Rural Fire District was provided siting approval with conditions.

- 3/10/23 letter from **DEQ**: DEQ recommends centralized water/sewer utilities when possible. Please see related recommended condition of the conditional rezone.

Response: This development was planned considering its location and in aspects related to providing potable water and disposal of waster water. This development is in the impact area for the City of Middleton but the City utilities will not be nearby for at least a few years. The City is aware of this development and is not opposed to it. A pre-annexation agreement was coordinated with the City to assure this development is in coordination with the City master plan. The lots for this development have been sized to accommodate septic systems with replacement drain fields and individual wells keeping required separation and consideration for potential layouts for lot improvements. A study was conducted by HDR of groundwater based on nearby wells was completed to consider impact and viability of the proposed wells. That report is provided with this comment response letter. Groundwater in this area is found 120 feet below ground surface and deeper. The report concludes that the proposed 34 domestic wells will not negatively impact existing wells in the surrounding area. The low groundwater in this area benefits the proposed septic systems providing more soil filtration and separation from the aquifer. In coordination with the Health District this development is not in a high nitrate priority area.

- Will an IPDES permit be required for this project during the construction phase?

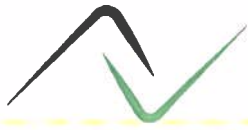
Response: Yes, this requirement will be initiated with the contractor prior to construction.

B. Identification and Descriptive Data

County: 2. Reference by dimension and bearing to a section corner or quarter section corner.

- Please add survey markers to the legend.

Response: Survey markers have been included in the legend.



County: 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.

- Please update as needed.

Response: Revision block has been updated.

C. Existing Conditions Data

County: 1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope.

- Please show hatching for all areas with slopes >15%. There are slopes down near the pond that will need to be designated as no-development areas unless Hillside Development submittals are provided.

Response: Areas in excess of 15% have been shown on the pre-plat. See Sheet C4.00. A Hillside development Application has been included as part of this submittal. Man made slopes such as borrow ditches or berms are not included as hillside development areas.

County: 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.

- It seems that there was a residence near the SW corner of the property until recently. Are the well and septic system still in place? If not, were they abandoned properly?

Response: This is being investigated with SWDH. Any existing septic systems onsite will be abandoned in accordance with DEQ and SWDH regulations.

- Sheet C3.00 has a setback from the pond shown. I assume that's just for the drain fields? And the setbacks from the existing natural drainage path (on lots 6 and 7) is 50' but shown as temporary. What's the reasoning for temp vs permanent setbacks?

Response: The setback shown is a combination of the permanent surface water (pond) and the temporary surface water (seasonal natural drainage.) The setback itself is not temporary, the surface water is since the natural drainage path is seasonal.

County: 3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract. Future use of remaining wells, if applicable.

- Please show widths of Bliss Way and Meadow Park Dr adjacent and to the west of C5.



Response: The ROW widths of Bliss and Meadow Park have been added. See Sheet C2.00

- Our system shows Meadow Park Drive south of Cascade Hills. Please correct name through pre-plat.

Response: The street name has been updated on the pre-plat.

- If BCID has given historic R/W widths for WCP1.1 lateral along the north boundary, please show that R/W.

Response: The historic easement width for WCP 1.1 is 30-ft centered on the C/L of the ditch. The centerline of the ditch is 25-ft from the property line, therefore outside of the project boundary and not shown on the pre plat.

County: 7. Boundary dimensions of the tract.

- Sheet C0.00: please ensure the boundary dimensions of the tract are clear. The dimensioning on the east and west boundaries is a little confusing. See comments on the attached pre-plat.

Response: The boundary dimensions have been updated.

D. Proposed Conditions Data

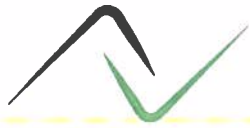
County: 1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract.

- All road names are okay except Meadow Park. Please work with Tony Almeida in GIS to determine an acceptable name.

Response: Tony Almeida has accepted the revised road name "Barney Drive." The pre plat has been revised accordingly.

- See condition related to Road User's Maintenance Agreements for the two shared driveways. 28' easements will need to be approved by director's decision if not already approved.

Response: An Easement Reduction Application has been included as part of this submittal.



County: 3. Location, width, and use of easements.

- See comments on C1.00 related to flume in SW corner.: Will anyone besides the owner of lot 15 need to access this infrastructure? If so, we should show an easement for it.

Response: Lot 15, block 1, will be subject to a private drainage easement. The HOA will be responsible for all storm drainage facilities, including the existing flume/ spillway, and all routine and heavy maintenance. Access will be through the private drainage easement.

- Please show appropriate easement, no/restricted build zone, or buffer centered on the natural drainage way shown in the SE corner in lots 6 and 7, blk 1.

Response: A drainage easement has been delineated within the subject area. See Sheet C2.00. A Hillside Development Application has been included as part of this submittal.

- The easement for the walking path seems to end before the dock.

Response: The path easement has been extended to the southern boundary.

- What will the use of that pond amenity look like? Will it be described in CC&Rs or something? Please elaborate.

Response: Yes, the pond amenities will be described, maintained, and regulated in the CC&Rs although they are not included as a required feature of this development or as a condition for approval.

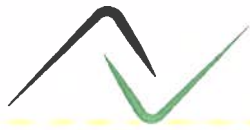
County: 6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided.

- It seems like there could be plans for further development directly to the north of this subdivision. If so, please submit a master plan for the entire area.

Response: The C5 subdivision is a stand-alone project. A lot split for this development was done for this purpose.

County: 7. Appropriate information that sufficiently details the proposed development within any special development area such as a hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development.

- See comment on item C1 above. Please either plan to have no-build/development zones on slopes > 15% or comply with CCZO 07-17-33.



Response: A Hillside Development Application has been included as part of this submittal.

- What's the plan with that depression spanning proposed lots 10-12, blk 1?

Response: The area will be graded once the lots are sold, and a building permit is obtained.

E. Proposed Utility Methods

County: 1. **Sewage:** A statement as to the type of proposed sanitary sewage facilities.

- Please provide a comment from SWDH on the feasibility of the plan for individual septic systems given some of the smaller lot sizes proposed.

Response: The preliminary plat has been submitted to the SWDH showing well and septic drain field locations with necessary offsets. The low groundwater in this area is a benefit for the use of septic systems. SWDH has confirmed that this is not a high nitrate priority area.

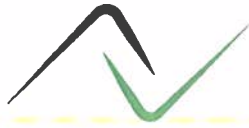
- Community wastewater systems are recommended by DEQ when possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water. Please include us in those discussions or provide the results of those discussions to DSD.

Response: I have reached out to DEQ but as per their response letter they do not review projects on a project-specific basis. We have evaluated the lot layouts and site specific information to make sure that it complies with DEQ standards specifically the Technical Guidance Manual for Individual and Subsurface Sewage Disposal Systems.

County: 2. **Water supply:** A statement as to the type of proposed water supply facilities.

- Community water systems are recommended by DEQ when possible. Please contact DEQ to discuss his project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources. Please include us in those discussions or provide the results of those discussions to DSD.

Response: This is like the response above for wastewater. I have reached out to DEQ but as per their response letter they do not review projects on a project-specific basis. This development does not have municipal water within reach but a pre-annexation agreement with the City of Middleton is being provided. As mentioned before a groundwater study was completed to determine impacts to existing wells and feasibility of individual wells for the proposed lots. The report concludes that the proposed 34 domestic wells will not negatively impact existing wells in the surrounding area. The size and layout of the lots has been evaluated to make sure that the required offsets are in place between potable and non-potable water.



County: 3. **Storm Water Disposal:** 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 the proposed storm water system.

- Please provide a preliminary storm drainage report or calculations detailing the adequacy of the pond to receive the additional runoff considering "natural" water levels in pond plus the design runoff from C4 and C5. Will the design event be retained by the pond or some of it be released via the outlet structure on the west side? Is there any necessary permitting that needs to occur from other entities to discharge to the pond or any requirement from other agencies to treat the stormwater? See comments on sheet C4.00.

Response: A Storm Drainage Report has been included as part of this submittal that addresses runoff from the project property and the capacity of the existing pond.

County: 4. **Irrigation System:** 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.

- The irrigation plan submitted with the master application indicates there is a supply ditch running parallel to Lansing Lane. Is that being relocated or abandoned? Does the pond get filled by a supply ditch? Please clarify.

Response: There is not a supply ditch running parallel to Lansing Lane. The pond is tributary to a seasonal drainage path flowing from the east and waste irrigation ditch flowing from the southeast. See Drainage Report for further information.

- Does the property have access to .02 cfs per acre from shares in BCID and from water right 63-3499 or is it .02 cfs per acre total? Please clarify.

Response: Right now, the whole project property is considered irrigatable acres but once a final plat is recorded BCID will determine how much water the subdivision gets to keep. The response received from BCID on allowances was, "Our goal each year is to deliver 5 feet per irrigable acre but that is dependent on the weather so no guarantees. Usage is tracked based on orders so we know when a customer has used their allotment." For design the 0.02 cfs per acre is being used. An irrigation water use schedule will be created to manage the available irrigation water for the subdivision based on the updated irrigatable acres.

- The County and City of Middleton will need to approve the irrigation system plans prior to final platting per IC 31-3805.

Response: Acknowledged



County: 5. **Utility Easement:** 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 easement shall be shown graphically on the plat.

- Those two 28' access easements will also serve as the front utility easements for lots 6 and 15, blk 1, correct?

Response: Correct. In addition, there are utility easements adjacent to the northern portions of lots 6 and 15, block 1. See Sheet C2.00

- Just a note that the side lot line utility easements for the southern most lots don't extend the length of the lot lines. The intent seems to be met though and it does not seem like that big of a deal to me (DK).

Response: Acknowledged

Comments on Preliminary Plat Sheets only

Sheet C2.00

County: Please change the scale on this dashed line so it looks like the other easement line work.

Response: The easement line has been updated.

Sheet C3.00

County: DSD doesn't necessarily need this to be a numbered lot. It conflicts with the total lot count given on C0.00. Don't know if it matters either way for us. Is having the R/W be a numbered lot required by the highway district?

Response: Lot 18 has been removed from the lot numbering on plans. It is not a requirement for the highway district.

Best regards,

Isaac Josifek
Ardurra

Canyon County Development Services		
Engineering Division		
Preliminary Plat Check-List		
Project Name:	CS Subdivision	
Case Number:	SD2022-0041	
Plat Review:	#1 - 7/28/2022	
	#2 - 12/5/2023	
	#3 - 3/26/2024	
Centurion Engineers, Inc. - 208.343.3381		
Date:	March 26, 2024	
By:	J. Canning, PE/PLS	
Review By:	Planning & Engineering	
	Planning	
	Engineering - Response Necessary	
General Review Items		
Item	Comment	
1 Initial Review Complete?	Complete	
2 Compliance w/ FCOs /Development Agreement	N/A	
3 City Area of Impact	Only the County subdivision ordinance is applicable in the Middleton Area of Impact	
4 Agency Comments	Project to comply with agency comments.	
CHD4	CHD4 Letter dated 21 March 2023 recommends approval with conditions listed in the letter.	
BCID	Addressed in Response Letter	
Caldwell Fire	The entity that will provide fire protection is the Middleton Rural Fire District, not Caldwell Fire.	
Middleton Rural Fire District	Review dated 7/28/2022 Noted Conditions of Approval	
DEQ	Community Sewage Disposal is Recommended	
DEQ	Community Water is Recommended	
DEQ	IPDES permitting is Required Prior to Construction	
5 Extraordinary Review Agencies	Planning should consider noticing Fish and Wildlife Service and DEQ	

A. Form of Presentation		
1	Drawing Scale - 1" = 100' or less	Complies
2	Drawing Size - Maximum 24" by 36"	Complies
B. Identification and Descriptive Data		
1	Name of Subdivision and Situate Statement	Complies
2	GLO Corner Ties	The plat includes a tie to one GLO corner (the west 1/4 corner of Section 34). Idaho Code will require at least two GLO monuments be tied to on the final plat. For the purposes of the preliminary plat, the single corner tie is adequate - Complies.
3	Subdivision Situate Statement	Complies
4	Developer - Name, Address, Phone Number	Complies
5	Firm Contact Info and Person at Firm	Complies
6	North Arrow	Complies
7	Preparation Date	Complies
8	Revision Block, if Revised	Complies
8	Vicinity Map	Complies
C. Existing Conditions Data		
1	2 Foot Contours and Areas Exceeding 15%	Contours added. Grading for roads & drainage - no lot grading proposed - Complies
2	Location of all Surface/Subsurface Water Facilities	Records for existing septic obtained - no well records. Both to be removed or abandoned - Complies. Sheet C3.00 depicts a setback from the pond - What is the permanent/temporary setback for? The response letter dated 10 August 2023 states the setbacks relate to definitions of permanent/temporary surface waters for septic drainfields - Complies.
3	Depicts all Streets, Railroads, Utilities, Public Areas	Please show widths of Bliss Way and Meadow Park Drive adjacent to and west of C5. The response letter dated 10 August 2023 notes that the R/W widths have been added to sheet C2.00. The comment has been resolved.
4	Name, Book, Page of Adjoining Subdivisions	Our system shows Meadow Park Drive south of Cascade Hills. Please correct name throughout pre-plat. The response letter dated 10 August 2023 states the name has been changed. This comment is resolved.
5	Existing Zoning	If BCID has given historical R/W widths for WCP1.1 lateral along the north boundary, please show that R/W. The response letter dated 10 August 2023 notes the lateral is entirely north of the project boundary. This comment is resolved.
5a	Proposed Zoning, if Changing by Note	Complies Complies - AG Complies - R1

6	Project Acreage by Note	Complies
7	Survey Boundary of Project	Boundary is shown and complies.
8	Adjoining Owner Names, Addresses within 300 Feet	Complies
D. Proposed Conditions Data		
1	Roads, Alleys, Pathways, Easements, Roadway Connections	All road names are okay except Meadows Park. Please work with Tony Almeida in GIS to determine an acceptable name. The comment response letter dated 10 August 2023 notes the name is changed to "Barney Drive". This comment is resolved.
2	Block Numbers, Lot Numbers, Lot Dimensions and Curves	See condition related to Road User's Maintenance Agreement for the two shared driveways. The 28' easements will need to be acted upon with an approval prior to completing the preliminary plat application review.
3	Easements - Use, Location, Width/Size	Complies. All drainage easements added to plat matching Preliminary Storm Drainage report. The easement for the walking path seems to end before the dock. The response letter dated 10 August 2023 notes the easement has been extended. We see on sheet C2.00 that the easement now coincides with the Private Drainage Easement covering the pond, but does not reference other easement uses other than private drainage. Please provide more information and how the pond was addressed in the C,C&Rs for the C4 Subdivision. The comment response letter dated 15 February 2024 notes that C,C&R sections 4.11, 12.2 & 12.12 address this comment. However, the copy of the C,C&Rs provided is not complete - pages 7 through 12 and 19 through 22 are missing. Please provide the missing information.
5	Mixed-Use Projects to Include Areas Shown for Each Use - Status of Zoning	What will use of that pond amenity look like? Will it be described in C,C&Rs or something? Please elaborate. The comment response letter dated 10 August 2023 notes that the pond amenities will be described, maintained and regulated in the C,C&Rs. The letter further states they are not included as a required feature of this development or as a condition of approval. This creates a follow-up comment on since the pond is an amenity for C5 Subdivision and appears to be "shared" by C4 Subdivision to the south, how will the shared use be created and accomplished? Please provide the missing C,C&R pages.
		N/A

OK this

OK this

6	Development Master Plan?	It seems like there could be plans for further development directly to the north of this subdivision. If so, please submit a master plan for the entire area. The comment response letter dated 10 August 2023 notes that C5 subdivision is a stand-alone project. A lot split for this development was done for this purpose. This comment is resolved.
7	Hillside, PUD, Floodplain, Cemetery, Manufactured Homes, Large Scale Development, Hazardous, Unique Areas	See the comment on item C1 above. Please either plan to have no-build/development zones on slopes > 15% or comply with CCZO 07-17-33. The comment response letter dated 10 August 2023 notes that a Hillside Development Application has been submitted as part of this submittal. Comment response letter indicates no lot grading is proposed.
8	Roads Labeled as "Public" or "Private"	What is the plan with the depression spanning lots 10-12, Block 1? The comment response letter dated 10 August 2023 notes that the area will be graded once the lots are sold, and a building permit is obtained. For this comment, the response is adequate; however, site grading comments (D3) and collecting and conveying site street drainage could result in some grading of the depression.
E. Proposed Utility Methods		Complies

Tim Shouring
 12-18-23
 6-7
 Block 1

Claiming No
 Further plans
 for Development
 They build.

1	Sewage - Method of Disposal	Complies
	<p>Please provide a comment from SWDH on the feasibility of the plan for individual septic systems given some of the smaller lot sizes proposed. The comment response letter dated 10 August 2023 notes the preliminary plat has been submitted to SWDH showing well and septic drainfield locations with necessary offsets. The letter goes to note low area groundwater and that the site is not in a Nitrate Priority Area.</p> <p>Community wastewater systems are recommended by DEQ when possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater. Please include us in those discussions or provide the results of those discussions to DSD. The comment response letter indicates the applicant reached out to DEQ but as per their response letter, they do not review projects on a project-specific basis. Per the response letter, they have evaluated the lot layouts and site specific information to make sure that it complies with DEQ standards, specifically the Technical Guidance Manual for Individual and Subsurface Sewage Disposal systems.</p> <p>The city of Middleton in the "Consent to Annexation and Utility Corridor" agreement requires the creation of utility corridor easements on each side of the internal roads that are 20' in width for the future installation of city water/sewer. Please add these easements to the preliminary plat. The city of Middleton has now decided that the pre-annexation agreement and any separate utility easements are not necessary - see e-mails dated 12 February 2024 from Roberta Stewart and 8 January 2024 from Amy Woodruff.</p> <p>It is the County's recommendation that a community sewage disposal collection and disposal system be required.</p>	

2 Water - Method of Supply

Complies

Community water systems are recommended by DEQ when possible. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide protection of groundwater resources or provide the results of those discussions to DSD. The comment response letter dated 10 August 2023 indicates the applicant reached out to DEQ but as per their response letter, they do not review projects on a project-specific basis. Per the response letter, the development does not have municipal water within reach. The letter goes to note that a groundwater study was completed to determine impacts to existing wells and feasibility of individual wells for the proposed lots. The report concludes that the proposed 34 domestic wells will not negatively impact existing wells in the surrounding area. The letter goes on to state that the size and layout of the lots has been evaluated to make sure that the required offsets are in place between potable and non-potable water.

The city of Middleton in the "Consent to Annexation and Utility Corridor" agreement requires the creation of utility corridor easements on each side of the internal roads that are 20' in width for the future installation of city water/sewer. The city of Middleton has now decided that the pre-annexation agreement and any separate utility easements are not necessary - see e-mails dated 12 February 2024 from Roberta Stewart and 8 January 2024 from Amy Woodruff.

It is the County's recommendation that a community water supply and distribution be required.

3 Storm Water Conveyance and Disposal

The "Preliminary Storm Drainage Report" notes that the pond will act as a detention pond releasing flow as in the predevelopment condition. It does not fully explain how this will occur. The report notes that a check structure is used. Please provide a more detailed description of the check structure. Our experience with check structures is that they act as a spillway and hold an upstream water level. This would not differentiate between a static pond water level and incoming storm events. We presume that at least approximately 177,700 cubic feet of storage will be reserved below the spillway elevation for the entire year and then a metered release at some predevelopment rate will occur? As the pond discharges to a borrow ditch on the west side of Lansing Lane, the report notes that the highway district has approved the drainage and discharge. Please provide more detailed information in the report.

The irrigation pond
is retaining stormwater?

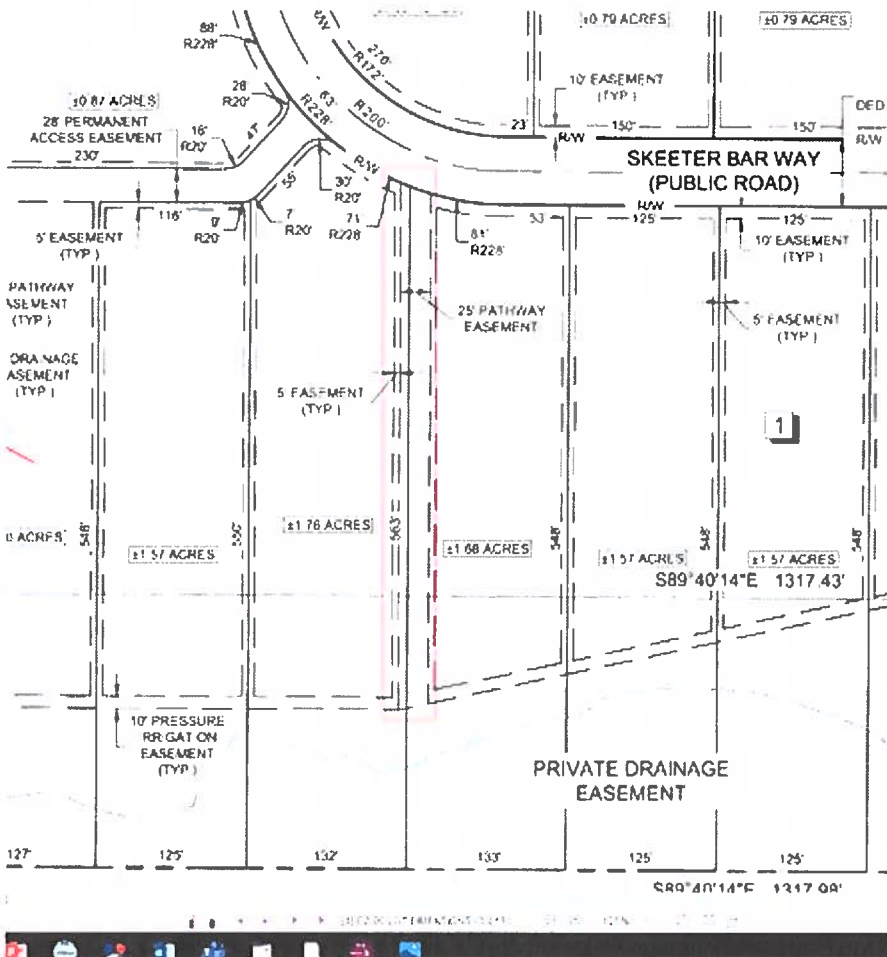
4	Irrigation System - Gravity/Pressure	Complies
		<p>The irrigation plan submitted with the master application indicates there is a supply ditch running parallel with Lansing Lane. Is it being relocated or abandoned? Does the pond get filled by a supply ditch? Please clarify. The comment response letter dated 10 August 2023 states that there is not a supply ditch running parallel with Lansing Lane. The pond is a tributary to a seasonal drainage path flowing from the east and waste irrigation ditch flowing from the southeast. See drainage report for more information.</p> <p>Does the property have access to 0.02 cfs per acre from shares in BCID and from Water Right 63-3499 or is it 0.02 cfs per acre total? Please clarify. The comment response letter dated 10 August 2023 notes that right now, the whole project is considered irrigatable acres, but once a final plat is recorded, BCID will determine how much water the subdivision gets to keep. The response received from BCID on allowances was, "Our goal each year is to deliver 5 feet per irrigable acre, but that is dependent on the weather, so no guarantees. Usage is tracked based on orders, so we know when a customer has used their allotment." For design, the 0.02 cfs per acre is being used. An irrigation water use schedule will be created to manage the available irrigation water for the subdivision based on the updated irrigatable acres.</p> <p>The County and city of Middleton will need to approve the irrigation system plan prior to final platting per IC 31-3805. The comment response letter dated 10 August 2023 acknowledges this requirement.</p> <p>Sheet C4.00 indicates a proposed connection to an existing 10" pressure irrigation line near the southeast corner of Lot 6, Block 1 that appears to be located in C4 Subdivision. We therefore assume the PI system will be shared with C4? Please provide documentation that C5 Subdivision may be annexed into the water users association or HOA for C4 Subdivision. The comment response letter dated 15 February 2024 addresses this comment.</p> <p>Those two 28' access easements will also serve as the front utility easements for lots 6 and 15, Block 1, correct? The comment response letter dated 10 August 2023 states "correct" and, in addition, there are utility easements adjacent to the northern portions of lots 6 and 15, Block 1.</p> <p>Just a note that the side lot line utility easements for the southern most lots don't extend the length of the lot lines. The intent seems to be met though and it doesn't seem like that big of deal to me (DK). The comment letter dated 10 August 2023 acknowledges this comment.</p>
5	Utility Easements - 10 Foot on Exterior Boundary and 5 Feet Each Side of Interior Lot Lines	

Recommended Conditions	
1	Finish grades at subdivision boundaries shall match existing finish grades.
2	Runoff shall be maintained on subdivision property unless otherwise approved.
3	Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and highway district signature on the final plat.
4	Development shall comply with the irrigation district requirements. Evidence shall include written correspondence from the irrigation district prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
	a. Prior to final plat approval, evidence shall be provided showing the applicant worked with Black Canyon Irrigation District to set up water
5	Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from Southwest District Health prior to the first public hearing held for the preliminary plat and Southwest District Health signature on the final plat.
6	Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
7	After preliminary plat approval, applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development
8	As a requirement for development of this parcel with the potential to create 15 or more single family residences, community water and community wastewater systems shall be installed. This is a recommended condition for the related conditional rezone case.
9	Road User's Maintenance Agreement for the shared driveways providing access to lot 6 and 7 and lots 14 and 15, Block 1 shall be recorded concurrently with the final plat. The shared driveways shall meet the standards in CCZO 07-10-03 prior to board signature on the final plat.
10	A water user's maintenance agreement for the pressurized irrigation system shall be provided with the application for final plat and recorded concurrently with the final plat.

Debbie Root

From: Devin Krasowski
Sent: Thursday, March 16, 2023 10:39 AM
To: Jenna Petroll
Cc: Stephanie Hailey
Subject: C5 (SD2022-0041 and CR2022-0025)

One thing we might try and clarify at some point with the applicant is what access people are going to have to the pond along the southern edge of the development. They are proposing a walking path down from Skeeter Bar Way to the pond but then the easement ends:



Soooo, do people have to stop walking right there? If not, are the owners of those lots going to be okay with folks walking around in their back yards?

I'll pose a similar question in my review. Should be wrapped up this week.



Devin T. Krasowski, PE

County Engineer
Canyon County Development Services
Office: (208) 455-5958
Mobile: (208) 407-5757
devin.krasowski@canyoncounty.id.gov

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.



March 10, 2023

Canyon County Development Services Department
111 North 11th Ave. Suite 140
Caldwell, ID 83605
(208) 454-7458

RE: Conditional Rezone. Parcel R37617010
Case No. CR2022-0025
Applicant: Ann Marie Molenaar-Schram
Planner: Jenna Petroll, Planner II

The property is located at 24476 Lansing, Middleton, Idaho.

The Black Canyon Irrigation District (District) has the following initial comments regarding this proposed land use change.

Site Specific Comments:

1. This property has irrigation water attached to it, an irrigation system (including all easements) with an adequate overflow needs to be installed to ensure the delivery of irrigation water to each lot and/or parcel of land entitled to receive irrigation water. The current plan to utilize water from the C-4 subdivision private irrigation facility (fed by the District's WCP 2.4) is generally acceptable. The District is reserving the right to review this lateral delivery change, prior to approving this system, to verify if any upgrades will be required by the Developer. The Developer will be required to provide any and all costs for improvements to the District's infrastructure in order to deliver water from the currently proposed WCP 2.4. This property was historically irrigated from the WCP 1.1 lateral.
2. Irrigation easements showing a pathway for providing this water will be required from the District's delivery to each newly created parcel in this subdivision. This will include C-4 subdivision easements depending on language.
3. The current application states that a 100' ROW will be provided for Meadow Park Boulevard, centered along the 1/16 Section line. This newly proposed ROW comment would encroach the District's historic ROW for the WCP 1.1 lateral. If the language stated is correct, this proposed plan and pre-plat is not currently acceptable by the District. The mapping provided by the County specifically does not show the District's facilities north of Meadow Park Boulevard. It was the District's specific understanding after conversations with the Developer that no encroachments of the District's facilities would be occurring with the C-5 Development. Verbiage provided in this application does not match mapping, we request that it be revised / or simply noted in the record as being incorrect. Overlapping rights-of-way is an encroachment and are not approved.
4. The District and Reclamation will require a signed agreement be in place if any changes are being made to the sections of the W.C.P. 1.1 canal or any appurtenant irrigation facilities that are affected by the proposed land changes not listed in this letter.



5. Specific water accounting for each newly created parcel will need to be performed on the parent parcel. The developer is requested to apply with the District for setting these water appropriations up as a requirement for final platting approval.

General Comments:

Any and all **maintenance road right-of ways, lateral right-of ways and drainage right-of ways** will need to be protected (including the restriction of all encroachments and **INCLUDING ANY PROPOSED OVERLAPPING ROWS**). Also, any crossing agreement(s) and/or piping agreement(s) will need to be acquired from the Bureau of

Reclamation (Reclamation), once approved by the District, to cross over or under any existing lateral, pipe any lateral or encroach in any way the right-of ways of the District or the Reclamation.

The District will require any laterals affected by this proposed land change be piped and structures built to ensure the delivery of irrigation water to our patrons.

Runoff and drainage from any proposed land splits should be addressed as well to ensure downstream users are not adversely affected by the proposed land use changes.

All of the above requirements shall be met, including any others that arise during future review.

Thank You,

Donald Popoff

Donald Popoff P.E.
District Engineer
Black Canyon Irrigation District



United States
Department of
Agriculture

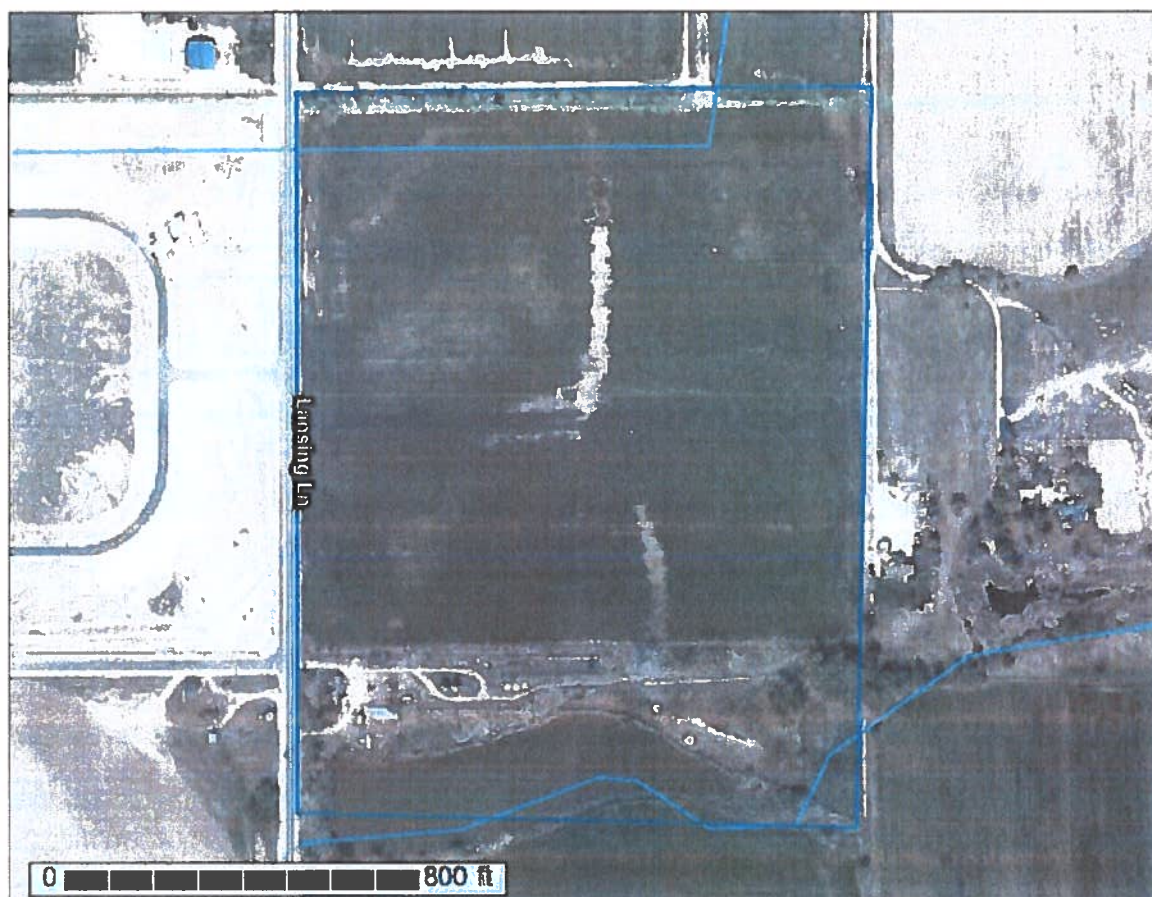
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Canyon Area, Idaho**

CR2022-0025 Molenarr-Schram

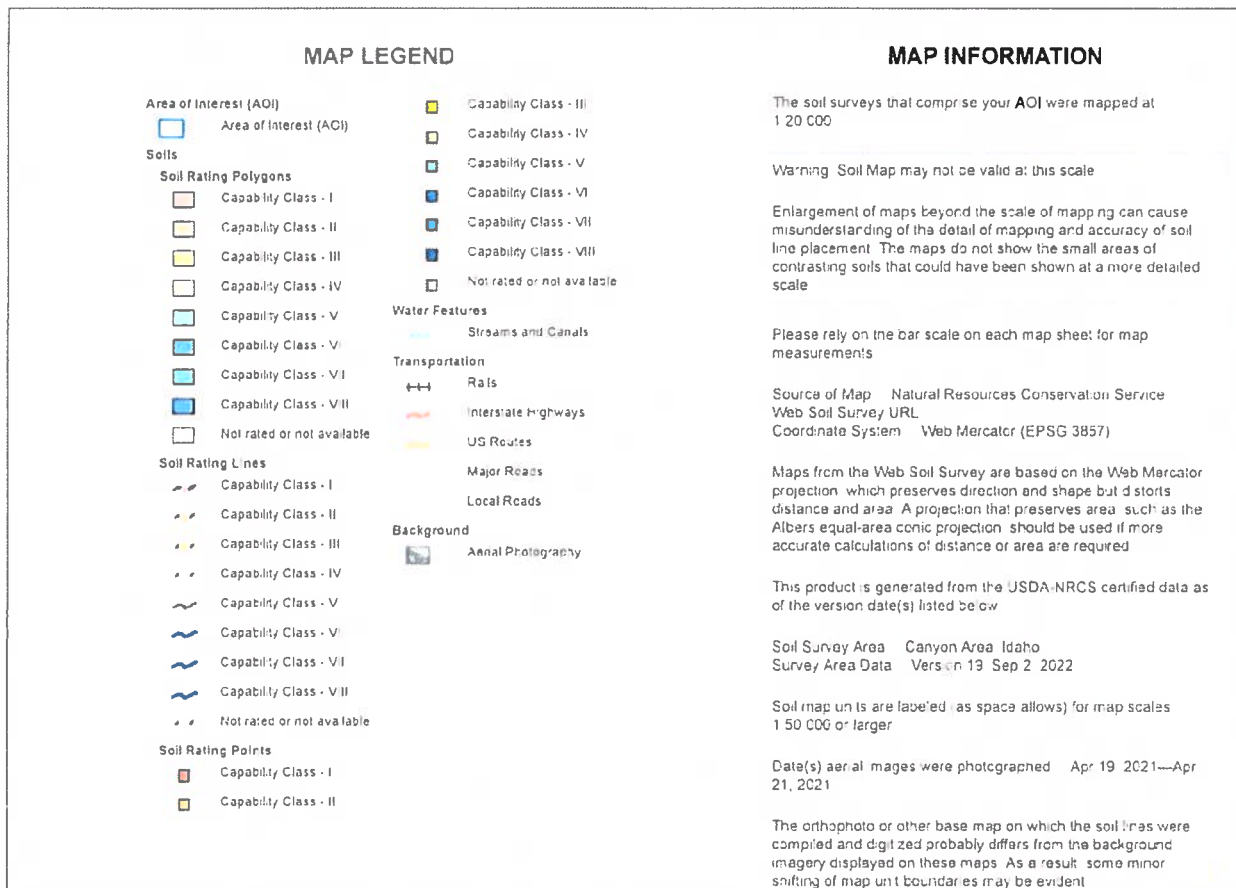


March 8, 2023

Custom Soil Resource Report
Map—Irrigated Capability Class (CR2022-0025Molenaar-Schram)



Custom Soil Resource Report



Table—Irrigated Capability Class (CR2022-0025Molenaar-Schram)

Map unit symbol	Map unit name	Rating	Acres In AOI	Percent of AOI
EsA	Elijah-Chilcott silt loams, 0 to 1 percent slopes	3	22.1	45.5%
EsB	Elijah-Chilcott silt loams, 1 to 3 percent slopes	3	16.7	34.4%
LaE	Lankbush sandy loam, 12 to 30 percent slopes		3.8	7.9%
LkC	Lankbush-Elijah-Vickery silt loams, 3 to 7 percent slopes	4	4.9	10.1%
LkD	Lankbush-Elijah-Vickery silt loams, 7 to 12 percent slopes	6	1.0	2.1%
Totals for Area of Interest			48.5	100.0%

**Rating Options—Irrigated Capability Class
(CR2022-0025Molenaar-Schram)***Aggregation Method: Dominant Condition**Component Percent Cutoff: None Specified**Tie-break Rule: Higher***Irrigated Capability Class (CR2022-0025Molenaar-Schram)**

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:



Middleton School District #134

Every Child Learning Every Day

Middleton School District #134

City of Middleton--Public Hearing Notice Response

General Response for New Development

Middleton School District is currently experiencing significant growth in its student population. **Currently Middleton School District has 2 of our 3 elementary schools over capacity. Heights Elementary is at 134% of capacity with three portable units. Mill Creek Elementary is at 123% of capacity with 4 portable classroom units totaling 8 classrooms.** We are nearing capacity, but have not superseded at this point, at our high school (91%) and middle school (85%). As it stands now there is an immediate need for additional facilities in our school district, primarily at the elementary grades. However, we have significant concerns of the continued growth and our ability to meet the future facility needs of our district at the secondary level (Middleton Middle School and Middleton High School).

We have completed demographic study performed for our school district boundaries and data suggests that for every new home we could expect between 0.5 and 0.7 (with an average of .569) students to come to our schools. That is the factor/rate we use to make our projection of student impact for each development.

Molenaar-Schram/C-5 Subdivision

Elementary students living in the subdivision as planned would be in the attendance zone for Mill Creek Elementary School, which, as stated above, is already well above capacity. With the 34 proposed lots we anticipate approximately 17-24 students will need educational services provided by our district. This equates roughly to a new classroom of students as a result of this development.

In addition to the increase in student population and its impact on facilities, bussing would be provided for all students. As such, it would be important that the developer include plans for appropriate spacing for bus stops. Typically busses do not enter subdivisions. As such, safe routes to planned stops would be an important consideration.

As a school district we would ask that Canyon County Planning and Zoning commission take these factors into consideration as you make your decision. Any questions regarding this response should be directed to Marc Gee at the contact information shared below.

A handwritten signature in dark ink, appearing to read 'Marc C. Gee', is written over a horizontal line.

Marc C. Gee, Superintendent

March 13, 2023

Date

Isaac Josifek

From: Amy Woodruff <amy@civildynamics.net>
Sent: Monday, January 8, 2024 11:16 AM
To: Isaac Josifek; Roberta Stewart
Cc: Becky Crofts; Dave Callister - Callister LLC (davec.hrc@gmail.com)
Subject: RE: C5 Subdivision - do we need utility easement for a public county road

Isaac, the right of way as shown would accommodate the municipal utilities. No separate easement area appears to be warranted.

The rights of way/roads are HD4 jurisdiction (not city) so municipal utilities occupying the right of way would need to be approved by HD4.

Thank you.

Amy Woodruff
453-2028

From: Isaac Josifek <IJosifek@ardurra.com>
Sent: Friday, January 5, 2024 10:28 AM
To: Amy Woodruff <amy@civildynamics.net>; Roberta Stewart <rstewart@middletoncity.com>
Cc: Becky Crofts <bcrofts@middletoncity.com>; Dave Callister - Callister LLC (davec.hrc@gmail.com) <davec.hrc@gmail.com>
Subject: RE: C5 Subdivision - do we need utility easement for a public county road

Hi Amy,
Checking in to see if you have had a chance to look at the preliminary plat with regard to my question. Let me know if I can clarify anything about it.

Thank you,



Isaac Josifek, P.E. (ID, CA)
Project Manager
O: (208) 442-6300 | M: (530) 514-1409
332 N. Broadmore Way, Nampa, ID 83687
ijosifek@ardurra.com | www.ardurra.com



From: Isaac Josifek
Sent: Thursday, December 28, 2023 2:03 PM
To: 'Amy Woodruff' <amy@civildynamics.net>; Roberta Stewart <rstewart@middletoncity.com>
Cc: Becky Crofts <bcrofts@middletoncity.com>
Subject: RE: C5 Subdivision - do we need utility easement for a public county road

Hi Amy,
Yes, it has been awhile. Here is the C5 Preliminary Plat. Thank you for looking at this.



Isaac Josifek, P.E. (ID, CA)

Project Manager

O: (208) 442-6300 | M: (530) 514-1409

332 N. Broadmore Way, Nampa, ID 83687

ijosifek@ardurra.com | www.ardurra.com



From: Amy Woodruff <amy@civildynamics.net>

Sent: Thursday, December 28, 2023 1:48 PM

To: Isaac Josifek <ijosifek@ardurra.com>; Roberta Stewart <rstewart@middletoncity.com>

Cc: Becky Crofts <bcrofts@middletoncity.com>

Subject: RE: C5 Subdivision - do we need utility easement for a public county road

Isaac, it has been some time since we discussed. Please send over a copy of the preliminary plat.

Tahk you.

Amy Woodruff
453-2028

From: Isaac Josifek <ijosifek@ardurra.com>

Sent: Thursday, December 28, 2023 11:00 AM

To: Roberta Stewart <rstewart@middletoncity.com>

Cc: Amy Woodruff <amy@civildynamics.net>; Becky Crofts <bcrofts@middletoncity.com>

Subject: RE: C5 Subdivision - do we need utility easement for a public county road

Thank you Roberta. I'll check in later next week if I don't hear from Amy.



Isaac Josifek, P.E. (ID, CA)

Project Manager

O: (208) 442-6300 | M: (530) 514-1409

332 N. Broadmore Way, Nampa, ID 83687

ijosifek@ardurra.com | www.ardurra.com



From: Roberta Stewart <rstewart@middletoncity.com>

Sent: Wednesday, December 27, 2023 9:42 AM

To: Isaac Josifek <ijosifek@ardurra.com>

Cc: Amy Woodruff <amy@civildynamics.net>; Becky Crofts <bcrofts@middletoncity.com>

Subject: FW: C5 Subdivision - do we need utility easement for a public county road

Hey Isaac: There might be a situation where City will want that 30' wide utility corridor defined even if the streets are public county roads. But, I need Amy to weigh in on whether a simple pre-plat and final plat note will be sufficient. The question is whether a plat note referencing the recorded pre-annexation is sufficient. Amy is out of the office. Hopefully you can wait until next week for an answer from her.

Roberta L. Stewart

PLANNING & ZONING OFFICIAL
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

Tele - (208) 585-3133
Fax – (208) 585-9601
rstewart@middletoncity.com

www.middleton.id.gov



From: Isaac Josifek <ijosifek@ardurra.com>
Sent: Friday, December 22, 2023 12:23 PM
To: Roberta Stewart <rstewart@middletoncity.com>; Amy Woodruff <amy@civildynamics.net>
Subject: C5 Subdivision

Hi Roberta and Amy,

I hope you are doing well. It has been quite a while since discussing this project with you, but we only recently got our second round of comments from the County. One comment was regarding the Utility Corridor and Easement for sewer and water facilities as mentioned in the draft pre-annexation agreement for C5 subdivision. They wanted to see that corridor/easement shown on the preliminary plat. The roads for the subdivision are public and so no easement is required. A note to that affect to the plat but otherwise I don't see the need. Can you confirm that is sufficient?

Also,

Does the City have cost records for the last installed or planned regional well and can be provided? I attached a public records request for this.

Thank you again and have a wonderful Christmas!



Isaac Josifek, P.E. (ID, CA)

Project Manager

O: (208) 442-6300 | **M:** (530) 514-1409

332 N. Broadmore Way, Nampa, ID 83687

ijosifek@ardurra.com | www.ardurra.com



1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

March 10, 2023

Jenna Petroll, Case Planner
Canyon County
111 N. 11th Ave ROOM 310
Caldwell, ID 83605
jenna.petroll@canyoncounty.id.gov

Subject: Case No. CR2022-0025, Molenaar-Schram, Conditional Rezone and Preliminary Plat

Dear Ms. Petroll:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

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

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

3. DRINKING WATER

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

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ 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.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, 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,



Aaron Scheff
Regional Administrator

c:

2021AEK



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

TELEPHONE 208/454-8135
FAX 208/454-2008

March 21, 2023

Canyon County Development Services
Planning & Zoning Commission
111 Nth Ave Suite 140
Caldwell, Idaho 83605
Attention: Jenna Petroll, Planner

T-O Engineers
332 N. Broadmore Way
Nampa, Idaho 83687
Attn: Isaac Josifek, P.E.

RE: Amended-Lansing Lane-C5 Subdivision
Parcel Number: R37617010

Jenna:

Canyon Highway District No. 4 (CHD4) has reviewed the preliminary plat application materials for C-5 Subdivision. Subject parcel is located in the NE $\frac{1}{4}$, Section 34, T5N, R2W, BM, of Canyon County. The subject property fronts the east side of Lansing Lane for about a $\frac{1}{4}$ mile. Proposal consists of the following:

- Approximately 45 acres
- 34 residential lots
- 50' ROW dedication from section line along Lansing Lane
- 100' ROW dedication for Meadow Park
 - Proposed center of dedication approximately 74' south of the 1/16th line
- Approach onto Lansing directly across from Cascade Hills approach Bliss Way/Lansing Lane
- Approach onto Meadow Park Blvd approx. 1,050' east of the Meadow Park/Lansing intersection

Please find the following conditions of approval as it relates to the preliminary plat request for C5 Subdivision:

General

The project is located within Middleton's area of impact, and is within $\frac{3}{4}$ mile of current city limits. CHD4 will notify the County if City comments significantly change the preliminary plat.

Right-of-Way

1. Sheet C0.00
 - a. Relocate all utilities on Lansing Lane frontage out of CHD4 right-of-way. (Add to Notes Sheet C0.00)
2. Sheet C2.0
 - a. 28' access easement shown stubbing into Lansing ROW
 - i. Please do not connect easement into ROW

Frontage Improvements

1. Improvements for Lansing Lane as shown on preliminary plat, are acceptable
2. Meadow Park
 - a. Improve Meadow Park consistent with the proposed Lansing Lane Improvements Section

- i. Improvements include: 46' of asphalt, 2' gravel shoulders (each side), borrow ditch (each side), and 8' pathways (each side). Pathways to be located in a 10' easement outside of the ROW (see proposed Lansing Lane Improvements Section for further details)
 - b. 100' ROW (50' half-width) applies as shown
 - c. Given the irrigation easement to the north it appears the pathway located on the north side of the road may fall within the irrigation district's easement. Please confirm with Black Canyon Irrigation District if this is acceptable.
- 3. Sheet C3.0
 - a. Correct typical section of Meadow Park to match Frontage Improvements comment 2.

Drainage

- 1. Sheet C0.00
 - a. Please add, "The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance."
 - b. It is unclear how runoff from Meadow Park will be treated. See HSDP 3070.
 - c. If using existing storm pond, confirm volumes do not exceed freeboard of pond TOB
 - i. Pre-treat water prior to discharging into pond see C4 subdivision for ideas.

Traffic Impacts

A traffic signal is required at the Lansing/Highway 44 intersection. Per CHD4's CIP, the intersection of Lansing/Highway 44 is **not** impact fee eligible. CHD4 has jurisdiction at the north and south approaches of the intersection (any proportionate impact on the EB/WB legs of Highway 44 is under ITD jurisdiction).

Prior to improvement drawing acceptance, CHD4 will assess the proportionate impacts from all the current and previous phases (C3-C5 subdivisions). The same will be done for C6. The amount due for C3-C5 will be collected via a financial guarantee due prior to C5 final plat signature.

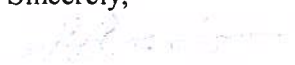
There are no other means to fund this signal outside of assessing proportionate impacts.

All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual in effect at the time of improvement drawing submittal.

CHD4 recommends approval of the preliminary plat subject to the conditions detailed above, and requests the County make these conditions a requirement for approval of the proposed subdivision. Please feel free to contact me with any questions on this project.

Please feel free to contact me at any time with questions on these comments.

Sincerely,


Leonard Riccio, P.E.
Assistant Engineer
Transportation Planner



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

TELEPHONE 208/454-8135
FAX 208/454-2008

March 14, 2023

Canyon County Development Services
Planning & Zoning Commission
111 Nth Ave Suite 140
Caldwell, Idaho 83605
Attention: Jenna Petroll, Planner

T-O Engineers
332 N. Broadmore Way
Nampa, Idaho 83687
Attn: Isaac Josifek, P.E.

RE: Lansing Lane-C5 Subdivision
Parcel Number: R37617010

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 - a. Please add, "The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance."
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CHD4 recommends approval of the preliminary plat subject to the conditions detailed above, and requests the County make these conditions a requirement for approval of the proposed subdivision. Please feel free to contact me with any questions on this project.

Please feel free to contact me at any time with questions on these comments.

Sincerely,



Leonard Riccio, P.E.
Assistant Engineer
Transportation Planner

Debbie Root

From: Dan Lister
Sent: Thursday, December 29, 2022 8:15 AM
To: Devin Krasowski; Stephanie Hailey
Subject: FW: [External] C-5 Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

From: Steve Pemberton <SPemberton@canyonhd4.org>
Sent: Wednesday, December 28, 2022 2:46 PM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; byzaguirre@ardurra.com
Cc: Chris Hopper <CHopper@canyonhd4.org>
Subject: [External] C-5 Subdivision

Canyon County Development Services
Planning & Zoning Commission
111 Nth Ave Suite 140
Caldwell, Idaho 83605
Attention: Dan Lister, Planner
RE: C5 Subdivision
Parcel Number: R37617010

T-O Engineers
332 N. Broadmore Way
Nampa, Idaho 83687
Attn: Isaak Josifek P.E.

Dear Dan:

Canyon Highway District No. 4 (CHD4) has reviewed the preliminary plat application materials for C-5 Subdivision. The parcel comprises of approximately 45 acre, and is located in the NE ¼, Section 34, T5N, R2W, of Canyon County. The subject property fronts the east side of Lansing Lane for about a ¼ mile.

The preliminary plat dated July 28, 2022 by Isaac Josifek of T-O Engineers will be considered by the CHD4 Board of Commissioners, subject to the following conditions.

These conditions apply to C-5 Subdivision as described on the preliminary plat.

Right-of-Way

1. Relocate all utilities on Lansing Lane frontage out of CHD4 right-of-way. (Add to Notes Sheet C0.00)

Frontage Improvements

1. Show Lansing Ln. half section width and with right-of-way to match east half of ACCHD SD – 101A 3 – lane rural road. Lansing Ln. considered a collector road on the Canyon County, Idaho Functional Classification Map.
2. Label Meadow Park Blvd. a collector road or label the typical collector road section as Meadow Park Blvd.

All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual in effect at the time of improvement drawing submittal.

CHD4 recommends approval of the preliminary plat subject to the conditions detailed above, and requests the County make these conditions a requirement for approval of the proposed subdivision. Please feel free to contact me with any questions on this project.

Sincerely,

Chris Hopper, P.E.
District Engineer

File: C-5 Subdivision

Steve Pemberton
Engineer Technician
Canyon Highway District No. 4
208-454-8135
spemberton@canyonhd4.org
Canyonhd4.org



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

TELEPHONE 208/454-8135
FAX 208/454-2008

December 28, 2022

Canyon County Development Services
Planning & Zoning Commission
111 Nth Ave Suite 140
Caldwell, Idaho 83605
Attention: Dan Lister, Planner

T-O Engineers
332 N. Broadmore Way
Nampa, Idaho 83687
Attn: Isaak Josifek P.E.

RE: C5 Subdivision
Parcel Number: R37617010

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Please feel free to contact me at any time with questions on these comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CH', with a long horizontal flourish extending to the right.

Chris Hopper, P.E.
District Engineer

File: C-5 Subdivision

Isaac Josifek

From: Peter Adams <Peter.Adams@deq.idaho.gov>
Sent: Thursday, April 27, 2023 12:37 PM
To: Isaac Josifek
Cc: Mitch Kiester
Subject: RE: Nitrate Priority Area

Isaac,

I checked here: <https://mapcase.deq.idaho.gov/npa/>

It appears that the NPA eastern boundary is Lansing Ln, so the project is not within the NPA.

Regards,

Peter Adams | Idaho DEQ On-Site Wastewater Coordinator
Peter.Adams@deq.idaho.gov

From: Isaac Josifek <IJosifek@to-engineers.com>
Sent: Thursday, April 27, 2023 12:21
To: Peter Adams <Peter.Adams@deq.idaho.gov>
Subject: Nitrate Priority Area

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

Hi Peter,

Before Jack Nygard left SWDH he wanted me to contact you about my project relative to nitrate priority areas. See his comment on the attached PDF. In our pre-application meeting we looked at the SWDH maps and the project was outside the closest area. Would you be able to confirm that and provide feedback? Thank you for your time.



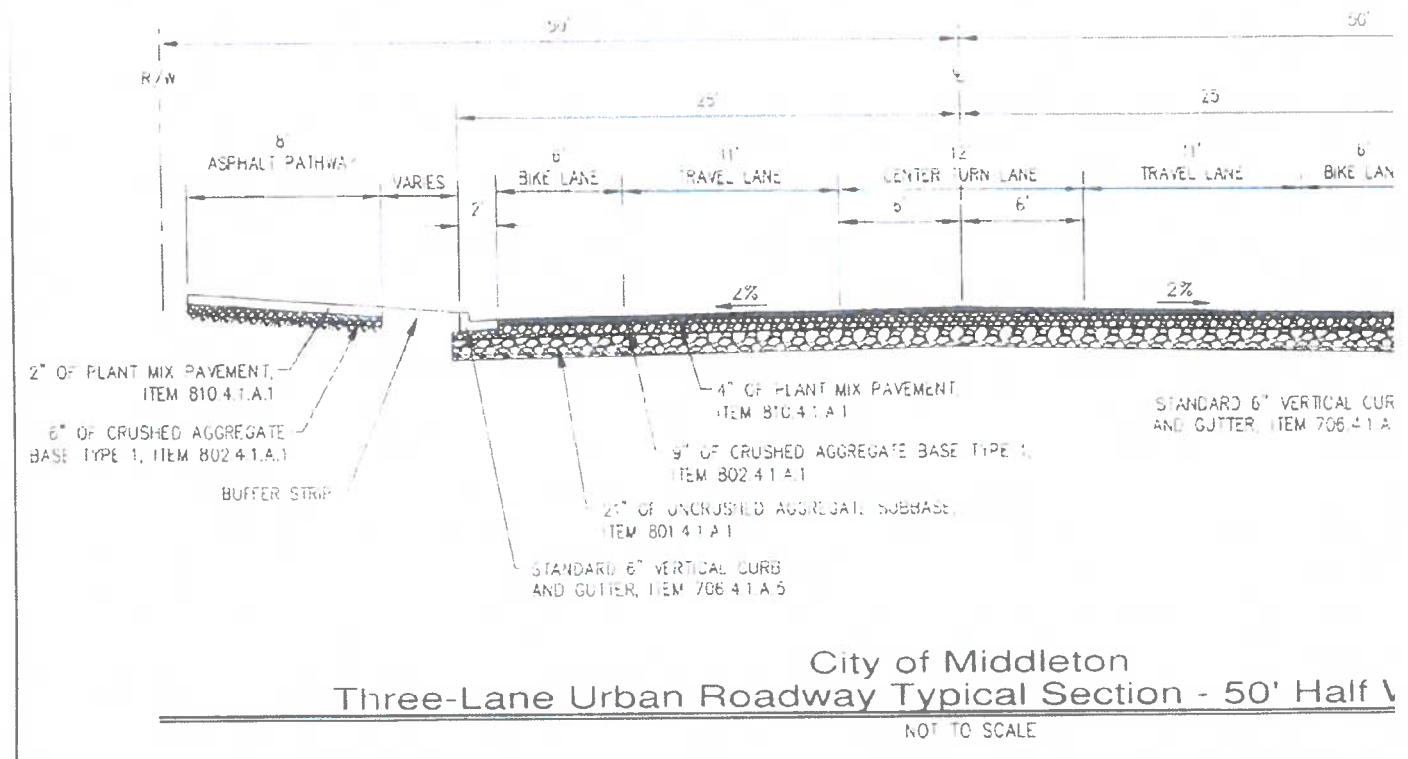
Isaac Josifek, P.E. (ID, CA)
Project Manager
O: (208) 442-6300 | M: (530) 514-1409
332 N. Broadmore Way, Nampa, ID 83687
ijosifek@ardurra.com | www.ardurra.com



Jenna Petroll

From: Roberta Stewart <rstewart@middletoncity.com>
Sent: Thursday, March 16, 2023 1:56 PM
To: Jenna Petroll
Cc: Lenny Riccio
Subject: [External] Middleton City Comments to Legal Notice CR2022-0025 / Molenaar-Schram
Attachments: Molenaar P&Z Rezone full political agency notice.docx; Middleton 3 lane urban Street section.pdf

Hi Jenna: the City of Middleton received your legal notice for Molenaar Rezone and C-5 Preliminary Plat. The City requests that County require the developer to build Meadow Park Street to the standards of Middleton City's 3 lane urban street section. Meadow Park Street is shown as a collector on the new Functional Classification Map that COMPASS is finalizing with the County and City. The portions of Meadow Park Street within City limits are being built in compliance with this 3 lane urban street section, so it meets the intent of a collector. We request that the County portions of Meadow Park Street also be constructed in compliance with the 3 lane urban section. A copy of the street section is attached and set forth below.



Roberta L. Stewart

PLANNING & ZONING OFFICIAL
City of Middleton, Planning & Zoning
1103 W. Main St.



Southwest District Health

Pre-Development Meeting Planned Unit/Commercial

Environmental Health Services

13307 Miami Lane
Caldwell, ID 83607
208.455.5400
FAX 208.455.5405

Name of Development: C-5 Subdivision
Applicant: _____
P.E./P.G.: Issac Josifek - ijosifek@to-engineers.com
All others in Attendance: _____

EHS #'s 32 Date 06/16/22

Number of Lots or Flow: 34 buildable Acreage of Proposed Development: 45.87
Location of Development: South of Purple Sage Rd and East of Lansing Ln

Project in Area of Concern: North Canyon County Groundwater/Rock <10' _____
Level 1 NP Necessary for N: Possibly on the edge of the priority area but outside of it currently.

LSAS/CSS Proposed: N/A
BRO meeting for P or above: _____
Proposed Drinking Water: Individual ☒, City ☐, Community ☐, Public Water Supply ☐
BRO meeting for PWS, Com: _____

Information Distributed: SER ☒, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments: Parcel Numbers - R3761701000 - look up if in proirity area
avg. 1 acre - Concerned with some lot sizes 82K SQ to 28K SQ
Pond to the south - Larger lots to the south
Groundwater monitoring ? - Possibly, area is irrigated. But no GW previo
Lot sizing concerns

Email Peter Adams to touch base on NP areas

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

1008 E. Locust
Emmett 83617
365-6371
FAX 365-4729

1155 Third Ave., N.
Payette 83661
642-9321
FAX 642-5098

46 W. Court
Weiser 83672
549-2370
FAX 549-2371

824 S. Diamond St.
Nampa 83686
465-8402
FAX 442-2809

Jenna Petroll

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, February 17, 2023 9:09 AM
To: Jenna Petroll
Cc: Bonnie Puleo
Subject: [External] RE: Legal Notice CR2022-0025 / Molenaar-Schram

Good Morning, Jenna.

After careful review of the transmittal submitted to ITD on February 15, 2023, regarding CR2022-0025/Molenaar-Schram, the Department has no comments or concerns to make at this time. Based on the distance to SH-44 and the size of the development, we anticipate little impact to our state highway system.

Please let me know if you have any questions or concerns.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>
Sent: Wednesday, February 15, 2023 1:00 PM
To: '3tjj@frontiernet.net' <3tjj@frontiernet.net>; '670@kboi.com' <670@kboi.com>; 'aburton@caldwellschools.org' <aburton@caldwellschools.org>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'admin1@kunalibrary.org' <admin1@kunalibrary.org>; 'admin2@kunalibrary.org' <admin2@kunalibrary.org>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; AJ Mondor <AJ.Mondor@canyoncounty.id.gov>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'ann_jacops@hotmail.com' <ann_jacops@hotmail.com>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'Aubrie.hunt@dhw.idaho.gov' <Aubrie.hunt@dhw.idaho.gov>; 'badgerd@cityofnampa.us' <badgerd@cityofnampa.us>; 'BKINNEY@IDAHOPOWER.COM' <BKINNEY@IDAHOPOWER.COM>; 'bobw@gghd3.org' <bobw@gghd3.org>; Brandon Flack <brandon.flack@idfg.idaho.gov>; Brian Graves Kuna SD <bgraves@kunaschools.org>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'brock.cornell@isda.idaho.gov' <brock.cornell@isda.idaho.gov>; 'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>; Canyon Highway District Land Division <Iriccio@canyonhd4.org>; 'cdillon@usbr.gov' <cdillon@usbr.gov>; Char Tim <timc@cityofnampa.us>; City of Greenleaf <amy@citydynamics.net>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'clerk@greenleaf-idaho.us' <clerk@greenleaf-idaho.us>; 'clittle@achdidaho.org' <clittle@achdidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; 'craigbrown@cwidaho.cc' <craigbrown@cwidaho.cc>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Dan Everhart <dan.everhart@ishs.idaho.gov>; Danielle Horras (drhorras@kunaschools.org) <drhorras@kunaschools.org>; Darlene Leon <dleon@nsd131.org>; 'ddenney@homedaleschools.org' <ddenney@homedaleschools.org>;

MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

FIRE DEPARTMENT PRELIMINARY PLAT APPLICATION

PLEASE PRINT

Date: 07/28/22

Applicant Name: Maximilian Biron		Primary Contact: <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative	
Address: 332 N. Broadmore Way		City: Nampa	Zip: 83687
Phone/Mobile: (208) 442-6300		Email Address: mbiron@to-engineers.com	
Owner(s): Ann Marie Molenaar-Schram			
Address: 3353 N Munger Rd		City: Star	Zip: 83669
Phone/Mobile: (208) 573-3149		Email Address: davec.hrc@gmail.com	
Representative: same as applicant		Contact Name:	
Phone/Mobile:		Email Address:	
Billing: Name and Email: Dave Callister - davec.hrc@gmail.com			
PROJECT INFORMATION			
Subdivision Name: C-5 Subdivision			
Site Location: 24476 Lansing Ln., Middleton, ID 83644			
Approved Zoning Designation of Site: to be county R-2		Legal Description: NW 1/4 of NW 1/4, Section 34, T 5N, R 2W	
Total Acreage of Site: ±45.87		Dwelling Units Per Gross Acre: 1 unit/ acre	
Minimum Lot Size: 0.79 acres		Minimum Lot Width: 60'	
Total Number of Lots: 34	Residential: 34	Commercial:	
Industrial:	Common: 0	Other:	
Total Number of Units:	Single-family: 34	Duplex:	
Multi-family	Other: 0	Water Services: Individual private well	
Streets: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	# Entrances: 3	Gated: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
FIRE CODE OFFICIAL USE ONLY			
REVIEW NOTES: See attached Fire District Development Review		Application & Plans Received: (Date/By) 8/3/22 N. Sinclair	
		Permit Fee: \$200.00 (Paid) Cash Credit Card Check # 2238	
		Fire Authority Having Jurisdiction: Middleton Rural FD	
		Fire District Permit # 22 MS-113	
		City/County Jurisdiction: Canyon Co.	
		County/City Permit # SD2022-0041	
		FIRE DISTRICT APPLICATION STATUS	
<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Fire Code Official: <i>Victoria B...</i>		Date: 4-13-2023	

(208) 286-7772
 11665 W. STATE ST., SUITE B
 STAR, IDAHO 83669

Subject: C5 Subdivision
Date: Thursday, April 13, 2023 at 15:23:29 Mountain Daylight Time
From: Becky Yzaguirre
To: Victor Islas
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png

Hi Victor,

These homes will be sprinklered just like the C3 development. Please let me know if you need more information or if that will work.

Thank you,



Becky Yzaguirre
Land Use Planner
O: 208-323-2288
2471 S. Titanium Pl., Meridian ID 83642
BYzaguirre@ardurra.com | www.ardurra.com





FIRE DISTRICT DEVELOPMENT REVIEW

Based on the 2018 International Fire Code, referenced standards for NFPA, and codes set forth by the City or County.

Review Date	April 13, 2023
Fire District (AHJ)	Middleton Rural Fire District
Fire Code Official	Victor Islas, Deputy Chief <i>VI</i>
Fire District Permit #	22MS-113
Development Services	Canyon County
County/City Case #	SD2022-0041
Project Address	24476 Lansing Ln., Middleton, ID 83644
Description	C-5 Subdivison
Parcel Number	NW 1/4 of NW 1/4, Section 34, T 5N, R 2W
Contact	Becky Yzaguirre (Ardura)
Phone Number	(208) 323-2288
Email	BYzaguirre@to-engineers.com
Nearest Fire Station	Middleton Rural Fire District / Star Fire Protection District - Station 52
Travel Distance	52, located at 22585 Kingsbury Rd., Middleton, Idaho. Station 52 is 3.3 miles with a travel time of 6 minutes under ideal driving conditions from this development.
Zoning/# of Lots/# of Phases	R2 34 Lots - Single Family 1 Phase
Setbacks	Side setback as per County Code for R2 developments
Fire Department Access	<p>Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.</p> <p>One-or two-family dwellings residential developments: Developments of one-or two-family dwellings where the number of dwellings units exceeds 30 shall be provided with at least two separate and approved fire apparatus access roads.</p> <p>The purposed access entrances to the development meet the entent of the fire code.</p> <p>Final inspection of the subdivison road and access will be requied for final sign off before building permits are issued by Canyon County.</p>
Fire Flow Requirements	<p>1000 GPM for a duration of 1 hour for homes up to 3,600 Sq. Ft. Over 3,600 Sq.Ft. reference IFC 2018 Appendix B</p> <p>Per the applicant the all homes will be equipped with NFPA 13D sprinkler systems to achive Fire Flow for each structure.</p>
Required Permits	<p>It shall be the responsibility of each builder and or owner to apply for a fire district water supply and access permit prior to the county building permit.</p> <p>It shall be the responsbility of each builder and Fire Sprinkler contractor to contact the fire district for review, permits and inspections of NFPA 13D System.</p> <p>Final inspection by the Fire District is required for all structures before C of O is issued by Canyon County.</p>



Street Sign/Address Markings	<p>All buildings need to have a permanently posted address, which will be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address needs to be posted at the beginning of construction and maintained thereafter. The address need be visible and legible from the road on which the road on which the address is located. Address signs along one-way roads will be visible from both the intended direction of travel and the opposite direction. Where multiple addresses are required at a single driveway, they need to be mounted on a single post, and additional signs will be</p> <p>Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post hall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.</p>
Notice	<p>Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.</p>

Debbie Root

From: Becky Yzaguirre <BYzaguirre@to-engineers.com>
Sent: Tuesday, December 20, 2022 1:55 PM
To: Debbie Root
Cc: Zane Cradic; Isaac Josifek; John Carpenter
Subject: [External] RE: Contact Information
Attachments: C5_Subdivision_Legal_Description_5-12-22.pdf; C5_Subdivision_Record_of_Survey.pdf

Hi Deb,

Attached is the legal and the ROS for C5 Subdivision.

Please let me know if you need anything else for C5.

Thank you!



Becky Yzaguirre
Land Use Planner
O: 208-323-2288
(2471 S. Titanium Pl., Meridian ID 83642)
(BYzaguirre@to-engineers.com) | www.ardurra.com



From: John Carpenter <jcarpenter@to-engineers.com>
Sent: Tuesday, December 13, 2022 1:30 PM
To: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Cc: Zane Cradic <zcradic@to-engineers.com>; Becky Yzaguirre <BYzaguirre@to-engineers.com>; Isaac Josifek <IJosifek@to-engineers.com>
Subject: RE: Contact Information

Hi Deb – good to hear from you and glad you are back down at the county! exciting news for us.

Yes Alec moved on and is missed here. He was headed to Vancouver Wa.

Becky Yzaguirre is the point person for planning. Hopefully you know her, if not we should do introductions.

C5 sub – we can get you that legal description.

Amity – we are not working on it any longer.

Middleton 187 – let me know if you need something on this one.

Thanks and look forward to seeing you soon.

jc