



Planning and Zoning Commission
Hearing Date: June 12, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMER: CR2022-0025

APPLICANT/REPRESENTATIVE: Ardurra and Trout & Jones, PLLC
PROPERTY OWNER: Callister, LLC (formerly Molenaar-Schram)

APPLICATION: Conditional Rezone from an “A” (Agricultural) Zone to a “CR-R-1” (CR-Single Family Residential) zone.

LOCATION: The subject property is located approximately 1345 feet south of Purple Sage Road on the east side of Lansing Lane, Middleton; in the NW ¼ of Section 34, T5N, R2W, BM, Canyon County, Idaho.

ANALYST: Deb Root, Principal Planner

REQUEST:
Callister, LLC requests to conditionally rezone 45.75 acres from “A” (Agricultural) to “CR-R1” (Single Family Residential) for the intended purpose of developing a 37 residential lot subdivision with an average residential lot size of one acre. The request includes a development agreement restricting future development to no more than 37 lots. *See Exhibit A for more details.*

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	May 11, 2022
Neighbor notification within 600 feet mailed on:	May 20, 2025
Newspaper notice published on:	May 6, 2025
Notice posted on-site on or before:	May 6, 2025

1. BACKGROUND:

The subject property is zoned “A” (Agricultural, Exhibits B1 & B2d). The 2020 Canyon County Comprehensive Plan designates the future land use of the subject parcel as ‘Residential’ (Exhibit B2b). The application was submitted before the adoption of the 2030 Comprehensive Plan (Exhibit B2j). Therefore, the request must be reviewed based on the adopted plan at the time of submittal.

Parcel R37617010B, approximately 45.75 acres, was divided from R37617010 (86.41 acres) via AD2022-0091. R37617010 was formerly divided via AD2020-0063 to create a 31.43 acre parcel to develop C4 Subdivision.

CCZO §07-19-09 indicates that if the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided. The applicant representative stated that this is a standalone project. The developer, Callister LLC, has developed C3 and C4 Subdivisions adjacent to the south and in the CHD4 agency response, Exhibit D5, the highway district indicates, “*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.*” This series of proposed and developed properties have been developed as individual components of what appears to be a larger plan; therefore, there has not been a traffic impact study required, consideration of a community water system, cumulative impact, nor planned interconnectivity between the developments and adjacent properties.

The property is currently in agricultural production. There is residential development to the west and south. Middleton City limits are located approximately 3,370 feet to the south. The property lies within the Middleton area of city impact. Star City limits are approximately 5,600 feet to the southeast at Kingsbury Road. Recently, (July 2, 2024), the Farmington Hills development proposal was denied in part due to the agricultural nature of the property and proposed density of that master planned community. The draft plan of this development proposal is for 37 lots with a required minimum average lot size of one acre. The draft plan (Exhibit A11) depicts 37 residential lots and although the minimum average lot size meets the one acre average, only seven (7) of the lots are actually one acre or more in size. The development proposes individual well and septic systems as well as extension of a pathway along Lansing Lane. The eight foot (8') pathway and easement are proposed to lie within the boundaries of the lots that lie adjacent to Lansing Lane. There is also a proposed pathway easement to the drainage pond area that lies within the boundaries of proposed lots 13 & 14. The County Engineer, Devin Krasowski, questioned the clarity of the private drainage easement and use by the public (Exhibit A14). A community water system is also recommended by the County Engineer should the conditional rezone be approved.

2. HEARING BODY ACTION:

Pursuant to Canyon County Code of Ordinance §07-06-07(1) Restrictions: In approving a conditional rezone application, the presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. When the presiding party finds that such conditions, stipulations, restrictions, or limitations are necessary, land may be rezoned upon condition that if the land is not used as approved, or if an approved use ends, the land use will revert back to the zone applicable to the land immediately prior to the conditional rezone action.

Additionally, pursuant to Canyon County Ordinance Article 07-06-07(3) Conditional Rezoning Designation: Such restricted land shall be designated by a CR (conditional rezoning) on the official zoning map upon approval of a resolution by the board for an "order of intent to rezone". An "order of intent to rezone" shall be submitted to the board for approval once the specific use has commenced on the property and all required conditions of approval have been met and any required improvements are in place. Land uses that require approval of a subdivision shall have an approved final plat in accordance with this chapter before the "order of intent to rezone" is submitted for approval by the board. Designation of a parcel as CR shall not constitute "spot" zoning and shall not be presumptive proof that the zoning of other property adjacent to or in the vicinity of the conditionally rezoned property should be rezoned the same.

Should the Commission wish to approve the subject conditional rezone, all applicable Canyon County standards pertaining to the required development agreement shall be strictly adhered to.

OPTIONAL MOTIONS:

The commission should consider the above mentioned procedures within Canyon County Ordinance 07-06-01(3).

Approval of the Application: "I move to approve CR2022-0025, Callister LLC, finding the application **meets** the criteria for approval under Section 07.06.07 of Canyon County Code of Ordinances, **with the conditions listed in the staff report, finding that;** *[Cite reasons for approval & Insert any additional conditions of approval]*.

Denial of the Application: "I move to deny CR2022-0025, Callister LLC, finding the application **does not meet** the criteria for approval under Article 07.06.07 of Canyon County Code of Ordinances, **finding that** *[cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))]*.

Table the Application: “I move to continue CR2022-0025, Callister LLC, to a [date certain or uncertain]

3. HEARING CRITERIA

Conditional Rezone Standards of Evaluation Analysis

Standards of Evaluation (CCCO §07-06-07(6)A): The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A1	Is the proposed conditional rezone generally consistent with the comprehensive plan;
			Staff Analysis	<p>The proposed conditional rezone change is generally consistent with the Comprehensive Plan (Plan hereafter).</p> <p>1) The Future Land Use (FLU) plan in the 2020 Canyon County Plan designates the parcels as “Residential” (Exhibit B2b). Page 36 of the Plan describes the ‘Residential’ designation as follows:</p> <p><i>“The residential designation is a zone specifically set aside for residential development. A minimum lot size is established in order to accommodate a septic system and well on the same parcel. In areas where soils are not adequate to support septic systems, development alternatives must be considered. Residential development must be compatible with the existing agricultural activity. Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.”</i></p> <p>2) The request generally complies with the following goals and policies of the 2020 Plan:</p> <ul style="list-style-type: none"> • <u>Property Rights – Policy 1:</u> No person shall be deprived of private property without due process of law. <ul style="list-style-type: none"> ○ The request was processed per the following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures). • <u>Property Rights – Policy 8:</u> Promote orderly development that benefits the public good and protects the individual with a minimum of conflict. <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A2 and A3 for evidence and details. ○ See Section 6 of this report for recommended conditions of the development agreement. • <u>Property Rights – Policy 11:</u> Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.

				<ul style="list-style-type: none"> ○ The Future Land Use plan in the 2020 Canyon County Plan designates the parcels as “Residential” (Exhibit B2b). ○ <i>See criteria 07-06-07(6)A2 and A3 for evidence and details.</i> ○ <i>See Section 6 of this report for recommended conditions of the development agreement.</i> • <u>Population – Policy 3: Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.</u> <ul style="list-style-type: none"> ○ <i>See criteria 07-06-07(6)A2 and A3 for evidence and details.</i> • <u>School Facilities & Transportation – Goal 2: Strive for better connectivity, safer access, and pedestrian-friendly transportation options to schools.</u> <ul style="list-style-type: none"> ○ <i>See criteria 07-06-07(6)A6 & A8 for evidence and details.</i> • <u>School Facilities & Transportation – Policy 2: Provide information regarding land development proposals with all affected school districts. School districts should be given the opportunity to participate in pre-application processes and planning.</u> <ul style="list-style-type: none"> ○ <i>See criteria 07-06-07(6)A8 for evidence and details.</i> • <u>Land Use – Goal 1: To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure, and services.</u> <ul style="list-style-type: none"> ○ <i>See criteria 07-06-07(6)A2 and A3 for evidence and details.</i> • <u>Land Use – Goal 5: Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.</u> <ul style="list-style-type: none"> ○ <i>See criteria 07-06-07(6)A2 and A3 for evidence and details. See Section 6 of this report for recommended conditions of the development agreement.</i> ○ <i>See Section 6 of this report for recommended conditions of the development agreement.</i> • <u>Land Use – Goal 6: Designate areas where rural-type residential development will likely occur and recognize areas where agricultural development will likely occur.</u> <ul style="list-style-type: none"> ○ The Future Land Use plan in the 2020 Canyon County Comp. Plan designates the parcels as “Residential” (Exhibit B2b). ○ <i>See criteria 07-06-07(6)A2 and A3 for evidence and details.</i> ○ <i>See Section 6 of this report for recommended conditions of the development agreement.</i> • <u>Land Use – Policy 1: Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact on surrounding areas.</u> <ul style="list-style-type: none"> ○ The future land use plan in the 2020 Canyon County Comp. Plan designates the parcels as “Residential” (Exhibit B2b). ○ <i>See criteria 07-06-07(6)A2 and A3 for evidence and details.</i>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
			Staff Analysis	<p>In consideration of the surrounding land uses, the proposed conditional rezoning to “CR-R1” (CR-Single Family Residential) is as appropriate as the current zoning designation of “A” (Agricultural).</p> <p>1) The subject parcel is zoned “A” (Agricultural) see Exhibit B2d. CCZO Section 07-10-25(1) states the purpose of the “A” Zone is to:</p> <p>“A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations; B. Limit urban density development to Areas of City Impact</p>

				<p><i>in accordance with the comprehensive plan; C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65; D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan."</i></p> <p>The parcel consists primarily of class 3 moderately suited soils (89%) with some least suited soils in and around the drain along the southern boundary. A majority of the parcel is considered prime farmland if irrigated (89.89%, Exhibit B2g). The parcel is in active agricultural production (Exhibit A.2, B.2a & C). The soils are less productive along the southern boundary and drainage.</p> <p>The applicant requests a conditional rezone to "CR-R1" (CR-Single Family Residential) zone with a one-acre average minimum residential lot size (Exhibit A2). The revised request limits proposed development to 37 lots (Exhibits A2 & A11). The draft preliminary plat has lots exceeding one acre in size however the majority of the lots are less than one acre (26 of 37 proposed). The draft plan lot sizes comply with the minimum average overall residential lot size of one acre (Exhibit A11). Per CCZO§07-10-25(3), the purpose of the zone is to <i>"promote and enhance predominantly single-family living areas at a low-density standard."</i></p> <p>2) The request is supported by the 2020 Canyon County Comprehensive Plan where residential growth is shown on the future land use plans (Exhibit B2b).</p> <p>3) When considering the surrounding subdivisions and land use decisions (Exhibits B2e & B2f), the one-acre average minimum lot size promoted by the "R1" zone is commensurate with much of the recent residential development in the area.</p> <p>a. Based upon existing development and approvals within the immediate vicinity, the area is trending toward low density residential development. However there have been developments within the immediate vicinity that were recently denied citing that the area was agricultural in nature, density concerns and traffic safety concerns.</p> <p>b. Within the vicinity, the following rezones and subsequent plats were approved (see Exhibit 2Bo for plats):</p> <ul style="list-style-type: none"> - <u>RZ2021-0010 (Approx. 31.42 acres)</u>: Rezoned (2021) from "A" to "R1" (Single Family Residential). Subsequently approved as C4 Subdivision in June 2023. - <u>RZ2020-0006 (Approx. 32.231 acres)</u>: Rezoned (2020) from "A" to "R1" (Single Family Residential). Subsequently approved as C3 Subdivision in November 2021. - <u>RZ2018-0026 (Approx. 69.95 acres)</u>: Rezoned from "RR" (ORD 07-007) two (2) acre minimum average lot size to "R1" (Single Family Residential) with a one acre minimum average lot size (2019). Subsequently approved as Cascade Hills No.1 (Feb. 2021) and No. 2 (Nov. 2022).
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				<ul style="list-style-type: none"> - <u>RZ2018-0016 (approx. 20.623 acres)</u>: Rezoned from “A” to “R1” (Single Family Residential) (2018). Subsequently approved as Meadow Bluff Estates (Sept. 2021) - <u>CUP for development</u>; zoning agricultural, Blackmon Acres (Jan. 2004): - <u>CUP for development</u>; zoning agricultural, Gray Hawk Subdivision (Jan. 2003); (less than one acre lots). - <u>CUP for development</u>; zoning agricultural, Sage Run Estates (March 2001); one acre lots. - <u>RZ-PH2013-25 (10 acres)</u> zoned “RR” (Rural Residential). Subsequently platted as Pony Meadows May 2014 replat July 2021 - <u>Rezoned 6-1-1980 (approx. 80 ac)</u> “RR” (Rural Residential). Subsequently platted, SD-PH2013-23/SD2021-0022, Wyatts Hollow No.1 (Oct. 2014) and No. 2 (May 2024) - <u>CUP for development</u>; zoning agricultural, Ridge at Quail Hollow (Sept. 2007) minimum average lot size one (1) acre. - <u>CUP for development</u>; zoning agricultural, Sloviaczek Sub (Oct. 1971) with four (4) acre minimum average lot size. - <u>RZ-PH2016-65 (approx. 60.67 acres)</u>: Rezoned from “A” to “R1” (Single Family Residential). Subsequently approved as Oaklee Estates No. 1 (Sept. 2021) <p>c. The following subdivisions lie immediately adjacent to the subject property including C4 Subdivision and Cascade Hills No. 1.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A3	Is the proposed conditional rezone compatible with surrounding land uses;
			Staff Analysis	<p>1) The proposed conditional rezone from agricultural to “CR-R1” may be compatible with surrounding residential land uses. There are concerns regarding the majority of the proposed lots on the draft preliminary plat being less than one acre in size which is not consistent with the area developments where lots are one acre or greater. There are transportation system impacts and concerns due to growth in the area and concerns regarding coverage and response of emergency services. The subject property and some surrounding properties are currently in agricultural production and additional residential units create ongoing challenges for continued agricultural production and farming practices. Considering the transportation system challenges with Hwy 44 intersections at a level F, ongoing strain on emergency services, and school capacity challenges, additional development in the area may not be compatible at this time as it has the potential to impact upon existing land uses and property owners.</p> <p>Pursuant to CCZO section 07-02-03, land uses are compatible if:</p> <p><i>“a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of</i></p>

				<p><i>potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses."</i></p> <p>2) The applicant requests a conditional rezone to "CR-R1" (CR-Single Family Residential) zone. "R-1" (Single Family Residential) zone has a one (1) acre average minimum residential lot size. The request proposes development of 37 residential lots (Exhibit A2 & A4). The site plan has some lots exceeding one acre in size which allows for the overall development to meet the minimum average overall size of one acre (Exhibit A3); however, a review of the proposed preliminary plat shows that 26 of the proposed 37 residential lots (approximately 70%) are less than one acre in size. Per CCZO Section 07-10-25(2), the purpose of the zone is <i>"to promote and enhance predominantly single-family living areas at a low density standard."</i> Staff recommends that the commission require through conditions that all of the developed residential lots be one acre in size or greater as this area is transitioning to areas identified as rural residential and further away from city limits.</p> <p>3) To promote connectivity between existing and the proposed development, the development includes the following condition of the development agreement regarding a pathway system: "The development shall provide an 8-foot detached pathway and easement along Lansing Lane within the boundaries of the proposed parcels (outside of the public right of way), extending from the south boundary to the northern boundary, dedicated for use by pedestrians and non-motorized vehicles." (Exhibit A2 & A4). <i>See Section 6 of this report for recommended conditions of the development agreement.</i></p> <p>4) Based on existing development and approvals within the immediate vicinity, the subject property touches "R1" (Single Family Residential) development on the south and west boundaries including Castle Hills Subdivision and C4 Subdivision. When considering the surrounding subdivisions, the one-acre average minimum lot size promoted by the "R1" zone is commensurate with the residential development in the immediate area (Exhibits B2c, d & e). <i>See criteria 07-06-07(6)A2 for evidence and details.</i></p> <p>5) The definition of compatibility indicates that the uses <i>"do not exclude or diminish one another's use of public and private services."</i> Considering the transportation system challenges with Hwy 44 intersections at a level F, ongoing strain on emergency services, and school capacity, additional development in the area may not be compatible at this time as it has the potential to impact upon existing land uses.</p> <p>6) DEQ requires all new developments to ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651 and recommends the development submit a dust prevention and control plan before prior to construction of infrastructure and the final plat incorporating appropriate best management practices to control fugitive dust (Exhibit D4). <i>See Section 6 of this report for recommended conditions of the development agreement.</i></p>
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				<p>7) Comments were received from neighbors with concerns regarding lot size, cumulative impacts to traffic, school capacity, and essential services (Exhibits E4 & 5). As conditioned, impacts regarding traffic, access, essential services, and adequate facilities (water, sewer, irrigation, drainage, and utilities) will be addressed as part of the preliminary plat and completed per the requirements of each affected agency. Although the zoning request is consistent with other development in the area, this application may not be compatible at this time as it has the potential to impact upon existing land uses. <i>(See Section 6 of this report for recommended conditions of the development agreement.)</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A4	<p>Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?</p>
			Staff Analysis	<p>The proposed conditional rezone will not negatively affect the character of the area.</p> <ol style="list-style-type: none"> 1) The applicant requests a conditional rezone of approximately 45.75 acres from “A” (Agricultural) to “CR-R1” (CR-Single Family Residential) zone with a one (1) acre average minimum lot size (Exhibit A2). 2) The subject property is currently in agricultural crop production and is zoned Agricultural. 3) Based upon existing development and approvals within the immediate vicinity, the subject property is adjacent to “R1” (Single Family Residential) properties on the west boundary and the south boundary and the area is trending to residential (Exhibits B2a& d,e,f). However, to the southwest a development application was denied in 2024 due to the agricultural nature of the area, over capacity schools, density and challenges with the transportation system. 4) When considering the surrounding subdivisions, the one-acre average minimum lot size promoted by the “R1” zone is commensurate with the residential development in the immediate area but, the proposed draft preliminary plat indicates approximately 70% of the 37 proposed residential lots are less than one acre in size (Exhibit B.2e). Staff recommends that the commission require through conditions that the developed residential lots be one acre in size or greater commensurate with the adjacent developments and the larger lot sizes development transitions away from city densities to a more rural residential agricultural transition area.
pl <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A5	<p>Will adequate facilities and services including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed conditional rezone;</p>
			Staff Analysis	<p>The applicant proposes the following to demonstrate adequate facilities will be available for the future development:</p> <ol style="list-style-type: none"> 1) Sewer: Sewer is proposed to be provided by private onsite septic/drain field systems for each lot (Exhibit A2). 2) Water: Water is proposed to be provided by onsite private wells (Exhibit A2).

				<p>Staff recommends a community water system instead of individual wells for the following reasons:</p> <ul style="list-style-type: none"> Although this property is not currently in an identified nitrate priority area it is immediately adjacent to a priority area at the northwest corner. Significant development and installation of individual septic systems is of concern. A community water system will ensure residents get safe drinking water and are required to be annually monitored. Idaho Department of Environmental Quality (DEQ) requires a community water system when the well serves at least 15 connections or 25 people year-round in their primary residences (e.g., cities, towns, apartment complexes, and mobile home parks with their water supplies). https://www.deq.idaho.gov/water-quality/drinking-water/general-information-on-drinking-water/. <ul style="list-style-type: none"> Since the request proposes 37 individual wells with less than 15 connections each, DEQ and SWDH can only recommend a community water system, not required (Exhibit D.1). It is up to the local government to require a community water system at the time of rezone or plat. There is indicated evidence from the Highway District and Irrigation District (Exhibits D5 and D1a) that this project is part of a larger development plan with an additional phase (C6) pending application and development approvals. <p>3) Drainage: Drainage will be retained onsite. (Exhibit A2).</p> <p>Black Canyon Irrigation District (BCID) states runoff and drainage from the proposed development should be addressed as well as ensure downstream users are not adversely affected by the request (Exhibit D1 &1a).</p> <p>The conditional rezone request includes a draft drainage plan. A drainage and grading plan is required at the time of the preliminary plat per CCZO Section 07-17-09.</p> <p>4) Irrigation: An onsite pressurized irrigation system is proposed using existing water rights (Exhibits A.2 & A.4). <i>See Section 6 of this report for recommended conditions of the development agreement.</i></p> <p>The property is served by Black Canyon Irrigation District (BCID) and the applicant must comply with the requirements of BCID and the Bureau of Reclamation with regards to irrigation and irrigation facilities affected by the development. BCID will require the following (Exhibit D1 &1a) and as amended to reflect any changes required for the preliminary plat application:</p> <ul style="list-style-type: none"> All maintenance road rights-of-ways, lateral rights-of-ways, and drainage rights-of-ways will need to be protected. Any crossing agreements and or piping agreements will be acquired from the Bureau of Reclamation (BOR) to cross over or under existing laterals, and pipes, or to encroach into any rights-of-ways.
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				<ul style="list-style-type: none"> • Laterals affected by this proposed land change will require to be piped and structures built to ensure adequate delivery of irrigation water. • An irrigation system with an adequate overflow needs to be installed to ensure the delivery of water to each lot and/or parcel of land entitled to receive irrigation water. • BCID and BOR will require a signed agreement to be in place before any changes are made to any appurtenant irrigation facilities that are affected by the development. These sections are required to be piped meeting BCID and BOR standards. Any additional modification required by BCID and BOR will be to ensure irrigation water is made available to all patrons. <p>The request includes a draft irrigation plan in the draft preliminary plat set for proposed C5 Subdivision should the rezone request be approved. The draft preliminary plat is not currently being considered for approval. An irrigation plan is required at the time of the preliminary plat per CCZO Section 07-17-09.</p> <p>5) Utility: Power will be provided via Idaho Power and other utilities (gas, cable, phone) depending upon availability. Utility easements are required at the time of the preliminary plat per CCZO Section 07-17-09.</p> <p>Upon discussions with the City of Middleton, the applicant agreed to enter into a pre-annexation agreement to provide a utility corridor easement for future city services but the city determined not to pursue a pre-annexation agreement (see Exhibit A10).</p> <p>The property is designated residential in the city's comprehensive plan (Exhibit B2c.), and the property is located within the Middleton Area of City Impact.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A6	Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?
			Staff Analysis	<p>A controlled intersection at State Hwy 44 and Lansing Lane needs to be constructed as the intersection is currently at a Level F status posing safety hazards to the travelling public. Adding additional traffic to a failing intersection at this time is problematic. The proposed conditional rezone will require public street improvements at the property location in order to provide adequate access to and from the subject property in order to minimize undue interference with future traffic patterns created by the proposed development. A traffic impact study was not required to be submitted due to the size of the proposed development of approximately 37 (originally 34) lots not meeting the threshold to require a traffic study however there are cumulative impacts to consider. Improvements, right of way dedications, and proportionate share for impacts at the Hwy 44 intersection are required at time of platting as a residential subdivision (Exhibit D5).</p> <ul style="list-style-type: none"> • The requested 37 residential lot development equates to approximately 352 trips per day at full build-out utilizing the standard average daily trips per day of 9.52 trips per household. <u>The trip numbers do not consider detached</u>

				<p>secondary residences per CCZO Section 07-10-27 and 07-14-25). A traffic study was not requested or required for this development.</p> <ul style="list-style-type: none"> • CCZO §07-17-09(1)D6 indicates, <i>“If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided”</i>. The developer did not submit C3 Subdivision and C4 Subdivision as part of a larger master development plan and indicates that C5 Subdivision is proposed as a standalone project. Both Black Canyon Irrigation District and Highway District 4 speak to there being a future C6 project on adjacent property (see Exhibits D5 and D1a-page 2) • The property has approximately 1,421 feet of frontage on Lansing Lane, a major collector road. The development also requires extension of Meadow Park Boulevard which is to be aligned just south of the N1/16 alignment (north of the current road alignment) and is proposed to be identified as ‘Barney Drive’ with a required 100 foot right of way dedication the approximate 1,313 foot width of the property. The road right of way and required pathway must be outside of the existing Black Canyon Irrigation District easements for the WCP 1.1 lateral unless specifically approved in writing by BCID. <i>See Section 6 of this report for recommended conditions of the development agreement.</i> • Highway District #4 (HD4, formerly Canyon Highway District #4) provided comments not opposing the request subject to conditions addressing HD4 comments regarding traffic (Exhibit D5 dated 3/21/23). <ul style="list-style-type: none"> • HD4 indicates that a traffic signal is required at the Lansing/Highway 44 intersection. Per HD4’s CIP the intersection of Lansing/Highway 44 is not impact fee eligible however, HD4 has jurisdiction at the north and south approaches of the intersection. HD4 states: <i>“Prior to improvement drawing acceptance, CHD4 will assess 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.”</i> • Traffic impacts from the development will also be mitigated through right-of-way dedication, public road improvements, and development impact fees. • Idaho Transportation Department (ITD) submitted a comment on February 17, 2023 stating the department has no comments concerns regarding the request. Based upon the distance to SH-44 and the size of the development, they anticipate little impact to the state highway system. (Exhibit D11).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A7	Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development; and
			Staff Analysis	<p>The subject property has legal access and will have adequate access at the time of the development.</p> <p>1) The existing access is a private driveway serving Parcel R37617010B near the southwest corner from Lansing Lane, a major collector. The access is currently used for agricultural operations (Exhibits B2a). The residence and most of the accessory structures were removed between August 31, 2021 and July 22, 2022 (see Exhibit B2n1).</p>

				<p>2) The applicant submitted a conceptual site plan (Exhibit A11) proposing a public road connection to Lansing Lane (major collector), and to build a section of (planned Meadow Park Boulevard) collector, Barney Way, along the north boundary of the proposed development.</p> <p>3) Public comments were received regarding traffic impact concerns (Exhibit E4 & E5). Highway District #4 (HD4, formerly Canyon Highway District #4) provided comments not opposing the request subject to conditions addressing HD4 comments regarding access, proportionate share, dedications (Exhibit D5-D7).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A8	<p>Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?</p>
			Staff Analysis	<p>The request is anticipated to impact essential services such as schools, police, fire, and emergency medical services. The applicant did not propose any mitigation measures.</p> <p>1) Schools: The property will be served by the Middleton School District. The proposed residential development will be served by Mill Creek Elementary, Middleton Middle School, and Middleton High School.</p> <p>On May 19, 2025, Middleton School District submitted a revised comment letter expressing significant concerns regarding capacity, continued growth, and the ability to meet future facility needs (Exhibit D3). Mill Creek Elementary is at 112% of capacity currently utilizing 6 portables (12 classrooms). The middle school (85%) and high school (94%) are nearing capacity. Based on a demographic study, for every new home, the district can expect between 0.5 and 0.7 students. The proposal is anticipated to add 19-26 students K-12. This also increases the need for bussing which requires the developer to plan for appropriate spacing for bus stops. Buses will not typically enter the developments therefore there is a need for planned bus stops and safe routes for children to access to and from the identified locations. The developer is not planning to include sidewalks throughout the development and has not provided sidewalks in the C3 and C4 Subdivisions (see site photos Exhibit C). CCZO §07-17-31 (2) <i>"The commission or hearing examiner may recommend and the Board may require improvements in the subdivision, for example curbs, gutters, sidewalks, streetlights, ribbon curbing, swales, and stormwater retention and disposal."</i></p> <p>2) Police, Fire Protection & Emergency Medical Services: The request will be served by the Canyon County Sheriff's Department, Middleton Fire District, and Canyon County Paramedics/EMT. The agencies were notified on February 13, 2023 and May 1, 2025. No comments or concerns were received from the Sheriff's Department or Canyon County Paramedics/EMT.</p> <p>The Middleton Fire Department reviewed the initial preliminary plat submission (Exhibit D12 and D13) indicating that the development will require two separate access points which are indicated on the draft preliminary plat including access to Lansing Lane and Barney Lane. The applicant has indicated</p>

				<p>that all homes will be equipped with NFPA 13D sprinkler systems (see Exhibit D12a).</p> <p>Should the conditional rezone be approved, platting as a residential subdivision is required. The Preliminary Plat for C5 Subdivision will be provided for review and comments by all affected essential service agencies.</p> <p>The applicant states no known impacts are anticipated from this development and no mitigation is proposed. (Exhibit A2).</p>
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4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Emergency Management Coordinator, Middleton Fire Protection District, Black Canyon Irrigation District, Highway District No. 4, Middleton School District, Idaho Transportation Department, Idaho Power, Intermountain Gas, CenturyLink, Ziply, Army Corp of Engineers, Canyon County Soil Conservation District, Idaho Dept. of Environmental Quality, Idaho Dept. of Water Resources (Water Rights), Idaho Dept. of Water Resources (Floodplain), Southwest District Health, Brown Bus Company, COMPASS, and the City of Middleton were notified of the subject application.

Staff received agency comments from the City of Middleton, Canyon Soil Conservation District, Black Canyon Irrigation District, IDWR-FEMA, Middleton School District, Canyon Highway District No. 4, Idaho Transportation Department, and Idaho Dept. of Environmental Quality (DEQ). All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

5. PUBLIC COMMENTS:

Staff received three (3) public comments in support of the project. Staff received two (2) written public comments in opposition by the materials deadline of May 26, 2025. Generally, the comments received had concerns regarding the request including lot size, traffic volume and safety, emergency services. All public comments received by the aforementioned materials deadline are located in **Exhibit E**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, the staff concludes that the proposed conditional rezone may be **compliant** with Canyon County Ordinance 07-06-07(6) however, as proposed, the development presents concerns with compatibility as it has the potential to impact public entities and private citizens due to existing conditions regarding the transportation systems, school capacity, and police, fire and EMS response and availability. Improvements are required at State Hwy 44 to improve safety and mobility in the area and although HD4 can require a proportionate share of the cost to improve the intersection it may still be years before the improvements are funded for the improvements to be installed. Development as proposed will increase traffic impacts, school capacity concerns, and additional impacts to emergency services and it may not be time for additional development. A full analysis is detailed within the staff report.

Should the Commission determine to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
2. The subject parcel, R37617010B, shall be platted in compliance with Chapter 7, article 17 of the Canyon County Code of Ordinances subject to the following conditions/restrictions:
 - a. The development shall be limited to no more than 37 residential lots in substantial compliance with the conceptual site plan (Exhibit A11) and applicant's letter of intent (Exhibit A2).
 - b. For the proposed development; 90% or more of the proposed residential lots shall be at least one acre in size or more consistent with surrounding development.
 - c. As shown in the conceptual site plan (Exhibit A11), the development shall comply with highway district requirements for right of way dedication and location of public streets and collector roadways as evidenced by the highway district signature on the final plat.
 - d. The development shall provide an 8-foot no-rise asphalt pathway and 10-foot easement along the western edge of the development parallel to Lansing Lane, extending from the south boundary to the north boundary, dedicated for use by pedestrians and non-motorized vehicles.
 - e. Development shall provide a central pressurized irrigation system to service all residential lots (Exhibit A2, A11d).
 - f. The subdivision shall provide area(s) within a common lots or easements for school bus stop(s). The proposed location(s) shall be developed in concert with the bus company serving Middleton School District. Evidence of compliance shall be a letter from the bus company indicating that the bus stop location is acceptable for pick-up/drop-off of children. Highway District approval of location and design will be evidenced by signature on the final plat.
 - g. Subdivision development shall comply with air quality and stormwater pollution protection requirements of the Idaho Dept. of Environmental Quality (DEQ).
 - h. Water shall be provided via a community water system.
3. The developer shall comply with CCZO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
4. Developer requested conditions of approval: (see Exhibit A2 and D12a)
 - a. 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.
 - b. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approve in writing by the local irrigation district or ditch company.
 - c. Finish grading at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
 - d. A pressurized irrigation system shall provide irrigation water for lawns and landscaping. The irrigation system shall be used by all lots with the subdivision to water lawns and common areas. The system shall be owned or co-owned and maintained or co-maintained by the subdivision Homeowners' Association for the C4 Subdivision.
 - e. An Ag-disclosure shall be signed by each lot owner within the subdivision. Said disclosure shall be passed to each subsequent lot owner.
 - f. All residential structures shall be equipped with NFPA 13D sprinkler systems per the applicant (Exhibit D12a).

7. EXHIBITS:

A. Application Packet & Supporting Materials

- A.1. Master Application
- A.2. Letter of Intent
- A.3. Land Use Worksheet
- A.4. Subdivision Worksheet
- A.5. Irrigation Plan Application
- A.6. Survey proposed division of original parcel
- A.7. Admin. Land Division (completed after initial rezone application filed)
- A.8. Neighborhood Meeting Information
- A.9. Application: Road jurisdiction email from City of Middleton
- A.10. Application: Middleton communication re pre-annexation for future utilities easement
- A.11. DRAFT proposed C5 preliminary plat (cover sheet)
 - a. Draft C5 Existing Conditions sheet
 - b. Draft C5 Lot Dimensions sheet
 - c. Draft C5 Site Plan and Utilities
 - d. Draft C5 Drainage and Irrigation Plan
- A.12. 10/10/23 Applicant responses to CC Engineering review of plat, review #3 March 26, 2024
- A.13. CC Eng. (J. Canning) review of preliminary plat
- A.14. CC Eng. (Devin Krasowski) 3/16/23

B. Supplemental Documents

- B.1. Parcel Information Report R37616010B (45.75 acres)
 - a. Parcel Information R37616010 at time of application (86.27 acres)
- B.2. Maps
 - a. Aerial
 - b. 2020 Future Land Use
 - c. Middleton City Future Land Use
 - d. Zoning
 - e. Subdivision Map and report
 - f. Cases w/report
 - g. Soil and Prime Farmlands w/report
 - h. TAZ Households
 - i. TAZ Jobs
 - j. 2030 Future Land Use Map
 - k. Small Vicinity Map
 - l. Lot Classification Map
 - m. Dairy, Feedlot, and Gravel Pit Map
 - n. Google Map Aerial review
 - o. Area Development Plats
 - p. Nitrate Priority Map

C. Site Visit Photos: June 2024/June 2, 2025

D. Agency Comments – Received by May 26, 2025

- D.1. Black Canyon Irrigation District (BCID), received March 10, 2023
 - a. 5-17-25 BCID re-review C5 preliminary plat comments
- D.2. NRCS Soil Conservation District
- D.3. Middleton School District, received 5-19-25
 - a. Middleton School District 3-13-23
- D.4. Idaho Dept. of Environmental Quality (DEQ), received 3-10-23
- D.5. Highway District #4 (HD4), received 3-21-23

- D.6. Highway District #4 (HD4), received 3-14-23
- D.7. Highway District #4 (HD4), received 12-29-22
- D.8. DEQ-Nitrate Priority Area email 4-27-23
- D.9. City of Middleton-road jurisdiction, received 3-16-23
- D.10. Southwest District Health-lot sizing concerns
- D.11. Idaho Transportation Department received 2-17-23
- D.12. Middleton Rural Fire District application (34 lots) 7-28-22
 - a. Applicant response: Sprinklers 4-13-23
- D.13. Middleton Rural Fire District Preliminary Plat (34 lots) review 4-13-23
- D.14. FEMA-IDWR not in flood hazard area

E. Public Comments – Received by May 26, 2025

- E.1. Callister in favor 5-18-25
- E.2. Schram in favor 5-19-25
- E.3. Kofoed in favor 5-22-25
- E.4. Palange in opposition 5-24-25
- E.5. Nadeau in opposition 5-24-25

EXHIBIT A
Application Packet & Supporting Materials

**EXHIBIT
A**



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.

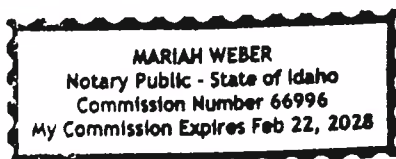
[Signature]
(signature)

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

EXHIBIT
A3

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.

EXHIBIT
A4

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.

**EXHIBIT
A5**

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 Malinowski Schram Date: 8/1/2022
Property Owner (Application Submitted)

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

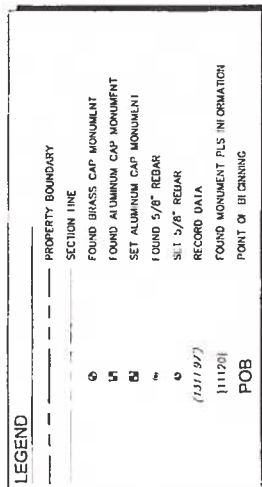
Accepted By: _____ Date: ____/____/____
Director / Staff

ADMINISTRATIVE SPLIT FOR DAVE CALLISTER
LOCATED IN THE W1/2 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4 OF SECTION 34,
BOISE MERIDIAN, CANYON COUNTY, IDAHO
2022

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

007204 38223004040200 10018

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg. 1 HERG
SURVEY



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.

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

THE RECORDING OF THIS RECORD OF SURVEY DOES NOT ENABLE THE OWNERS OF THE PARCEL(S) TO CONVEY OWNERSHIP BASED SOLELY ON THIS MAP NOR DOES THIS RECORD OF SURVEY SERVE AS A LEGAL DESCRIPTION FOR THE PARCEL(S)

* SUCH PARCELS WITH PLANNING AND ZONING OR COUNTY RESTRICTIONS AND ORDINANCES.

INSTRUMENT NO. 20140027119
INSTRUMENT NO. 2003014337
INSTRUMENT NO. 1995006304
INSTRUMENT NO. 1995000891
INSTRUMENT NO. 1994014510
INSTRUMENT NO. 199404511

WARRANTY DEED INST. NO. 9707359
QUITCLAIM DEED INST. NO. 2021-006290

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



ROB O'MALIGY
IDAHO NO. 13765

SURVIVY INDEX NO 424-44-03-14



332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 WWW.TDENGINEERS.COM

SHEET NO. 1 OF 1

THE UNIVERSITY OF CHICAGO LIBRARY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°30'32"L	25.38'
L2	S00°19'59"W	27.60'

EXHIBIT
A6



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.

**EXHIBIT
A7**

ADW

Dan Lister, Planning Official

9-26-22

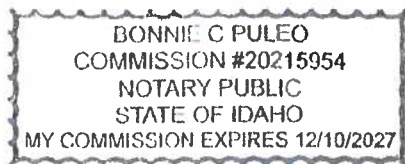
Date

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



28 27 POB
33 34
CP&F INSTRUMENT
NO. 200358059
PURPLE SAGE ROAD
S89°48'25"E 1311.74'
(68°-44'-39" 1311.97')

2637.91'
2638.0'
BASIS OF BEARING
LANSLING LANE
1319.00'

PARCEL 1
40.56 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°20'32"E	25.38'
L2	S00°10'59"W	27.80'

NW1/16
CP&F INSTRUMENT
NO. 2014-034990
(509°37'49"W 1271.19')
(N89°45'49"W 1313.18')
POB
S89°40'01"E 1313.45'

PARCEL 2
45.87 ACRES

33 34
1/4 COR.
CP&F INSTRUMENT
NO. 2014-034997
N02°24'32"E
225.00'
N89°40'14"W 1317.98'
CW1/16
CP&F INSTRUMENT
NO. 7020-037356
S00°16'23"W 225.00'
S00°19'59"W 1321.04'
(S89°42'45"W 1317.36')
(N89°40'14"W 1317.45')

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	
FOUND MONUMENT PLS INFORMATION	
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 RECORDING OF THIS RECORD OF SURVEY NOR DOES THIS RECORD OF SURVEY SERVE 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. 1981-021119
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. 2007060775 - BOOK 40, 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 83667-5723
PHONE (208) 441-0300
WWW.T-ENGINEERS.COM

SHEET NO. 1 OF 1



DSD Director Administrative Decision

Canyon County Code of Ordinances

§07-18-01, §07-10-03

2020-046498

RECORDED

08/18/2020 01:33 PM



005407 18202000464980110113

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=11 PBRIDGES

\$40.00

MISC

TO ENGINEERS

Case Number: **AD2020-0063**

Parcel #'s: **R37617010**

Property Owner/Applicant(s): **John & Ann Schram**

Request: The applicant is requesting an administrative land division to divide Parcel R37617010 into two parcels (31.43 acres and 86.43 acres). The parcel is zoned "A" Agricultural). Access to the new parcels will be off of Lansing Lane.

Property History: The northern 2/3 of Parcel R37617010 is described as an original parcel (before 9/6/79) and the bottom 1/3 of Parcel R37617010 (before 9/6/79) is described as a separate parcel, according to warranty deed Inst. No. 9702559 (PI2020-0170). As a result, there are two original parcels as defined by CCZO (07-17-03). The applicant is requesting to divide the southern 1/3 portion of R37617010, leaving one administrative land division on the northern 2/3 of R37617010.

Finding: Staff finds that the proposed request is compliant with Canyon County Code 07-18-01.

Administrative Land Division is as follows in accordance with ROS Instrument No. 2020-037375

Parcel A: 31.43 acres ± with a residential building permit available

Parcel B: 86.43 acres ± with an existing residential structure and a land division available

Conditions:

1. Middleton Fire District – Any future development on the properties shall require review and approval by the fire district per IFC for access and water supply.
- Canyon Highway District No. 4 Conditions:
2. Due to the request creating parcels larger than five acres, no right-of-way dedications nor requests are required as a part of this application.
3. The property is located less than one mile from Middleton City Limits. Per CHD4 policy, urban roadway spacing is applicable.
4. Field approaches may remain for field use only – until such time the property further develops.
5. Residential access is provided by a circular driveway measured from the middle of both approaches. It is located approximately 75' south of the ¼ section line onto Lansing Lane.
6. No direct access onto Purple Sage is allowed.
7. No approach onto Lansing shall be closer than 440' from Purple Sage, Quail Haven, or future Meadow Park extension for a full access or 220' for a future right-in-right-out access. The same applies for driveway approach spacing onto Quail Haven.
8. Parcel A: Vertical curvature of Lansing Lane may prevent access between Quail Haven and new north property line. Intersection sight distance will be further reviewed at time of approach permit. Spacing requirements onto Lansing (major collector) and Quail Haven (minor collector) include urban driveway spacing onto a major/minor collector and per the above "Driveway Approach Spacing from Intersections" section. Recommend access for said parcel to come from Quail Haven.
9. Parcel B: Existing residential circular approach may remain at this time, but may be reconfigured to accommodate future improvements along Lansing Lane as necessary.
10. Section and ¼ section lines are preserved for future collector/arterial roads and are subject to a 70' setback in accordance with Canyon County Code 07-19-10. A 70' setback is applicable from section line and ¼ section line along Purple Sage Road, Lansing Lane, and future Meadow Park Blvd extension (1/4 section line).
11. Approach permits are required for any change of use of the existing approaches and for any new approaches including field approaches. Design approach per Standard Drawing 105.

Decision: The application to complete the described administrative land division in accordance with CCZO is **APPROVED**.

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.

**New parcel numbers will be created by the Canyon County Assessor upon recordation of deeds for the approved parcels.*

Patricia Nilsson
Director

July 23, 2020
Date

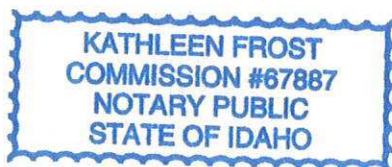
State of Idaho)

SS

County of Canyon County)

On this 23 day of July, in the year of 20__, before me Kathleen Frost a notary public, personally appeared

Patricia Nilsson, 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: K Frost

My Commission Expires: 6-3-2022

LOCATED IN THE W1/2 OF THE W1/2 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST
BOISE MERIDIAN, CANYON COUNTY, IDAHO
2020

2020-037375

RECORDED
07/09/2020 10:16 AM



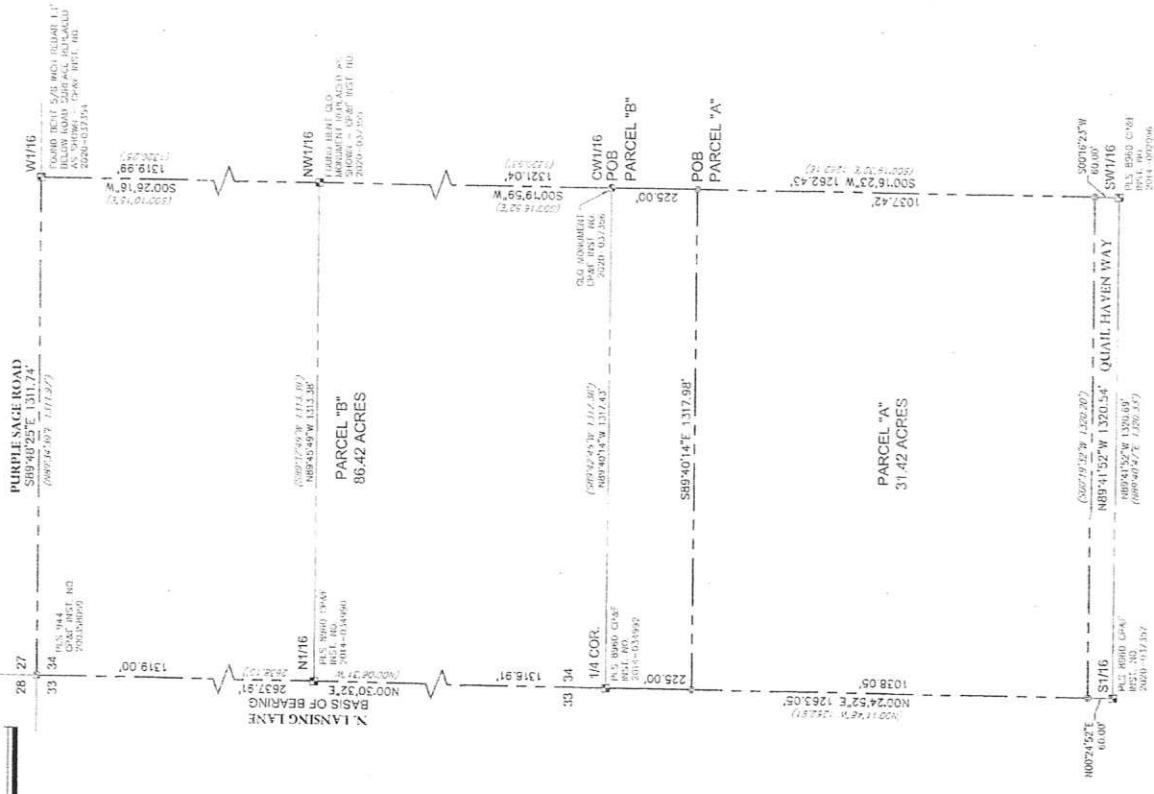
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
1001 CENTENNIAL
SUITE 200
LEWISVILLE, TX 75057

SURVEY INDEX NO. 524--14--00--00

T-O ENGINEERS

332 N. BROADMORE WAY
NANIPPA, IDAHO 83687-5123
PHONE: (208) 442-6300
WWW.TECHNETICS.COM

SHEET NO. 1 OF 1



LEGEND

PROPERTY	SECTION LINE	PROPERTY BOUNDARY
FOUND BRASS CAP M	5	
FOUND ALUMINUM CAL	5	
SET ALUMINUM CAP M	24	
SET 5/8" RETAIN	3	
RECORD DATA		(12/19/97)

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 HELD BASED ON FOUND MONUMENTATION.

THE RECORDING OF THIS RECORD OF SURVEY DOES NOT ENABLE THE OWNERS OF THE PARCEL(S) TO CONVEY OWNERSHIP BASED SOLELY ON THIS MAP NOR DOES THIS RECORD OF SURVEY SERVE 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.

BEARINGS NOTE

BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON GPS OBSERVATIONS PROJECTED TO THE IDAHO WEST ZONE (1103) NAD83 COORDINATE SYSTEM. ALL BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES ARE GRID DISTANCES.

REFERENCES

R.O.S. INSTRUMENT NO. 2014002119
R.O.S. INSTRUMENT NO. 2003014532
R.O.S. INSTRUMENT NO. 1996000204
R.O.S. INSTRUMENT NO. 1996050089
R.O.S. INSTRUMENT NO. 1994014510
R.O.S. INSTRUMENT NO. 1994014511
WARRANTY DEED REG. NO. 72072529

CERTIFICATE OF SURVEYOR

I, KEVIN N. SØRENSEN DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IOWA, AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER BY DIRECT SUPERVISION AND CONTROL WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 15, IOWA CODE.



KEVIN N. SORESENSEN, P.L.S.

IDARIO NO. 11720



T-O ENGINEERS

Project No: 200194
Date: June 17, 2020
Page 1 of 1

**C4 PARCEL "A"
BOUNDARY DESCRIPTION**

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

COMMENCING at a brass cap monument making the northeast corner of said NW1/4 of the SW1/4 (CW1/6 Corner), from which an aluminum cap monument marking the northwest corner of said NW1/4 of the SW1/4 bears N.89°40'14"W. a distance of 1317.43 feet, thence along the east line of said NW1/4 of the SW1/4 S.00°16'23"W. a distance of 225.00 feet to a 5/8 inch rebar marking the **POINT OF BEGINNING**;

- 1) Thence, continuing along said east line, S.00°16'23"W. a distance of 1037.42 feet to a 5/8 inch rebar on the north right-of-way line of Quail Haven Way;
- 2) Thence, leaving said east line and along said north right-of-way line N.89°41'52"W. a distance of 1320.54 feet to a 5/8 inch rebar on the west line of said NW1/4 of the SW1/4;
- 3) Thence, leaving said north right-of-way line and along said west line, N.00°24'52"E. a distance of 1038.05 feet to a 5/8 inch rebar;
- 4) Thence, leaving said west line and along a line parallel with said north line of NW1/4 of the SW1/4 and 225.00 south when measured perpendicular thereto, S.89°40'14"E. a distance of 1317.98 feet to the **POINT OF BEGINNING**.

Said parcel of land containing 31.42 acres more or less and is subject to all existing easements and/or rights-of-way of record or implied.

End of Description.





T-O ENGINEERS

Project No: 200194
Date: June 17, 2020
Page 1 of 2

C4 PARCEL "B"
BOUNDARY DESCRIPTION

A parcel of land, situated in the W1/2 of the NW1/4 and a portion of NW1/4 of the SW1/4 of Section 34, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

BEGINNING at a brass cap monument making the northeast corner of said NW1/4 of the SW1/4 (CW1/6 Corner), from which an aluminum cap monument marking the northwest corner of said NW1/4 of the SW1/4 (W1/4 Corner) bears N.89°40'14"W. a distance of 1317.43 feet;

- 1) Thence, along the east line of said NW1/4 of the SW1/4, S.00°16'23"W. a distance of 225.00 feet to a 5/8 inch rebar;
- 2) Thence, leaving said east line and along a line parallel with the north line of said NW1/4 of the SW1/4 and 225.00 south when measured perpendicular thereto, N.89°40'14"W. a distance of 1317.98 feet to a 5/8 inch rebar on the west line of said NW1/4 of the SW1/4;
- 3) Thence, leaving said parallel line and along said west line, N.00°24'52"E. a distance of 225.00 feet to an aluminum cap monument marking said northwest corner of the NW1/4 of the SW1/4 (W1/4 Corner);
- 4) Thence, continuing along said west line, N.00°30'32"E. a distance of 1318.91 feet to an aluminum cap monument marking the northwest corner of the SW1/4 of the NW1/4 (N1/16 Corner);
- 5) Thence, continuing along said west line, N.00°30'32"E. a distance of 1319.00 feet to a brass cap monument marking the northwest corner of said Section 34;
- 6) Thence, leaving said west line and along the north line of said Section 34, S.89°48'25"E. a distance of 1311.74 feet to an aluminum cap monument marking the northeast corner of the W1/2 of the NW1/4 (W1/16 Corner) of said Section 34;
- 7) Thence, leaving said north line and along the east line of said W1/2 of the NW1/4, S.00°26'16"W. a distance of 1319.99 feet to an aluminum cap monument marking the northeast corner of said SW1/4 of the NW1/4 (NW1/16 Corner);
- 8) Thence, continuing along said east line, S.00°19'59"W. a distance of 1321.04 feet to the **POINT OF BEGINNING.**



T-O ENGINEERS

Project No: 200194

Date: June 17, 2020

Page 2 of 2

Said parcel of land containing 86.42 acres more or less and is subject to all existing easements and/or rights-of-way of record or implied.

End of Description.



ADMINISTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

Submit this document along with a detailed site plan showing all mstructures, accesses, and easements

To: Canyon Highway District #4

Applicant Name: Kevin Sorensen / T.O. Engineers

Current Mailing Address: 332 N. Broadmoor Way, Nampa

Site (Subject Property) Address: 24476 Lansing Ln Middleton

Parcel # 123761701000

Phone Number: 208-442-6300

Fax: _____

E-mail address: ksorensen@to-engineers.com

Date: 5-20-2020

Type of Administrative Land Division Application:

- ☒ Administrative Land Division [Canyon County Code § 07-18-01]
☐ Transfer of Building Permits [Canyon County Code § 07-18-03]
☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

- ☐ Approval ☒ Approval Subject to Conditions ☐ Denied

Approval Conditions, if any, are herein set forth:

See attached

This acknowledgement is valid only for six months from the date issued.

Basis for action:

Current policy

Dated: 6/2/2020 Signed _____

Authorized Hwy District Representative

NOTICE: Section and quarter section lines are subject to a 70-foot setback requirement unless the Highway District having jurisdiction waives the setback. The property included in this application is subject to setback requirements from the following:

Lansing

☒ Section Line

☒ Quarter Section Line

Meadow Park Blvd

Location of section line and/or quarter section line relative to property:

Purple Sage, Lansing, & ELW

This is informational only and the location of section and quarter-section lines relative to the property should be verified by the property owner. If the property is subject to a section line or quarter-section line setback, the property owner may apply for a waiver of the setback from the Highway District.

Notice of final action: Please note that unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.

Copy of completed form received by Canyon County Development Services
 on _____ (date) Received By (DSD Staff): _____



June 2, 2020

Canyon County Development Services
111 N. 11th Ave Suite 140
Caldwell, Idaho 83605

Marie and John Schram
3353 Munger Road
Star, ID 83669

RE: Administrative Land Division- Canyon County Parcel R3761701000

Canyon Highway District No. 4 (CHD4) has reviewed the request for the parcel division. The parcel of 117.8 acres is located in Township 5N Range 2W Section 34. This comment letter addresses the concept shown on page 4, which consists of the following:

- Split parcel, R3761701000 into 2 parcels
 - Parcel A of 31.43 acres and
 - Parcel B of 86.43 includes an existing residence

Right-of-Way Dedications

Due to the request creating parcels larger than 5 acres, no right-of-way dedications nor requests are required as a part of this application.

The following comments represent the conditions of approval for this lot split request:

General

The property is located less than 1 mile from Middleton City Limits. Per CHD4 policy, urban roadway spacing is applicable.

CHD4 is the road jurisdiction over Lansing Lane, Purple Sage Road, and Quail Haven. Lansing Lane is classified as a major collector, Purple Sage Road as a principal arterial, and Quail Haven as a minor collector.

Current Access- Field Approaches

Lansing Lane

Field approaches are located at:

1. 124' south of Purple Sage Road
2. 1,305' south of Purple Sage Road via irrigation canal road
3. 1,367' south of Purple Sage Road

Quail Haven Way

1. 1,300' east of Lansing

Purple Sage Road

1. 83' east of Lansing
2. 1,250' east of Lansing via irrigation canal road.

Field approaches may remain for field use only—until such time the property further develops.

Current Access- Residential Approach

Residential access is provided by a circular driveway measured from the middle of both approaches it is located approximately 75' south of the ¼ section line onto Lansing Lane.

Future Access

No direct access onto Purple Sage Road allowed.

Driveway Approach Spacing from Intersections

No approach onto Lansing shall be closer than 440' from Purple Sage, Quail Haven, or future Meadow Park extension for a full access or 220' for a future right-in-right-out access. The same applies for driveway approach spacing onto Quail Haven.

Parcel A

Vertical curvature of Lansing Lane may prevent access between Quail Haven and new north property line. Intersection sight distance will be further reviewed at time of approach permit.

Spacing requirements onto Lansing (major collector) and Quail Haven (minor collector) include urban driveway spacing onto a major/minor collector and per the above "Driveway Approach Spacing from Intersections" section.

Recommend access for said parcel to come from Quail Haven.

Parcel B

Existing residential circular approach may remain at this time but may be reconfigured to accommodate future improvements along Lansing Lane as necessary.

Setbacks

Section and ¼ section lines are preserved for future collector/arterial roads and are subject to a 70' setback in accordance with Canyon County Code 07-19-10. **A 70' setback is applicable from section line and ¼-section line along Purple Sage Road, Lansing Lane, and future Meadow Park Blvd Extension (1/4-section line).**

Approach Permits

Access permits are required for any change of use of the existing approaches and for any new approaches, including field approaches.

- Design approach per Standard Drawing 105 (page 5)

These conditions and attachments are based upon the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts 2017 Edition and Policies and Procedures Manual for Canyon Highway District No. 4. October 2019. These conditions may change in the event these referenced documents are revised.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Riccio", with a long horizontal flourish extending to the right.

Lenny Riccio, E.I.T.
Staff Engineer
Transportation Planner
Canyon Highway District No. 4

CC: Chris Hopper, P.E. Assistant District Engineer

ADMINISTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENTTo: Middleton Fire DistrictApplicant Name: Kevin Sorenson T-O EngineersCurrent Mailing Address: 332 N. Broadmore Way NampaSite (Subject Property) Address: 24476 Lansing Ln MiddletonParcel # R3761701000Phone Number: 208-442-6300

Fax: _____

E-mail address: ksorenson@to-engineers.comDate: 5-20-2020**Type of Administrative Land Division Application:**

- ☒ Administrative Land Division [Canyon County Code § 07-18-01]
☐ Transfer of Building Permits [Canyon County Code § 07-18-03]
☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE**LETTER OF ACKNOWLEDGEMENT ACTION:****Determination and Decision and Order on Application for Letter of Acknowledgement:**

☐ Approval ☒ Approval Subject to Conditions ☐ Denied

Approval Conditions, if any, are herein set forth:

Any future development on the properties shall require review and approval by the fire district per IFC for access and water supply.

This acknowledgement is valid only for six months from the date issued.

Basis for action:Dated: 6/11/2020 Signed Debra S. [Signature]

Authorized Fire District Representative

Notice of final action: Please note that unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.

(Copy retained by District in official files and copy to Applicant)

Copy of completed form received by Canyon County Development Services

on _____ (date) Received By (DSD Staff): _____

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, John12@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> <input type="checkbox"/> <u>COMP PLAN AMENDMENT</u> <input type="checkbox"/> <u>CONDITIONAL REZONE</u>	
	<input type="checkbox"/> <u>ZONING AMENDMENT (REZONE)</u> <input type="checkbox"/> <u>DEV. AGREEMENT MODIFICATION</u> <input type="checkbox"/> <u>VARIANCE > 33%</u>	
	<input type="checkbox"/> <u>MINOR REPLAT</u> <input type="checkbox"/> <u>VACATION</u> <input type="checkbox"/> <u>APPEAL</u>	
	<input type="checkbox"/> <u>SHORT PLAT SUBDIVISION</u> <input checked="" type="checkbox"/> <u>PRELIMINARY PLAT SUBDIVISION</u> <input type="checkbox"/> <u>FINAL PLAT SUBDIVISION</u>	
DIRECTORS DECISION APPS	<input type="checkbox"/> <u>ADMINISTRATIVE LAND DIVISION</u> <input type="checkbox"/> <u>EASEMENT REDUCTION</u> <input type="checkbox"/> <u>SIGN PERMIT</u>	
	<input type="checkbox"/> <u>PROPERTY BOUNDARY ADJUSTMENT</u> <input type="checkbox"/> <u>HOME BUSINESS</u> <input type="checkbox"/> <u>VARIANCE 33% ></u>	
	<input type="checkbox"/> <u>PRIVATE ROAD NAME</u> <input type="checkbox"/> <u>TEMPORARY USE</u> <input type="checkbox"/> <u>DAY CARE</u>	
	<input type="checkbox"/> <u>OTHER</u>	
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.

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



Alec Egurrola
Land Use Planner
(208) 442-6300

aegurrola@to-engineers.com

**EXHIBIT
A8**

C-5 SUBDIVISION

Vicinity Map

CASCADE HILLS SUB

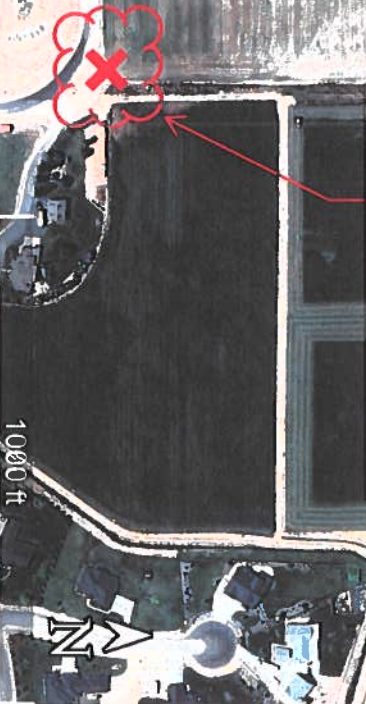
LANSING LN

PROPOSED C-5 SUB

QUAIL HAVEN WAY

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

Legend



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
Middleton, ID 83644

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

www.middleton.id.gov



EXHIBIT
A10



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



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.

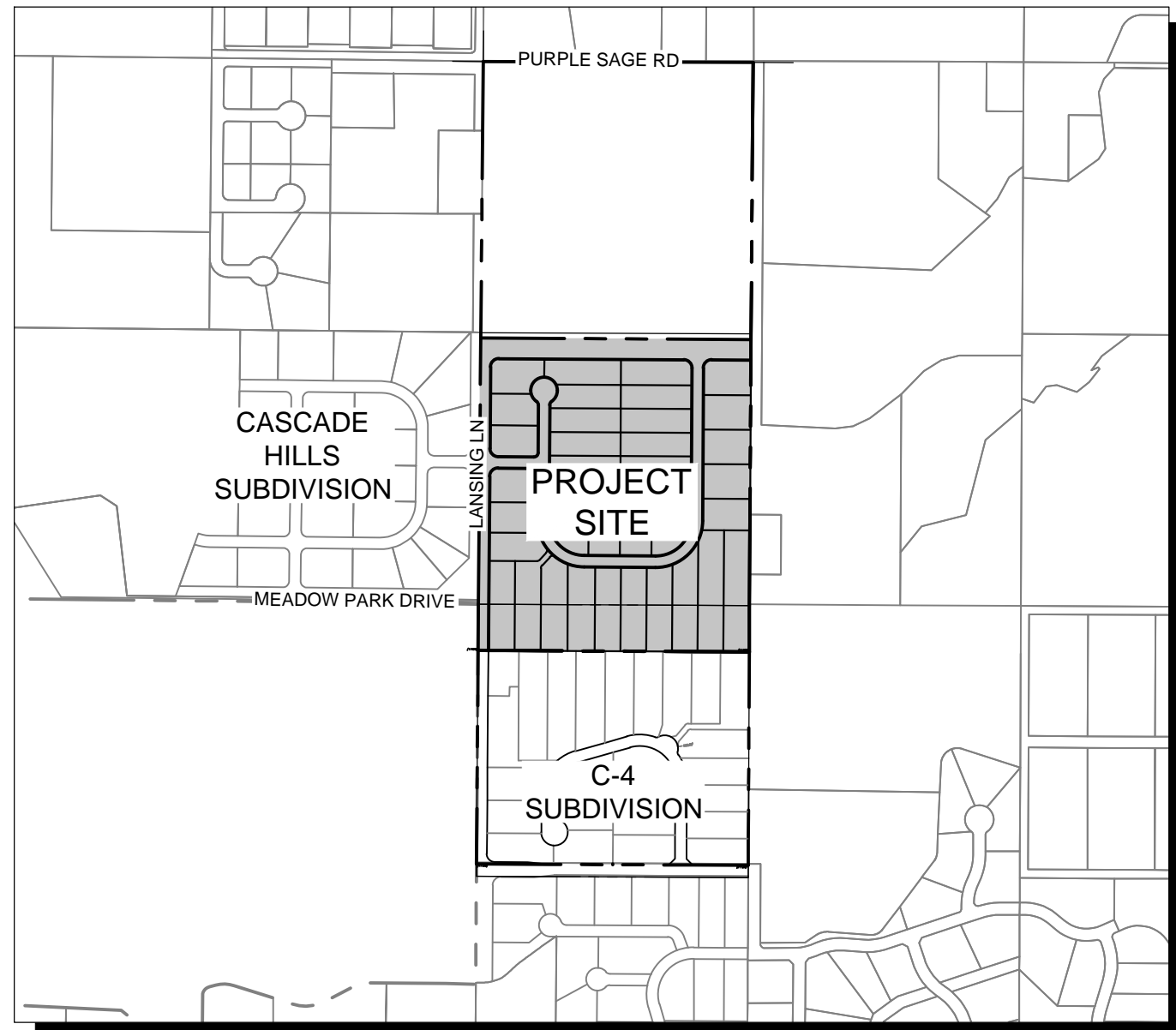
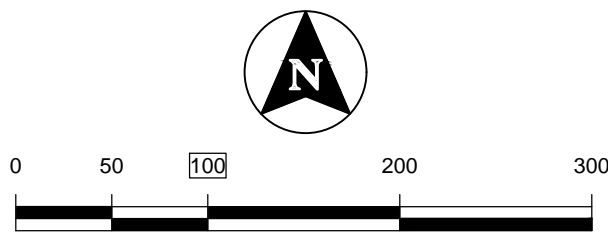
If you have not heard back from us by 10/16/23, please reach out and we can give you an update on timeline and next steps.

DRAFT

PRELIMINARY PLAT APPLICATION
WILL BE CONSIDERED AT A FUTURE DATE
IF CONDITIONAL REZONE IS APPROVED AND
CONDITIONS OF DEVELOPMENT ARE COMPLIED WITH.

PRELIMINARY PLAT FOR C-5 SUBDIVISION

A PORTION OF THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE
NW 1/4 OF SECTION 34 TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2024



VICINITY MAP
SCALE: 1" = 800'

SHEET INDEX	
C0.00	COVER
C1.00	EXISTING CONDITIONS
C2.00	LOT DIMENSIONS
C3.00	SITE PLAN & UTILITIES
C4.00	DRAINAGE & IRRIGATION PLAN

AREA AND LOT SUMMARY	
TOTAL PROPERTY AREA	±45.87 AC
RESIDENTIAL AREA	±37.59 AC
RIGHT-OF-WAY TO BE DEDICATED	±8.28 AC
TOTAL LOTS	37
BUILDABLE LOTS	37
AVERAGE LOT SIZE	±1.02 AC

LEGEND	
---	SUBDIVISION BOUNDARY
---	SECTION LINE
R/W	ROAD RIGHT-OF-WAY
---	ROAD CENTERLINE
---	EXISTING TOP OF BANK
---	EXISTING EDGE OF WATERWAY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
⊙	FOUND BRASS CAP MONUMENT
⊙	FOUND ALUMINUM CAP MONUMENT
⊙	SET ALUMINUM CAP MONUMENT
⊙	FOUND 5/8" REBAR
⊙	SET 5/8" REBAR

NOTES

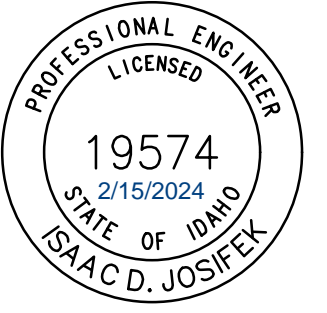
- BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CANYON COUNTY.
- A GENERAL UTILITY EASEMENT OF 10 FEET WILL EXIST ALONG ALL FRONT AND REAR LOT LINES PER CANYON COUNTY SUBDIVISION CONSTRUCTION REQUIREMENTS.
- THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA.
- DIRECT RESIDENTIAL LOT ACCESS TO LANSING LANE AND MEADOW PARK BOULEVARD IS PROHIBITED.
- INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO THE REAR OF EACH LOT. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- POTABLE WATER WILL BE SUPPLIED BY PRIVATE WELLS.
- SEWER WILL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
- STORM WATER TO BE DIRECTED THROUGH A SERIES OF BORROW DITCHES, PIPES, AND INFILTRATION SWALES TO THE EXISTING POND AT THE SOUTH END OF THE SITE.
- DESIGN INFORMATION SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND AGENCY COMMENT.
- 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.

SITE DATA

OWNER ANN MARIE MOLENAAR-SCHRAM 3353 N MUNGER RD STAR, IDAHO 83669	PARCEL R3761701000 24476 LANSING LN
DEVELOPER DAVE CALLISTER 2873 W WIND DRIVE EAGLE, IDAHO 83616 PH: (208) 573-3149	ROADWAY JURISDICTION CANYON HIGHWAY DISTRICT NO. 4
ENGINEER ISAAC JOSIFEK, P.E. 332 N BROADMORE WAY NAMP, ID 83687 PH: (208) 442-6300	SEWER & WATER DISTRICT PRIVATE
SURVEYOR ROB O'MALLEY, P.L.S. T-O ENGINEERS, INC. 332 N BROADMORE WAY NAMP, ID 83687 PH: (208) 442-6300	FIRE DISTRICT MIDDLETON FIRE
LAND USE PLANNER MAX BIRON T-O ENGINEERS, INC. 332 N BROADMORE WAY NAMP, ID 83687 PH: (208) 442-6300	SCHOOL DISTRICT MIDDLETON SCHOOL DISTRICT
	ZONING EXISTING ZONING: (AG) AGRICULTURAL PROPOSED ZONING: (R1) RESIDENTIAL
	IRRIGATION DISTRICT BLACK CANYON IRRIGATION DISTRICT

SURROUNDING PROPERTY OWNERS (300')		
PARCEL	NAME	ADDRESS
R3759520200	BAIDEN JOHN WILLIAM JR	24799 LANSING LN, MIDDLETON, ID 83644
R3759540200	CHERRY NICOLE	9066 TULA DR, MIDDLETON, ID 83644
R3759540100	WORTHAM KEVIN SR	24696 REGAL RD, MIDDLETON, ID 83644
R3759540000	CLARE JEFFREY A	24658 REGAL RD, MIDDLETON, ID 83644
R3759540600	WADDLE LEDA M	24608 REGAL RD, MIDDLETON, ID 83644
R3759540700	COLLINS ROBERT J JR	24564 REGAL RD, MIDDLETON, ID 83644
R3759540800	TRADITION CAPITAL PARTNERS LLC	9019 PURSUIT DR, MIDDLETON, ID 83644
R3759540900	WOOD JONATHAN	9043 PURSUIT DR, MIDDLETON, ID 83644
R3759600000	HULL BRIAN J	24499 LANSING LN, MIDDLETON, ID 83644
R3759601000	GRAYSON BART AND JACQUELINE TRUST	24503 LANSING LN, MIDDLETON, ID 83644
R3761701000	MIDDLETON 187 LLC	0 LANSING LN, MIDDLETON, ID 83644
R37617010A0	CALLISTER LLC	0 LANSING LN, MIDDLETON, ID 83644
R37614010A0	VESTAL FRANKLIN J	8510 RUSTIN RD, MIDDLETON, ID 83644
R37619010A0	RICHARDS TERRY	8771 PURPLE SAGE RD, MIDDLETON, ID 83644
R37619010A1	AUSTIN TROY	8775 PURPLE SAGE RD, MIDDLETON, ID 83644
R37619011A0	HALL ROBERT KELLY	0 PURPLE SAGE RD, MIDDLETON, ID 83644
R3761701000	MOLENAAR-SCHRAM ANN MARIE	24476 LANSING LN, MIDDLETON, ID 83644

EXHIBIT
A11
DRAFT PP

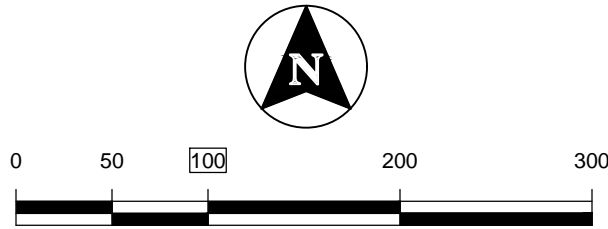


REVISIONS		NO.	DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
CANYON COUNTY COMMENTS		1		03/03/23				



PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
COVER

ATTENTION:	0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE	
DATE:	February 7, 2024
PROJECT:	210794
SHEET:	C0.00



LEGEND	
---	SUBDIVISION BOUNDARY
EP	EXISTING EDGE OF PAVEMENT
X X	EXISTING FENCE
TOB	EXISTING TOP OF BANK
OHP	EXISTING OVERHEAD POWER LINES
2560	EXISTING MAJOR CONTOUR
2561	EXISTING MINOR CONTOUR
→	DRAINAGE FLOW DIRECTION
→	DRAINAGE DITCH / CANAL FLOWLINE

NOTES

1. NO KNOWN EXISTING WELLS LOCATED WITHIN THE PROPERTY BOUNDARIES.

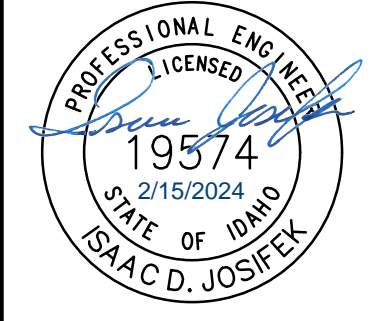


PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
EXISTING CONDITIONS

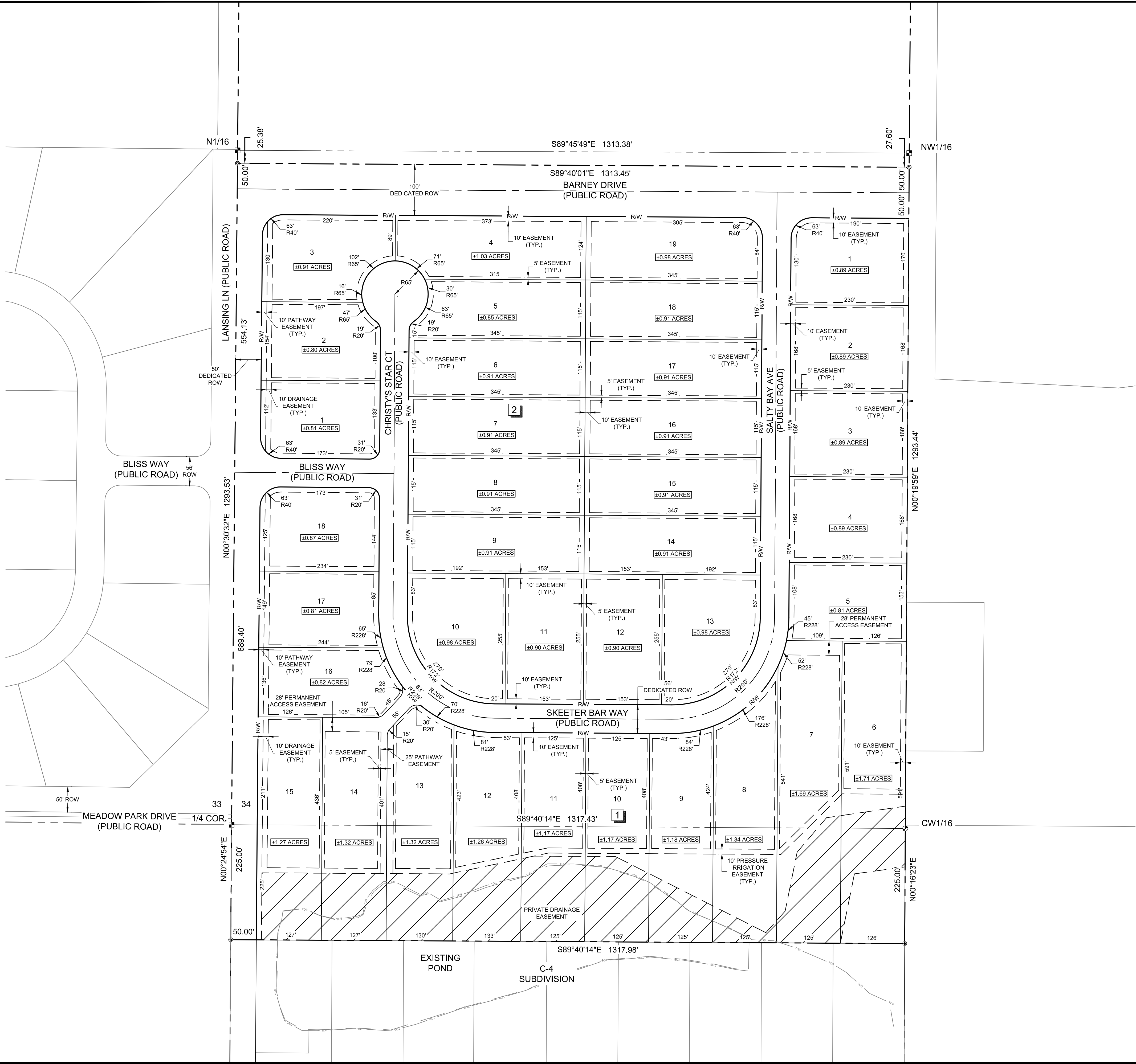
ATTENTION: 1/2"	
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE	
DATE:	February 7, 2024
PROJECT:	210794
SHEET:	

C1.00

REVISIONS		BORDER SIZE
NO.	DESCRIPTION	22"x34"
1	CANYON COUNTY COMMENTS	DESIGNED
		DRAWN
		CHECKED
		APPROVED
		L. JOSIFEK



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LEGEND

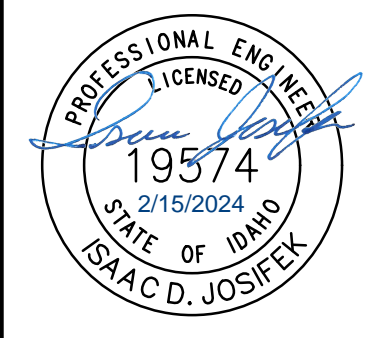
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- Right-of-Way Line
- Center Line
- Lot Line
- Easement Line
- Private Drainage Easement
- Lot Number
- Block Number



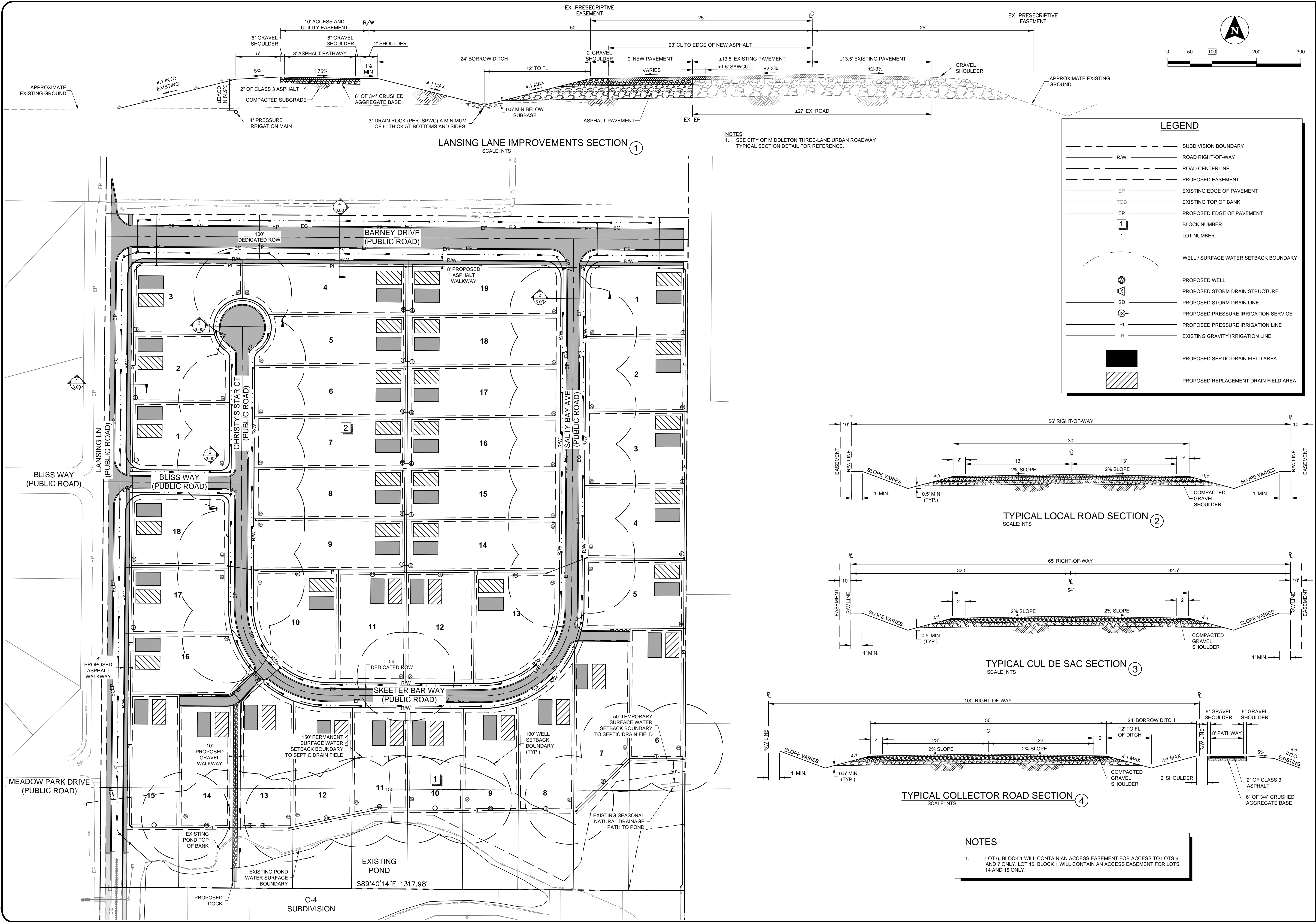
PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
LOT DIMENSIONS

ATTENTION:
1/2" = 1'
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET or 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE

DATE: February 9, 2024
PROJECT: 210794
SHEET:



BORDER SIZE		DESIGNED		DRAWN		CHECKED		APPROVED	
22"x34"	DATE	03/30/23							
DESCRIPTION		CANYON COUNTY COMMENTS							
NO.	1								



PROFESSIONAL ENGINEER
LICENSED
19574
2/15/2024
STATE OF IDAHO
ISAAC D. JOSIFEK

BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22'x34'	L. MILLER	L. MILLER	L. JOSIFEK	L. JOSIFEK

REVISIONS	DATE	DESCRIPTION
1	03/30/23	CANYON COUNTY COMMENTS

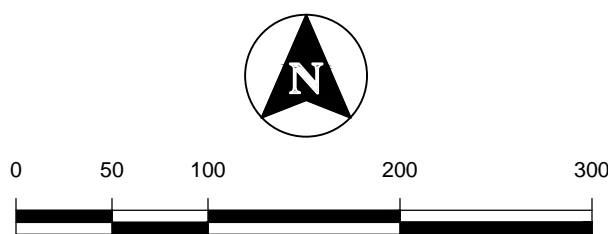
ARDURRA
302 N. BRADSHAW WAY
NANPA, IDAHO 83887
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
SITE PLAN & UTILITIES

ATTENTION:
1/2" 1"

IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET or 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE

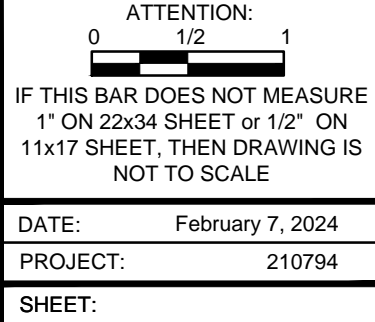
DATE:	February 7, 2024
PROJECT:	C3.00
SHEET:	



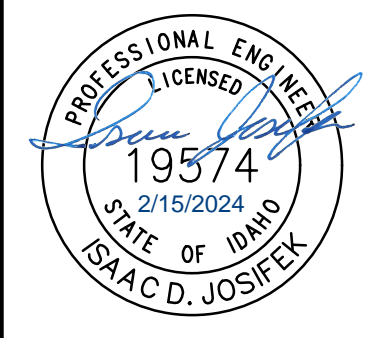
LEGEND	
	SUBDIVISION BOUNDARY
R/W	ROAD RIGHT-OF-WAY
	ROAD CENTERLINE
	PROPOSED EASEMENT
EP	EXISTING EDGE OF PAVEMENT
EP	PROPOSED EDGE OF PAVEMENT
	BLOCK NUMBER
1	LOT NUMBER
	PROPOSED STORM DRAIN STRUCTURE
SD	PROPOSED STORM DRAIN LINE
	PROPOSED PRESSURE IRRIGATION SERVICE
PI	PROPOSED PRESSURE IRRIGATION LINE
PI	EXISTING PRESSURE IRRIGATION LINE
	PROPOSED DRAINAGE
	WATER FLOW DIRECTION
	NATURAL SLOPES GREATER THAN 15%
2560	EXISTING MAJOR CONTOUR
2561	EXISTING MINOR CONTOUR



PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
DRAINAGE & IRRIGATION PLAN



C4.00.



NO.	DESCRIPTION		DATE	BORDER SIZE
	CANYON COUNTY COMMENTS			
1			03/30/23	DESIGNED 22"x34"
				L MILLER
				DRAWN
				L MILLER
				CHECKED
				L JOSIFEK
				APPROVED
				L JOSIFEK



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

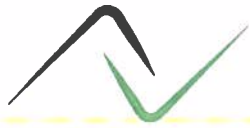
County: 1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract.

- 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.

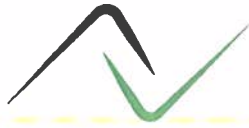
- Community wastewater systems are recommended by DEQ when possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water. Please include us in those discussions or provide the results of those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

**EXHIBIT
A13**

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		
1	Item	Comment
	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
	Agency Comments	Project to comply with agency comments.
4	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 preplat. 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 - 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 Shavinsky
 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?

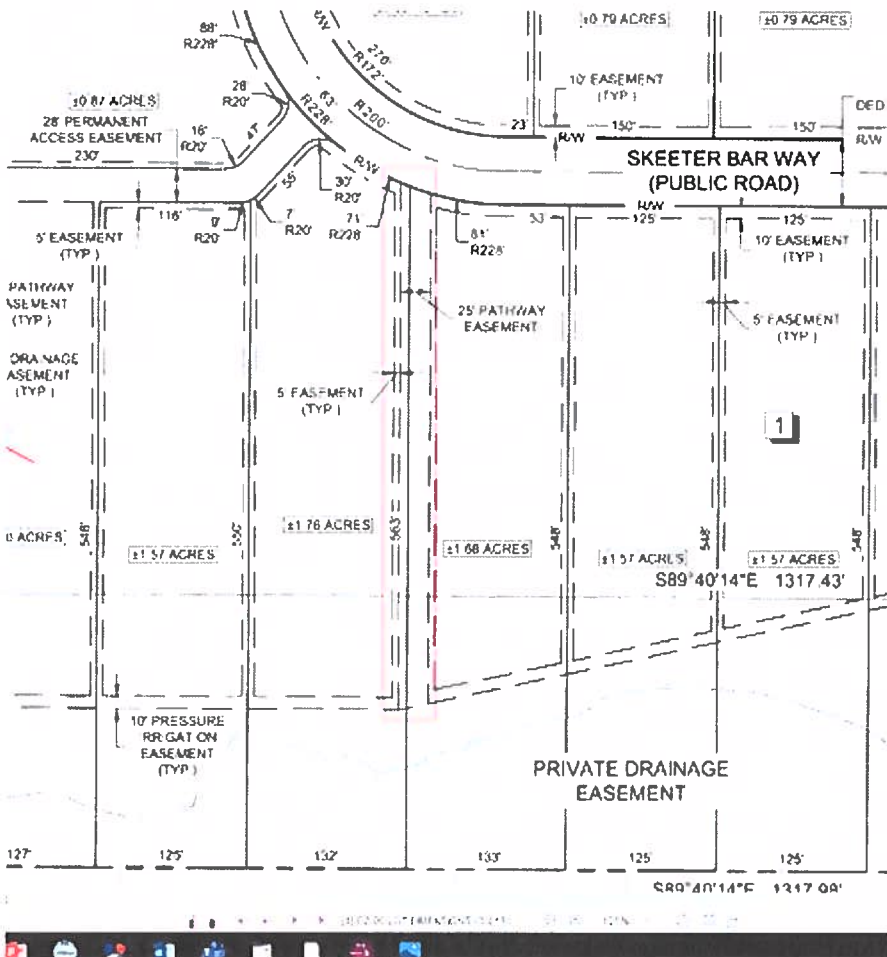
4	Irrigation System - Gravity/Pressure	Complies
		<p>The irrigation plan submitted with the master application indicates there is a supply ditch running parallel with Lansing Lane. Is it being relocated or abandoned? Does the pond get filled by a supply ditch? Please clarify. The comment response letter 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	

<i>Recommended Conditions</i>	
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

**EXHIBIT
A14**

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.

EXHIBIT B
Supplemental Documents

**EXHIBIT
B**

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 THEREIN.

**EXHIBIT
B1**

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:

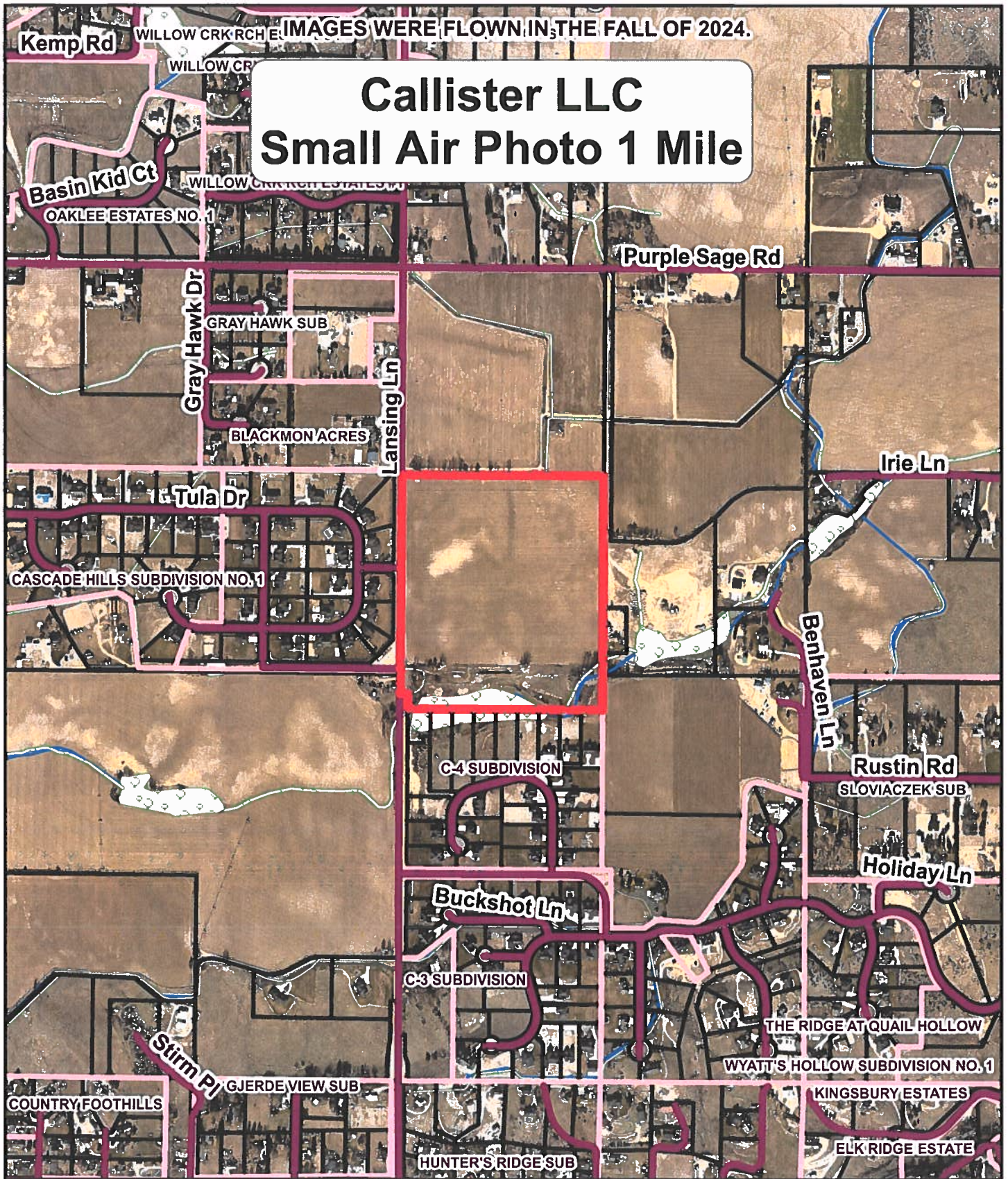


DISCLAIMER:

- 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 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.

EXHIBIT
B1a



City_Limits

Wetlands

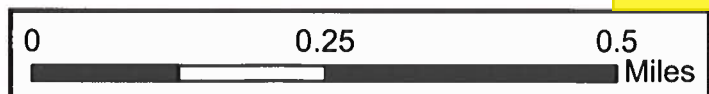


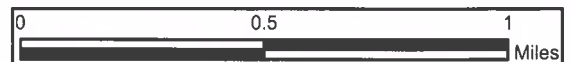
EXHIBIT
B2a



Future Land Use 2011_2022

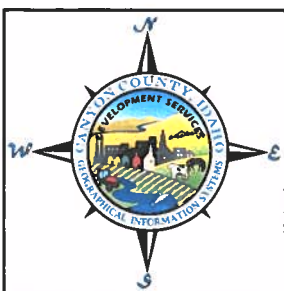
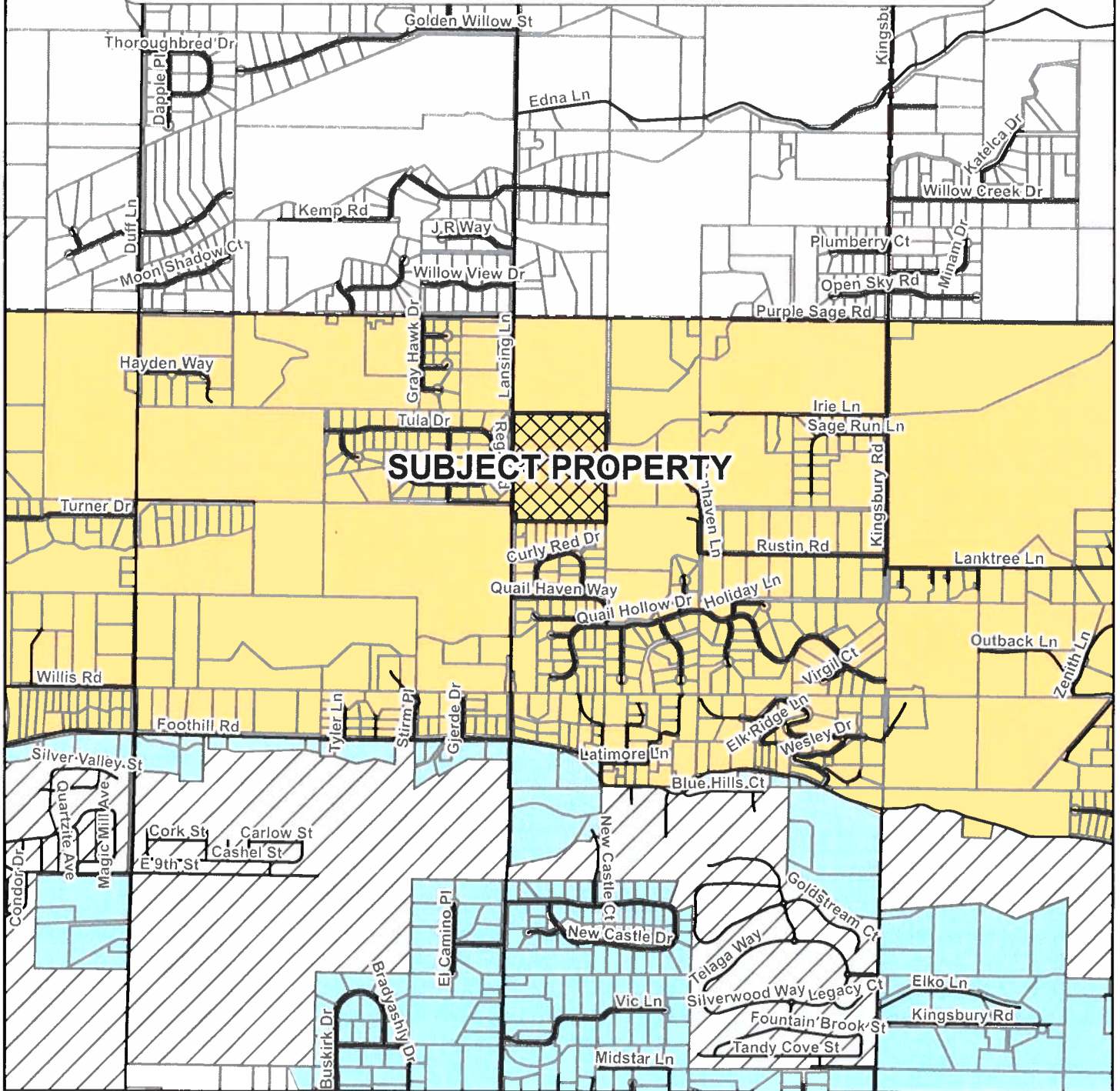
-  COMMERCIAL
 INDUSTRIAL
 RESIDENTIAL

EXHIBIT
B2b



Callister LLC

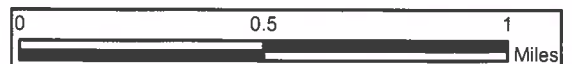
City of Middleton Future Land Use

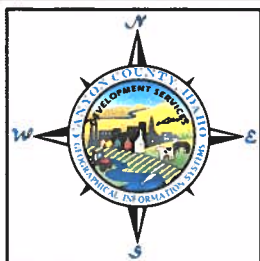
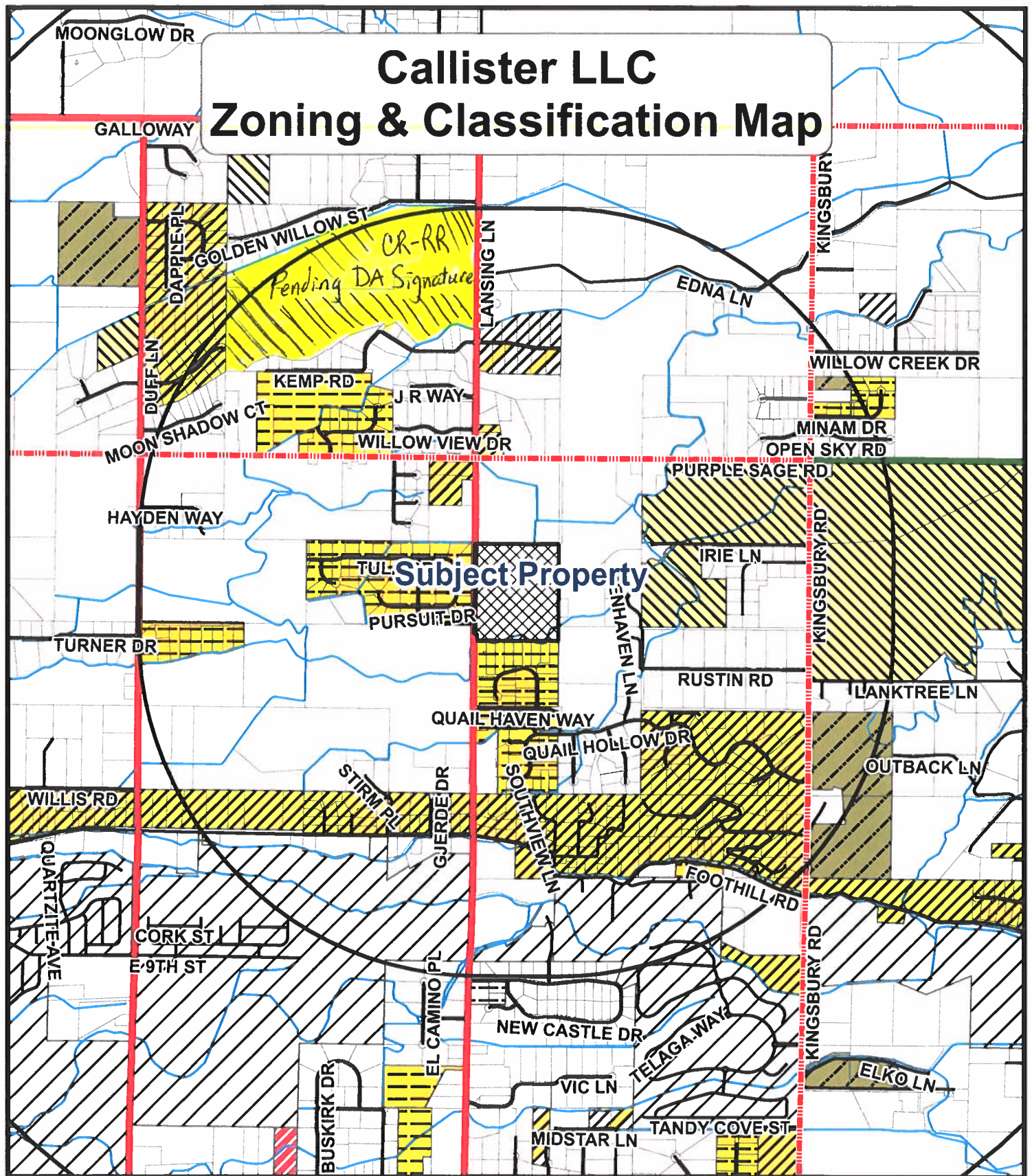


MiddletonCompPlan

- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented

EXHIBIT
B2c





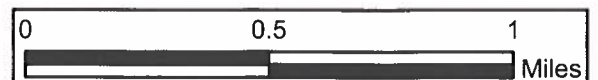
Current Zoning

- RR
- CR-RR
- R1
- CR-R1
- R2
- C

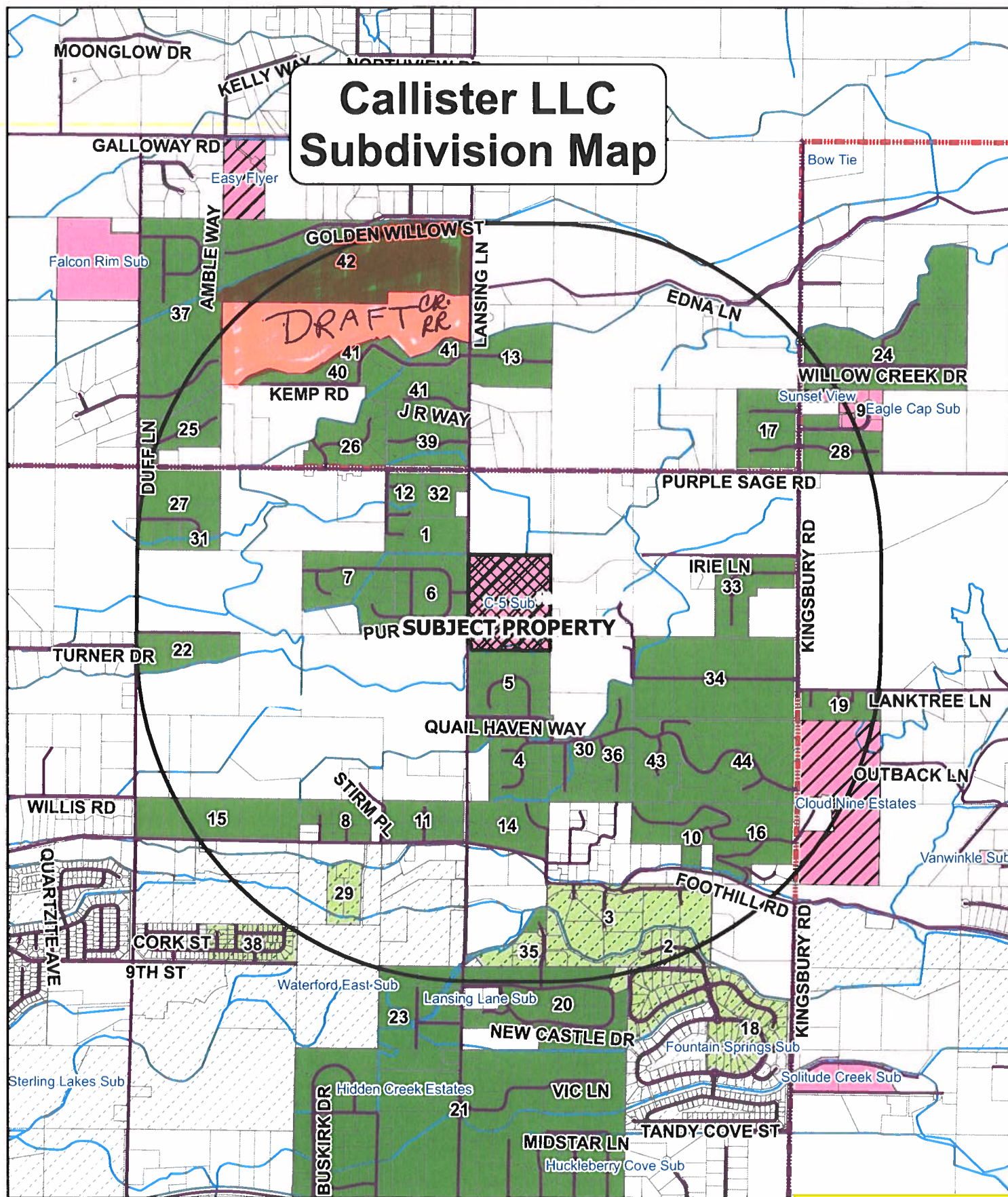
ITD Functional Classification

- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- Interstate
- Major Collector
- Minor Arterial
- Minor Collector
- Other Principal Arterials

EXHIBIT
B2d



Callister LLC Subdivision Map

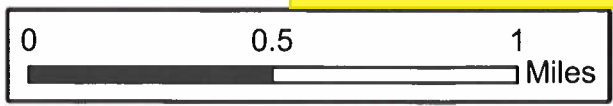


SUBDIVISIONS

Plat Type, Plat Status

- Preliminary, Approved
- Preliminary, Pending

**EXHIBIT
B2e**



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
44	2351.77	874	2.69
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
3	14.29	28	0.51
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
39	8.19	1.31	0.70
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE
			MAXIMUM

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
BLACKMON ACRES	1	5N2W33	16.86	5	3.37	COUNTY (Canyon)	2004
BLUE MEADOWS SUBDIVISION NO. 1	2	4N2W03	25.81	18	1.43	MIDDLETON	2020
BLUE MEADOWS SUBDIVISION NO. 2	3	4N2W03	54.38	12	4.53	MIDDLETON	2022
C-3 SUBDIVISION	4	5N2W34	33.03	30	1.10	COUNTY (Canyon)	2021
C-4 SUBDIVISION	5	5N2W34	31.43	25	1.26	COUNTY (Canyon)	2023
CASCADE HILLS SUBDIVISION NO. 1	6	5N2W33	36.67	26	1.41	COUNTY (Canyon)	2021
CASCADE HILLS SUBDIVISION NO. 2	7	5N2W33	33.20	26	1.28	COUNTY (Canyon)	2022
COUNTRY FOOTHILLS	8	4N2W04	15.33	14	1.10	COUNTY (Canyon)	1984
EAGLE CAP SUBDIVISION	9	5N2W26	14.29	11	1.30	COUNTY (Canyon)	2024
ELK RIDGE ESTATE	10	4N2W03	9.46	9	1.05	COUNTY (Canyon)	1995
GUERDE VIEW SUB	11	4N2W04	18.59	13	1.43	COUNTY (Canyon)	1971
GRAY HAWK SUB	12	5N2W33	10.01	9	1.11	COUNTY (Canyon)	2003
HAWK VIEW ESTATES SUBDIVISION	13	5N2W27	26.83	12	2.24	COUNTY (Canyon)	2024
HUNTER'S RIDGE SUB	14	4N2W03	23.64	16	1.48	COUNTY (Canyon)	1986
J P'S SUNRISE ESTATES	15	4N2W04	39.29	9	4.37	COUNTY (Canyon)	1997
KINGSBURY ESTATES	16	4N2W03	46.32	17	2.72	COUNTY (Canyon)	1972
KINGSBURY MEADOWS SUBDIVISION	17	5N2W27	30.05	25	1.20	COUNTY (Canyon)	2007
LAKES AT TELAGA PHASE 1	18	4N2W03	66.06	149	0.44	0	2006
LANKTREE ESTATES	19	5N2W35	15.01	7	2.14	COUNTY (Canyon)	1998
LANSING MEADOWS SUB	20	4N2W03	65.02	50	1.30	COUNTY (Canyon)	2002
LEMP PARK URBAN TRACTS	21	4N2W09	916.60	1	916.60	COUNTY (Canyon)	1913
MEADOW BLUFF ESTATES SUBDIVISION	22	5N2W33	20.62	10	2.06	COUNTY (Canyon)	2021
MEADOW CREEK SUB	23	4N2W04	43.93	9	4.88	COUNTY (Canyon)	2000
MILLS WILLOW CREEK	24	5N2W26	82.92	38	2.18	COUNTY (Canyon)	1987
MOON SHADOW ESTATES	25	5N2W33	21.33	18	1.18	COUNTY (Canyon)	2007
OAKLEE ESTATES NO. 1	26	5N2W28	24.46	17	1.44	CANYON COUNTY	2024
PORT OF CHANCE SUBDIVISION	27	5N2W33	35.01	6	5.83	COUNTY (Canyon)	2001
PURPLE SKY RANCH	28	5N2W26	19.96	10	2.00	COUNTY (Canyon)	2004
RAW PASTURES ESTATES	29	4N2W04	12.52	4	3.13	MIDDLETON	2019
RE-PLAT OF LOT 14, THE RIDGE AT QUAIL HOLLOW	30	5N2W34	1.00	1	1.00	COUNTY (Canyon)	2019
RE-PLAT OF PORT OF CHANCE SUBDIVISION	31	5N2W33	4.99	2	2.49	COUNTY (Canyon)	2016
REPLAT OF PONY MEADOW SUBDIVISION	32	5N2W33	9.26	2	4.63	COUNTY (Canyon)	2021
SAGE RUN ESTATES	33	5N2W34	26.02	21	1.24	COUNTY (Canyon)	2001
SLOVACZEK SUB	34	5N2W34	80.17	17	4.72	COUNTY (Canyon)	1971
SQUIRES SUB	35	4N2W03	13.02	6	2.17	0	2003
THE RIDGE AT QUAIL HOLLOW	36	5N2W34	41.58	26	1.60	COUNTY (Canyon)	2007
THOROUGHSHED ESTATES SUBDIVISION	37	5N2W28	91.62	40	2.29	COUNTY (Canyon)	2014
WATERFORD SUBDIVISION NO. 2	38	4N2W04	20.76	65	0.32	MIDDLETON	2024
WILLOW CRK RCH ESTATES #1	39	5N2W28	26.90	16	1.68	COUNTY (Canyon)	1993
WILLOW CRK RCH ESTATES #2	40	5N2W28	14.92	8	1.87	COUNTY (Canyon)	1998
WILLOW CRK RCH ESTATES #3	41	5N2W28	39.39	22	1.79	COUNTY (Canyon)	2004
WILLOWVIEW SUB #2	42	5N2W28	113.75	16	7.11	COUNTY (Canyon)	2006
WYATT'S HOLLOW SUBDIVISION NO. 1	43	5N2W34	20.77	13	1.60	COUNTY (Canyon)	2014
WYATT'S HOLLOW SUBDIVISION NO. 2	44	5N2W34	58.98	23	2.56	COUNTY (Canyon)	2024

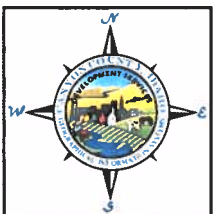
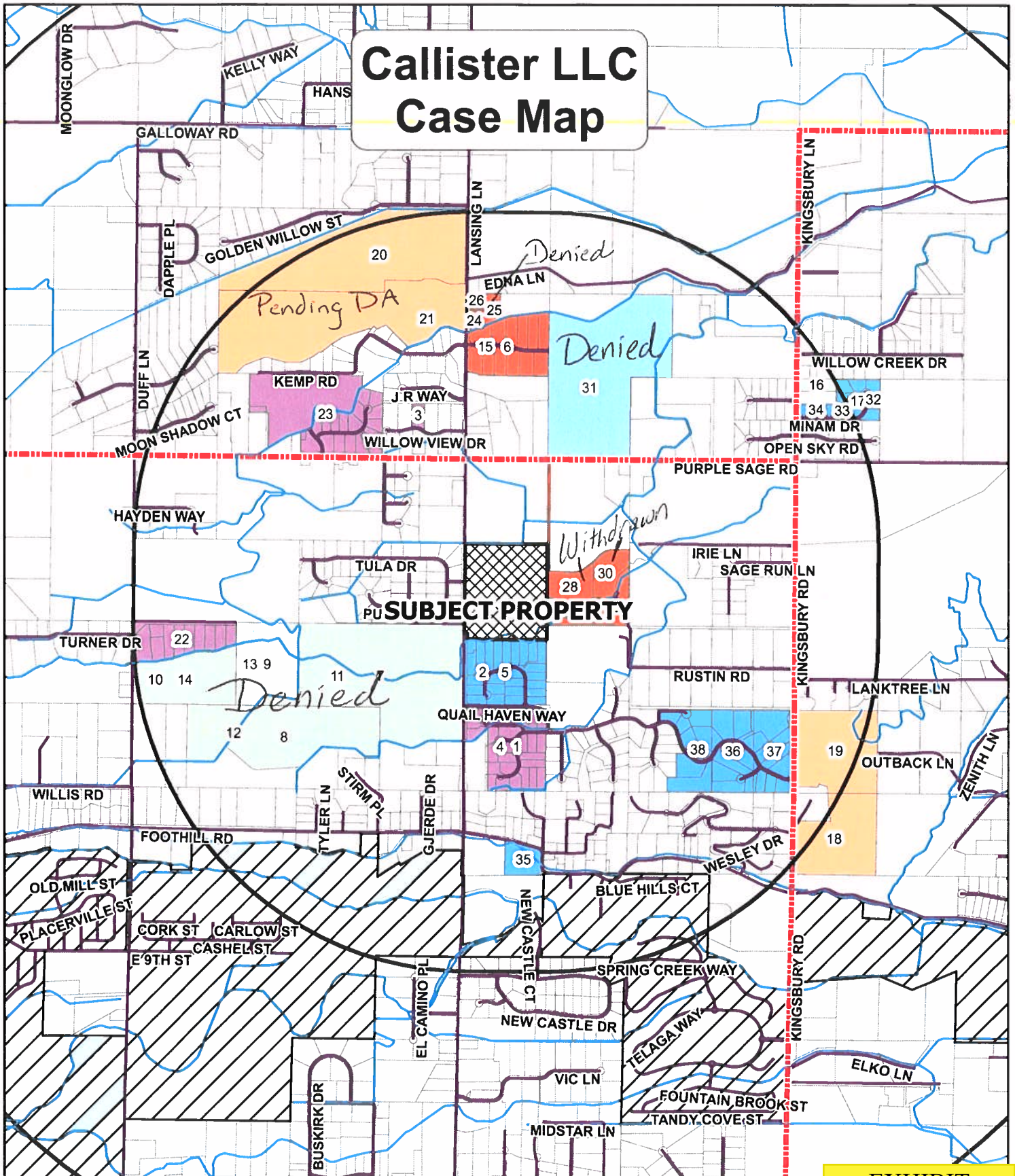
SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Eagle Cap Sub	2.54	13	0.20
Eagle Cap Sub	8.85	13	0.68
Sunset View	2.90	2	1.45

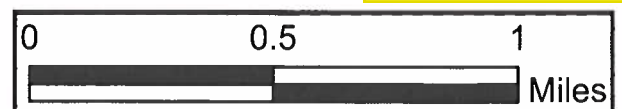
MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...

Callister LLC Case Map



YEAR	
Year	2023
2020	2024
2021	2025
2022	



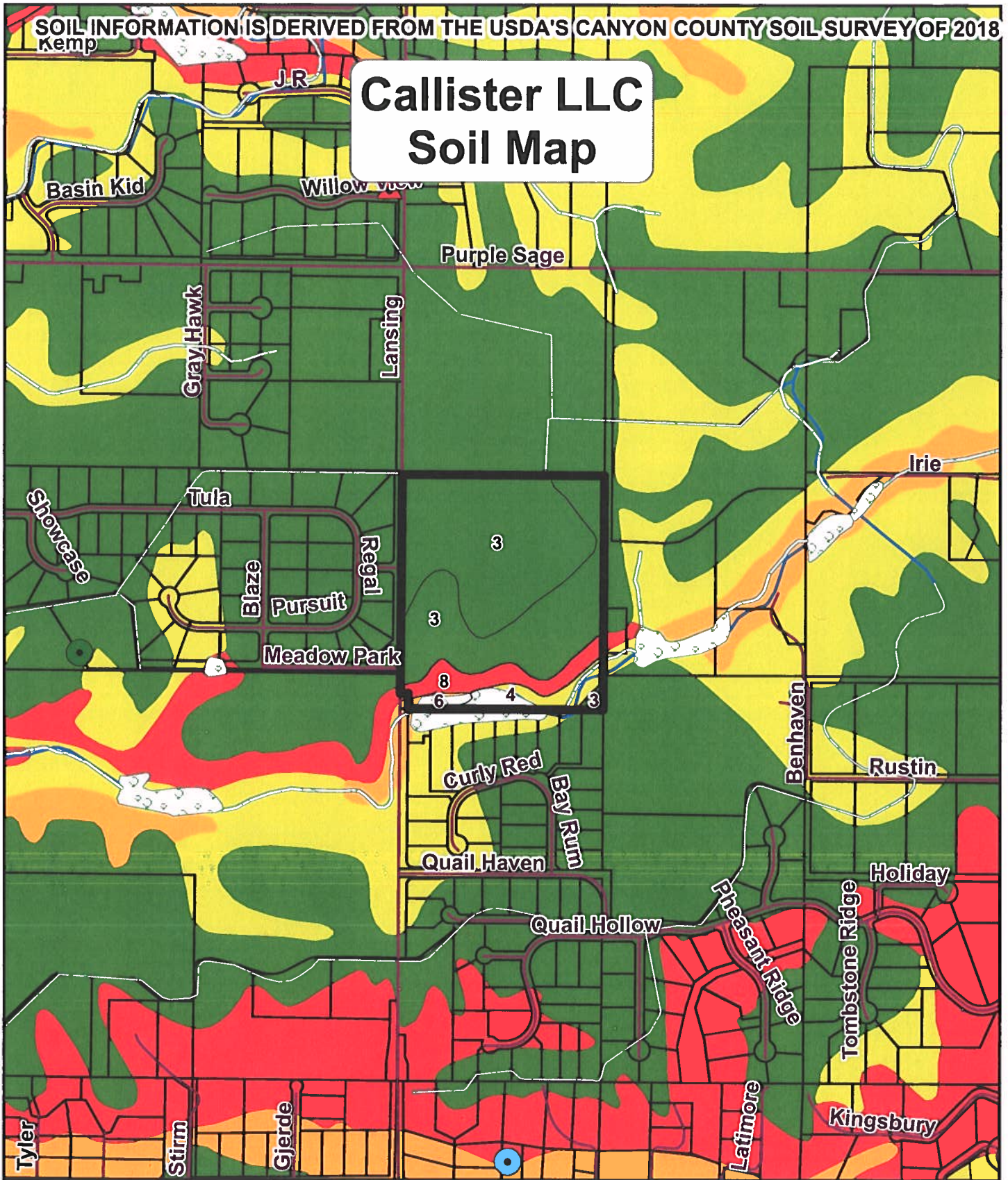
**EXHIBIT
B2f**

CASE SUMMARY





ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2020-0011	Preliminary Plat - C3	C3	APPROVED
2	SD2021-0008	Plat - C4 sub	C4 Callister, LLC	APPROVED
3	CU2019-0025	CUP Special Events Facility	CU2019-0025	APPROVED
4	RZ0020-0006	Rezone AG to R1	Callister, LLC	APPROVED
5	CR2021-0010	Rezone AG to R1	Callister, LLC	APPROVED
6	RZ2021-0034	Rezone A to RR	Cotner, John	APPROVED
7	RZ2021-0056	Rezone AG to CR-R1	Farmington Hills	DENIED
8	RZ2021-0056	Rezone AG to CR-R1	Farmington Hills	DENIED
9	RZ2021-0056	Rezone AG to CR-R1	Farmington Hills	DENIED
10	RZ2021-0056	Rezone AG to CR-R1	Farmington Hills	DENIED
11	SD2021-0059	Farmington Hills Plat - 492 lots	Farmington Hill Sub	DENIED
12	SD2021-0059	Farmington Hills Plat - 492 lots	Farmington Hill Sub	DENIED
13	SD2021-0059	Farmington Hills Plat - 492 lots	Farmington Hill Sub	DENIED
14	SD2021-0059	Farmington Hills Plat - 492 lots	Farmington Hill Sub	DENIED
15	SD2021-0021	Preliminary Plat	Hawk View Estates	APPROVED
16	CR2023-0001	Rezone AG to CR-R1	Johns	APPROVED
17	SD2021-0033	Preliminary Plat	Johnston	APPROVED
18	CR2022-0003	AG to CR-R1	LWD Development, Inc	APPROVED
19	CR2022-0003	AG to CR-R1	LWD Development, Inc	APPROVED
20	CR2022-0016	Conditional Rezone from Ag to CR-RR	MDC LLC/Carter	Approved pending DA
21	CR2022-0016	Conditional Rezone from Ag to CR-RR	MDC LLC/Carter	Approved pending DA
22	SD2020-0007	Meadow Bluff Estates	Meadow Bluff Estates	APPROVED
23	SD2020-0003	Oaklee Estates Sub	Oaklee Estates Sub	APPROVED
24	RZ2021-0012	Rezone AG to R1	Reynolds Brothers, LLC	DENIED
25	RZ2021-0012	Rezone AG to R1	Reynolds Brothers, LLC	DENIED
26	RZ2021-0012	Rezone AG to R1	Reynolds Brothers, LLC	DENIED
27	RZ2021-0012	Rezone AG to R1	Reynolds Brothers, LLC	DENIED
28	RZ2021-0036	Rezone AG to CR-R1	Richards/ Larsen	APPROVED
29	RZ2021-0036	Rezone AG to CR-R1	Richards/ Larsen	APPROVED
30	RZ2021-0036	Rezone AG to CR-R1	Richards/ Larsen	APPROVED
31	RZ2022-0011	Rezone AG to RR	Sierra Vista Properties	DENIED
32	RZ2020-0024	Rezone AG to R1	Spohn	APPROVED
33	RZ2020-0024	Rezone AG to R1	Spohn	APPROVED
34	RZ2020-0024	Rezone AG to R1	Spohn	APPROVED
35	RZ2021-0017	Rezone AG to RR	Terry Bruce	APPROVED
36	SD2019-0039	Plat - Watt's Hollow Sub	Watt's Hollow Sub	APPROVED
37	SD2019-0039	Plat - Watt's Hollow Sub	Watt's Hollow Sub	APPROVED
38	SD2019-0039	Plat - Watt's Hollow Sub	Watt's Hollow Sub	APPROVED

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Callister LLC Soil Map



Nitrate Priority Wells

-  0.005000 - 2.000000
-  2.000001 - 5.000000
-  5.000001 - 10.000000
-  10.000001 - 49.800000



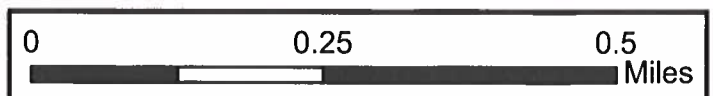
IDWR_2C_Geothermal



Wetlands



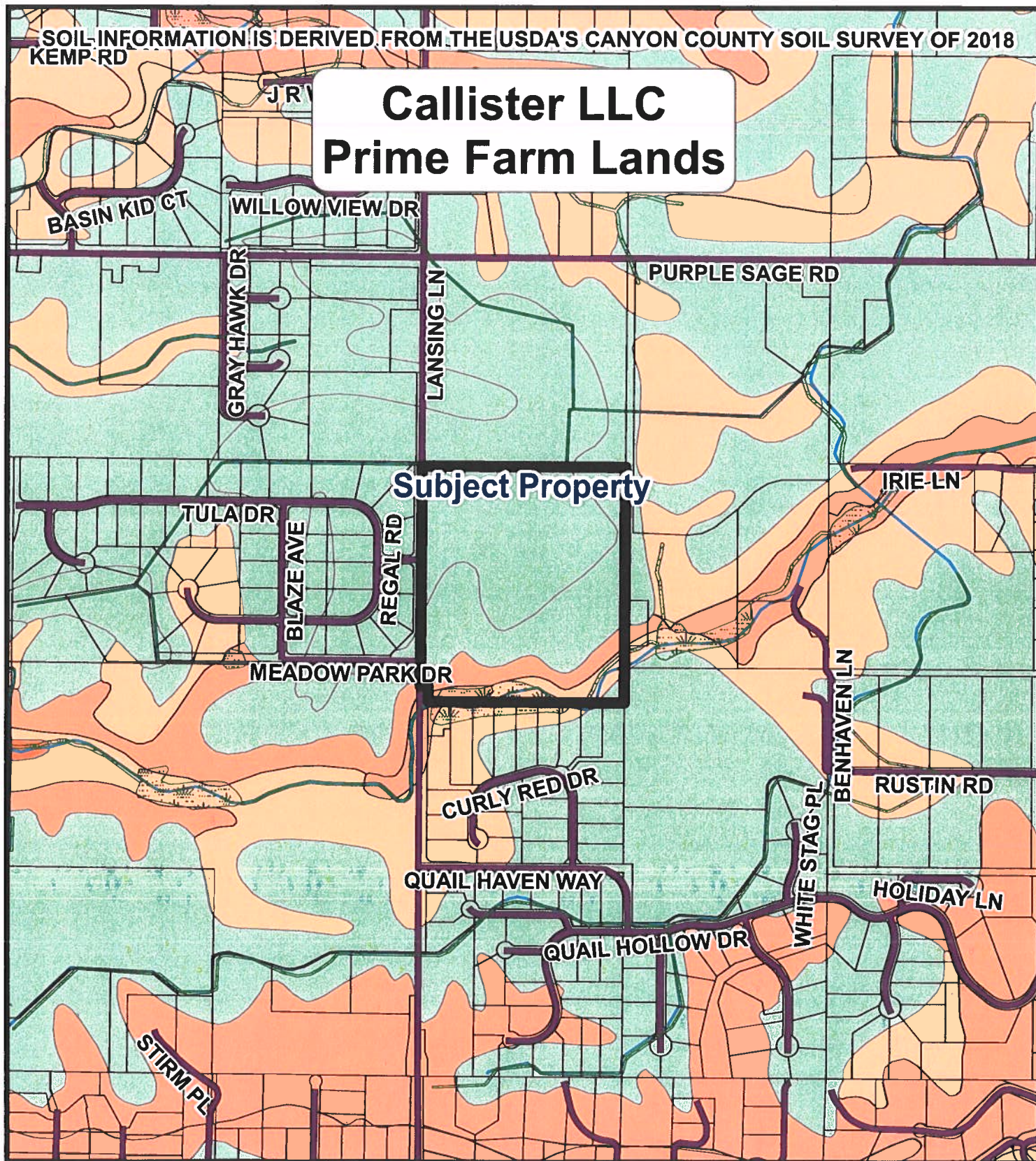
EXHIBIT
B2g



SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Callister LLC Prime Farm Lands

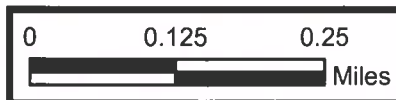
Subject Property



FARMLAND

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium

**EXHIBIT
B2g**



SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	17451.27	0.40	0.88%
3	MODERATELY SUITED SOIL	948814.99	21.78	47.61%
4	MODERATELY SUITED SOIL	131920.08	3.03	6.62%
8	LEAST SUITED SOIL	169061.21	3.88	8.48%
6	LEAST SUITED SOIL	32508.38	0.75	1.63%
3	MODERATELY SUITED SOIL	693207.49	15.91	34.78%
		1992963.42	45.75	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
EsB	Prime farmland if irrigated	17451.27	0.40	0.88%
EsA	Prime farmland if irrigated	948814.99	21.78	47.61%
LkC	Farmland of statewide importance, if irrigated	131920.08	3.03	6.62%
LaE	Not prime farmland	169061.21	3.88	8.48%
LkD	Not prime farmland	32508.38	0.75	1.63%
EsB	Prime farmland if irrigated	693207.49	15.91	34.78%
		1992963.42	45.75	100%

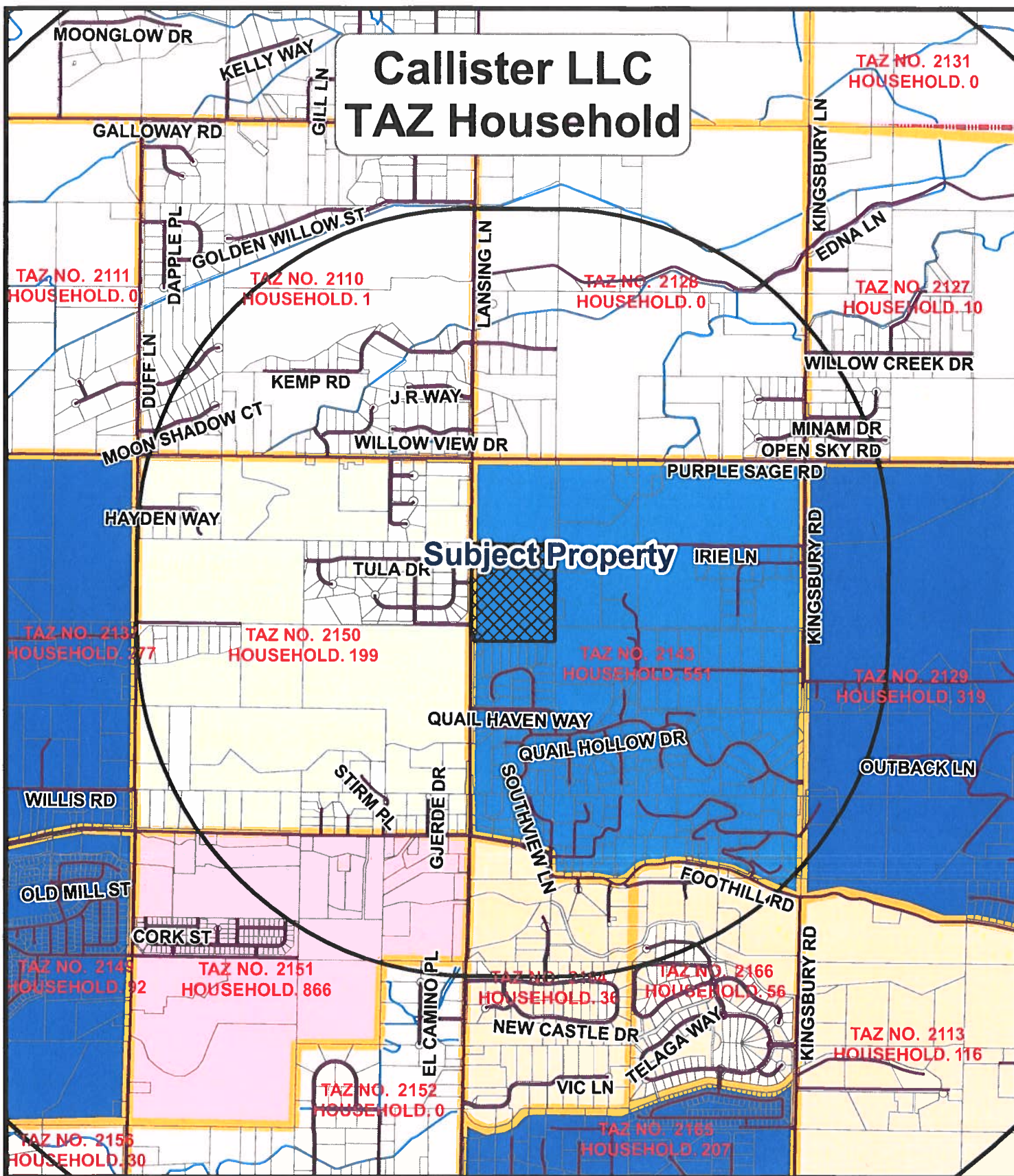
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

EXHIBIT
B2g

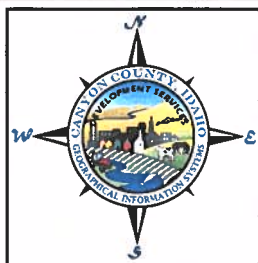
GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

EXHIBIT
B2g

Callister LLC TAZ Household

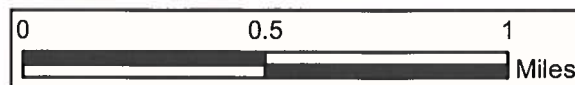


Subject Property

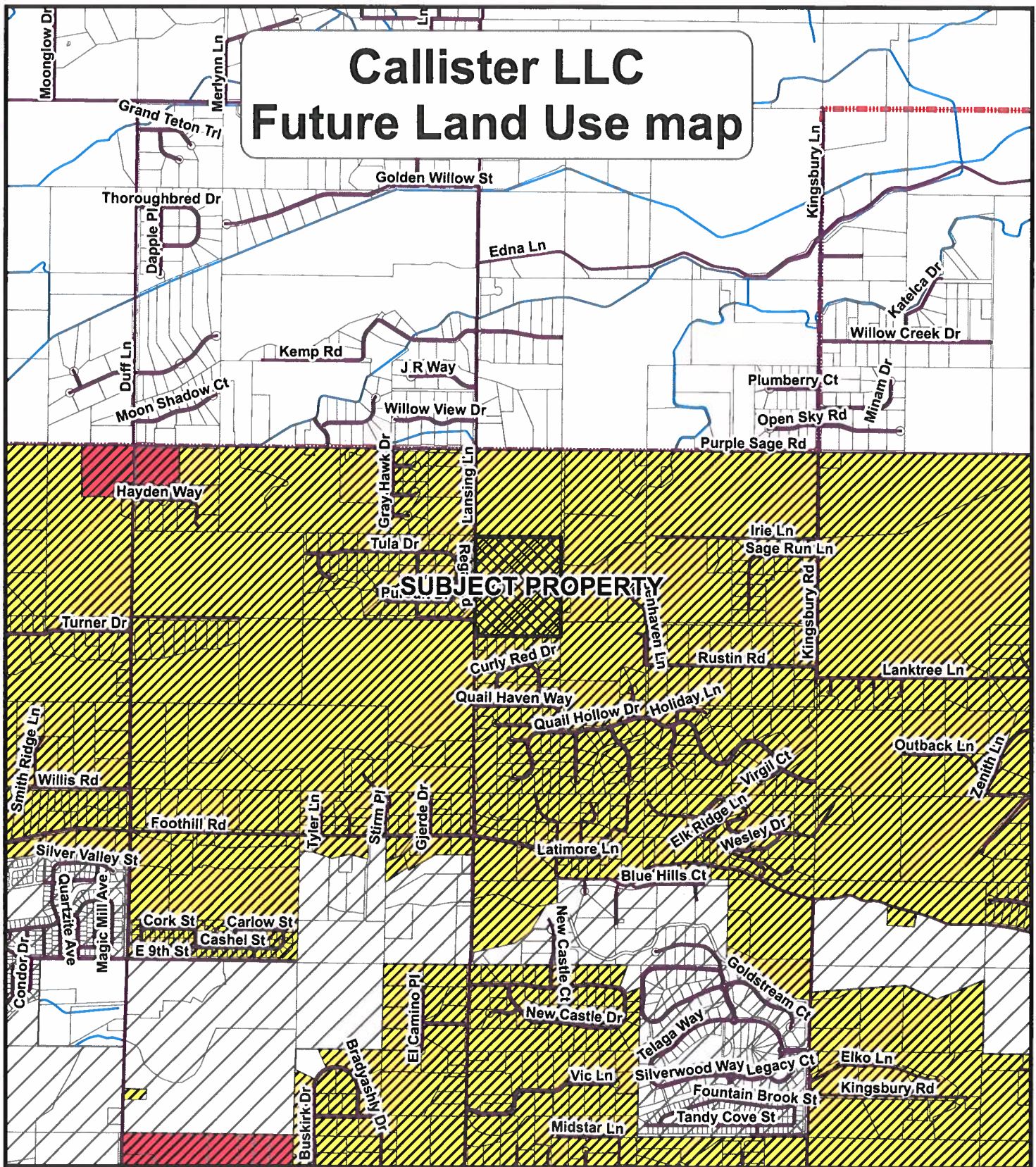


House Hold 2025-2050			
	-4 - 50		251 - 500
	51 - 150		501 - 750
	151 - 250		751 - 1263

**EXHIBIT
B2h**



Callister LLC Future Land Use map

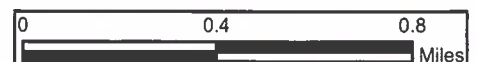


Legend

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

EXHIBIT
B2j



Callister LLC Small Vicinity Map

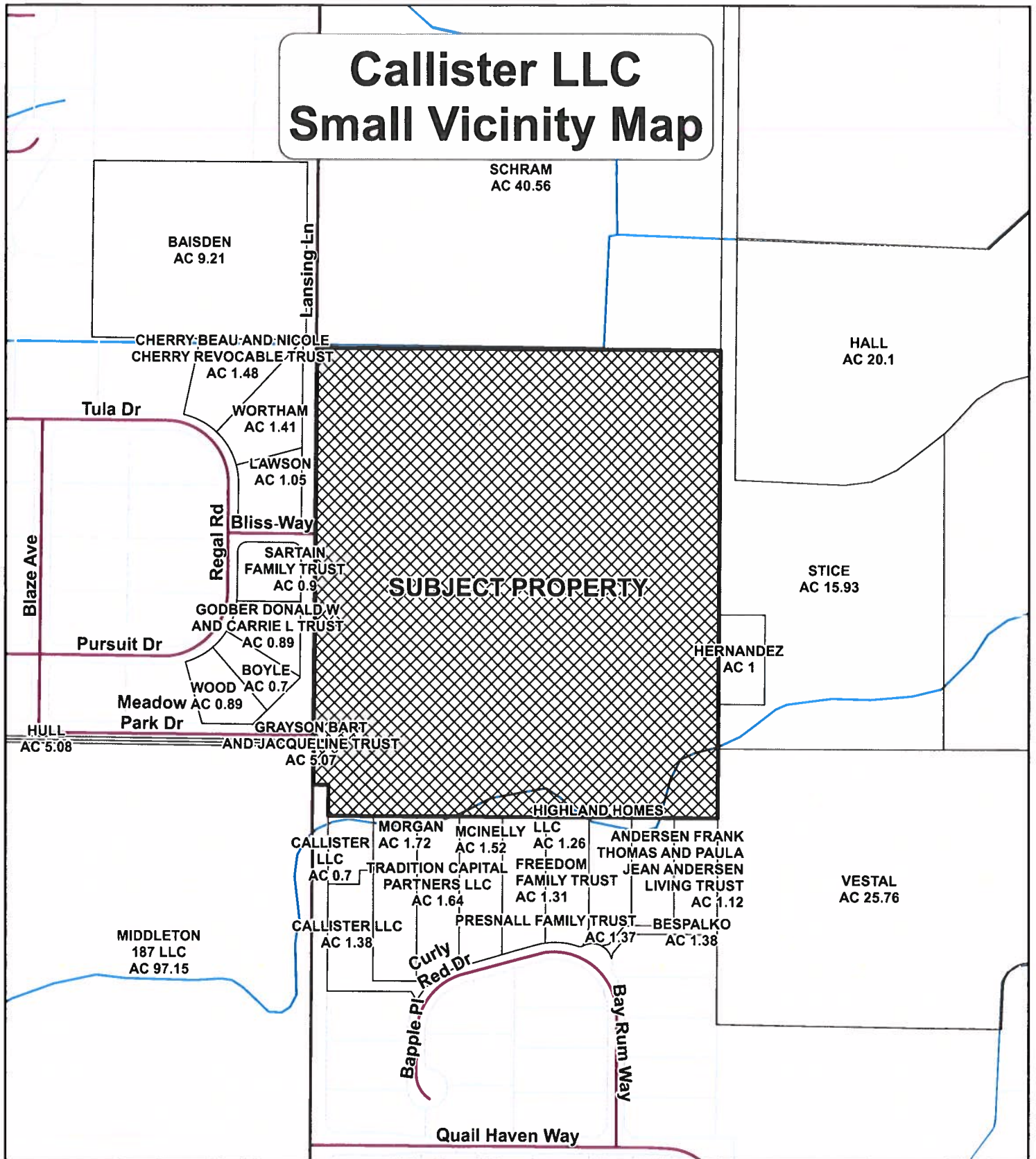
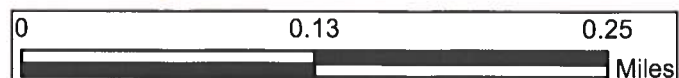
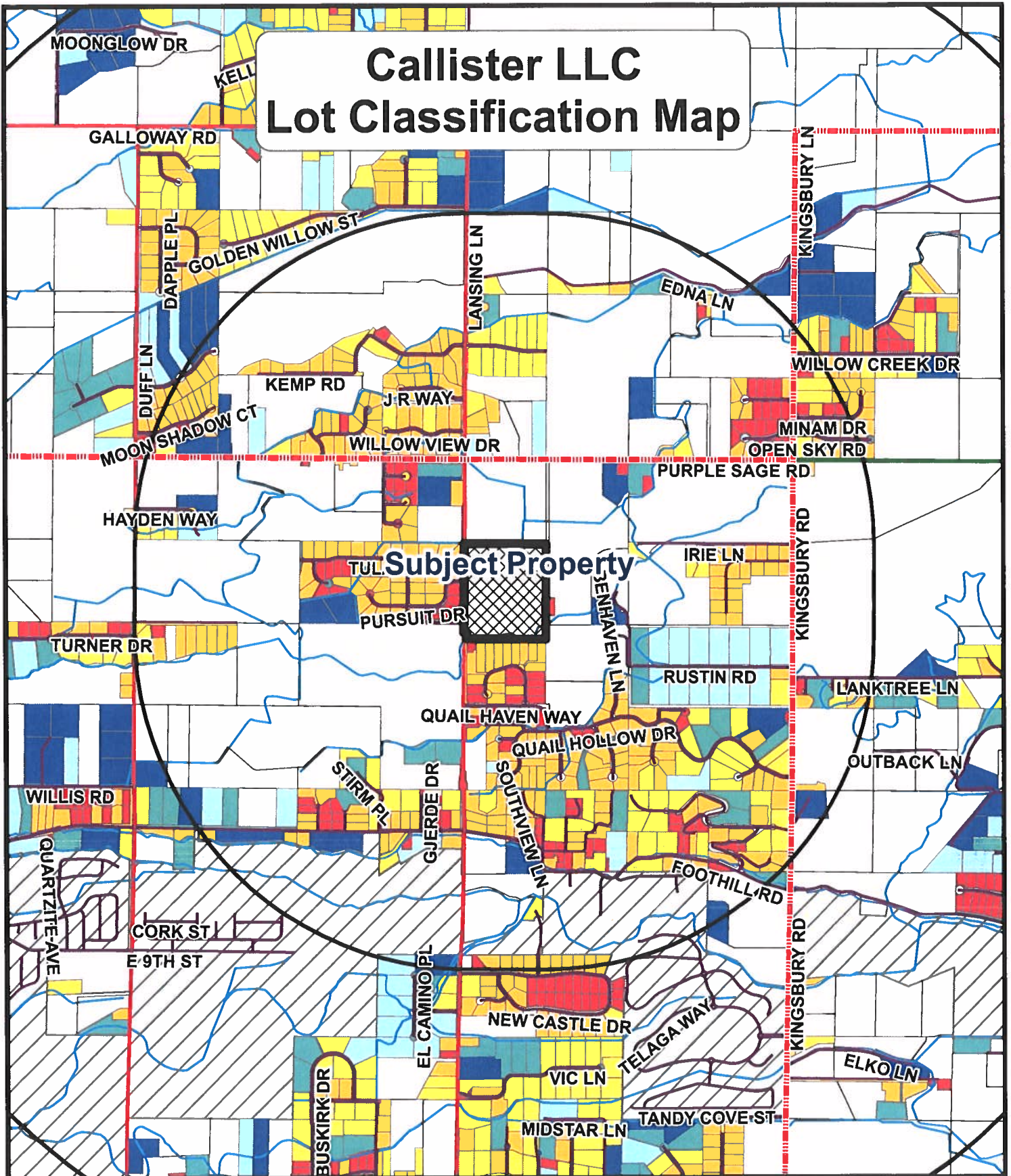


EXHIBIT
B2k



Callister LLC Lot Classification Map



Legend



ITD Functional Classification

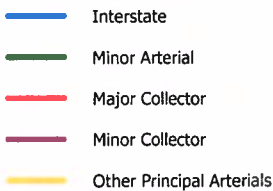


EXHIBIT
B2L



Callister LLC

Dairy, Feedlot, and Gravel Pit Map

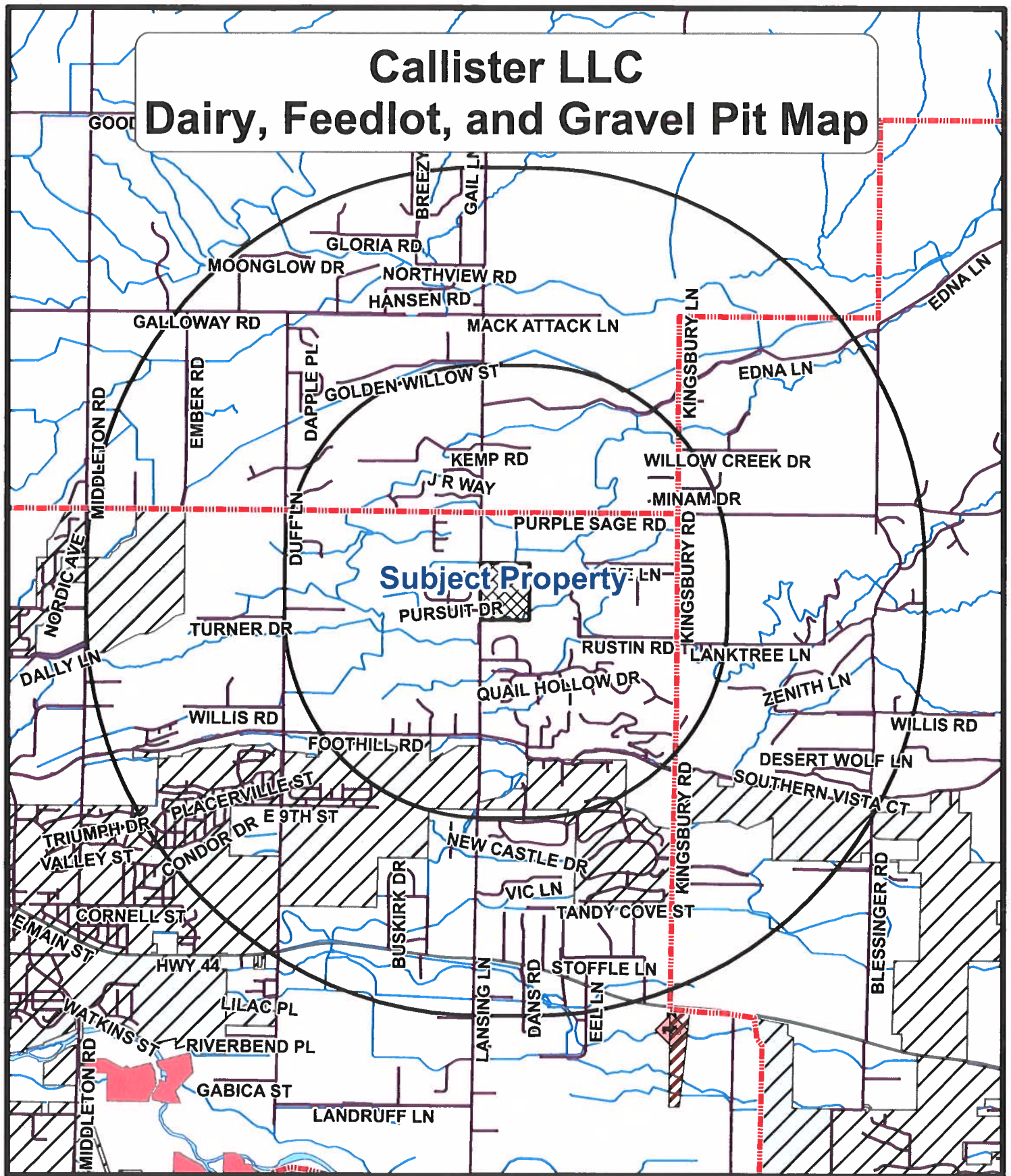


EXHIBIT
B2n

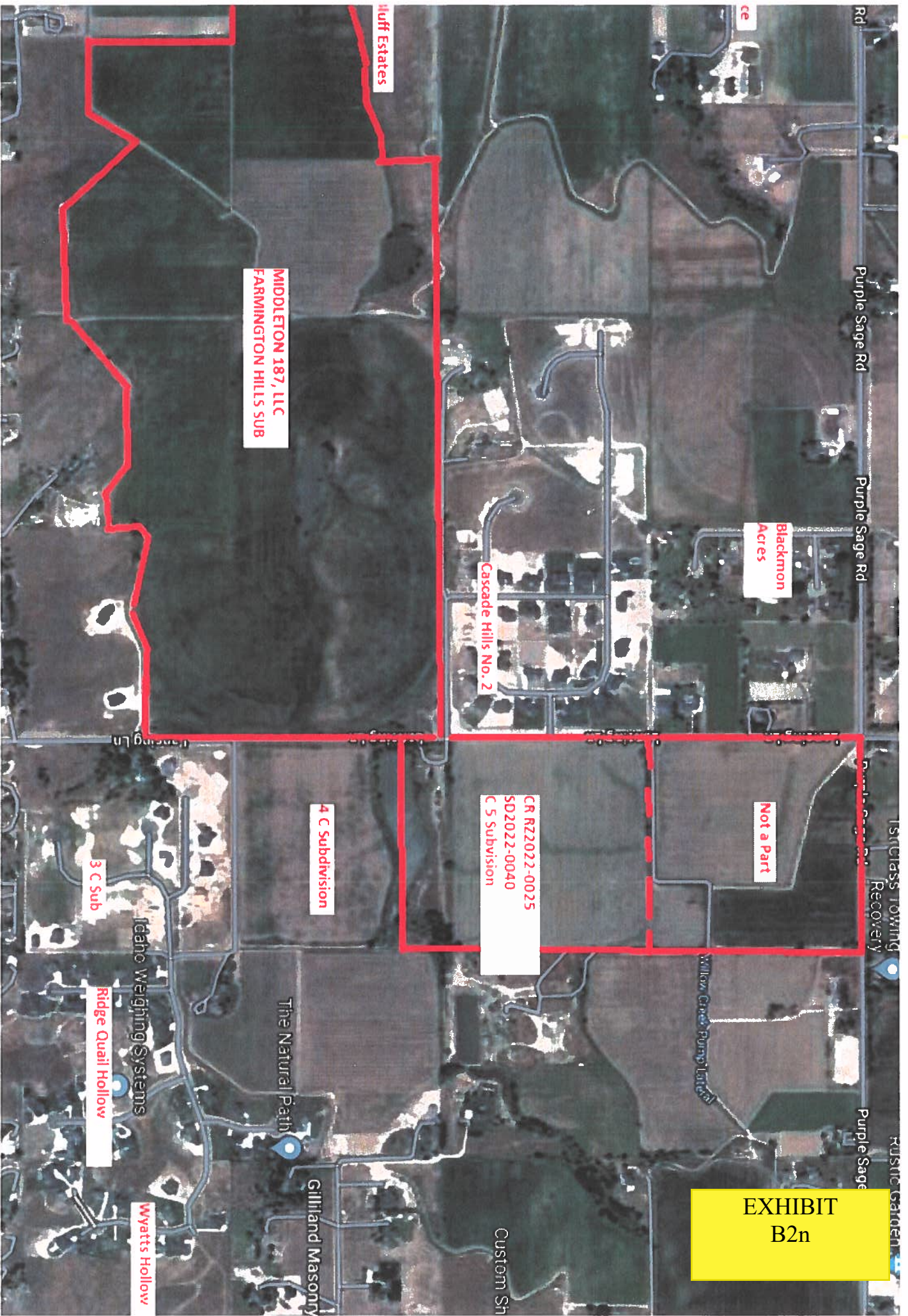
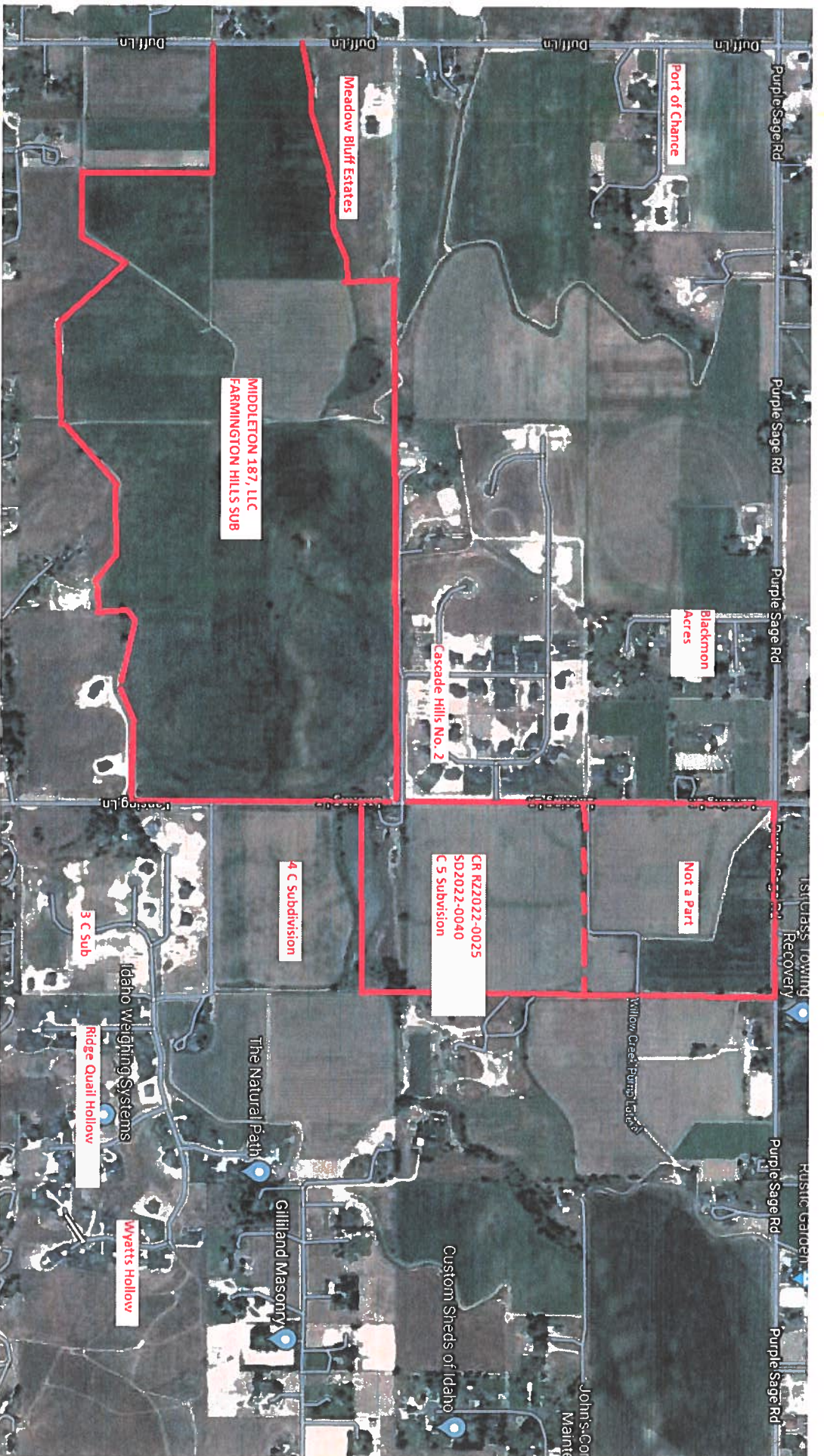
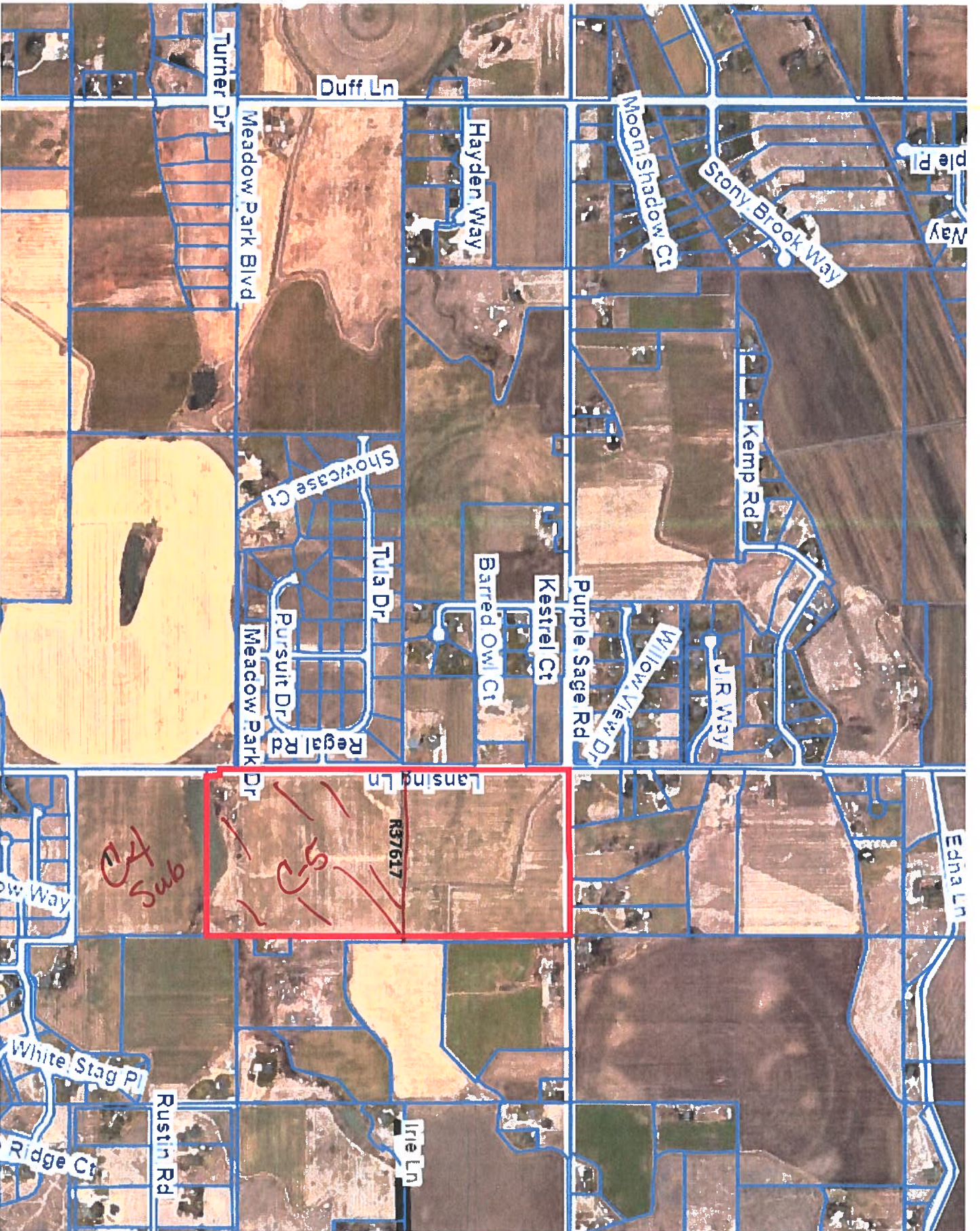


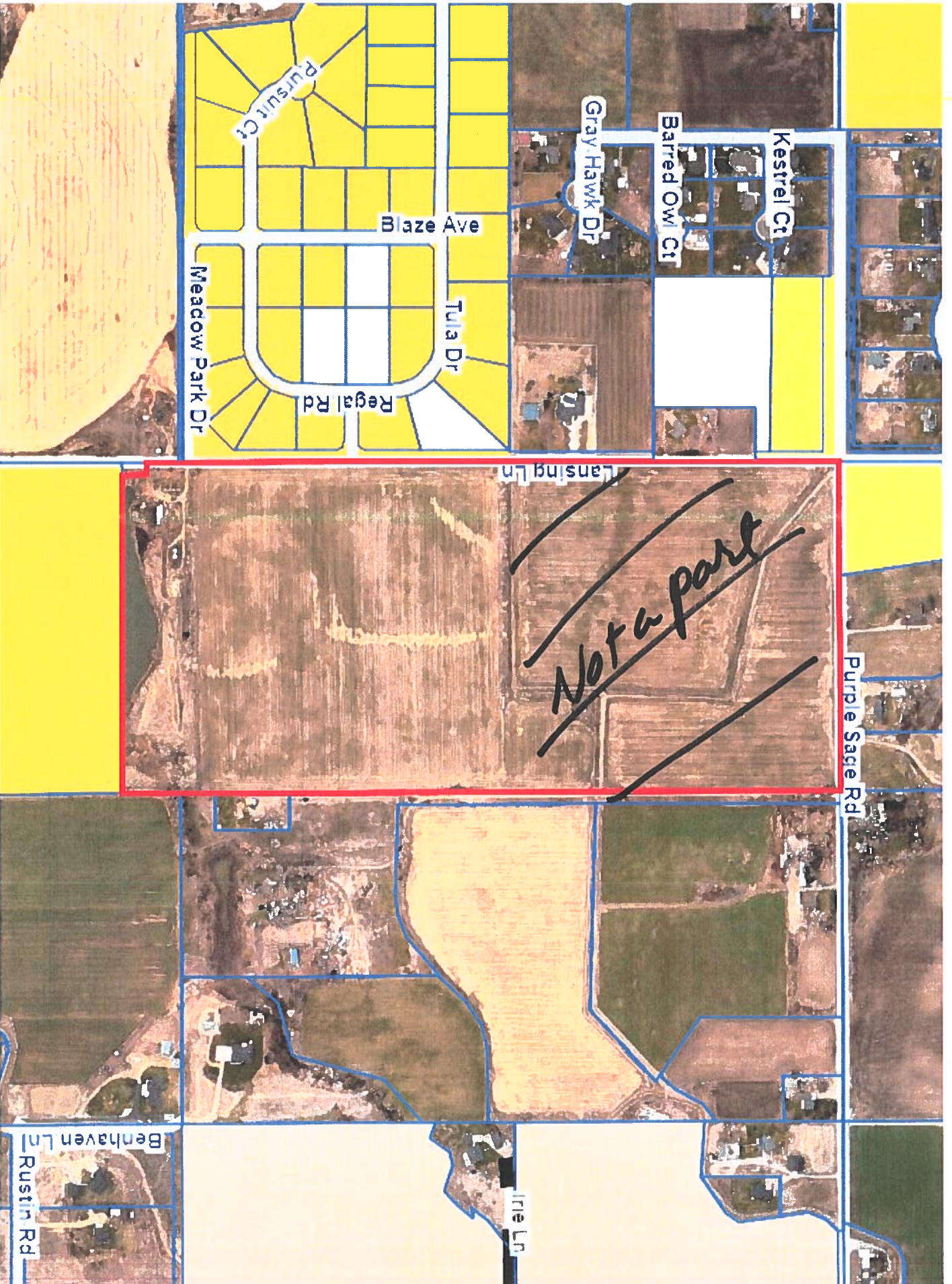
EXHIBIT
B2n



Google 2022 Image.



CR2022-0025

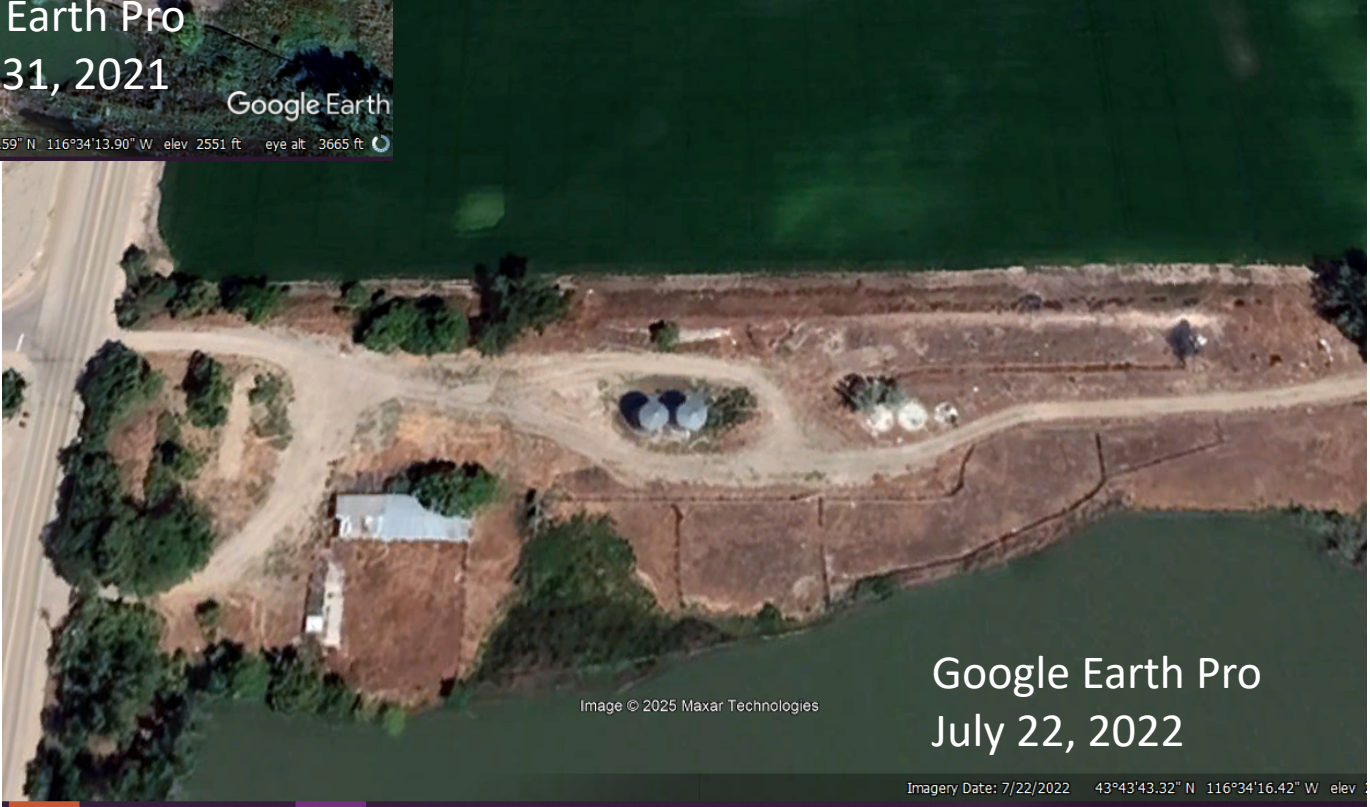


Current Zoning 12/22/20



Residence removed between August 31, 2021 and
July 22, 2022.

EXHIBIT
B2n1



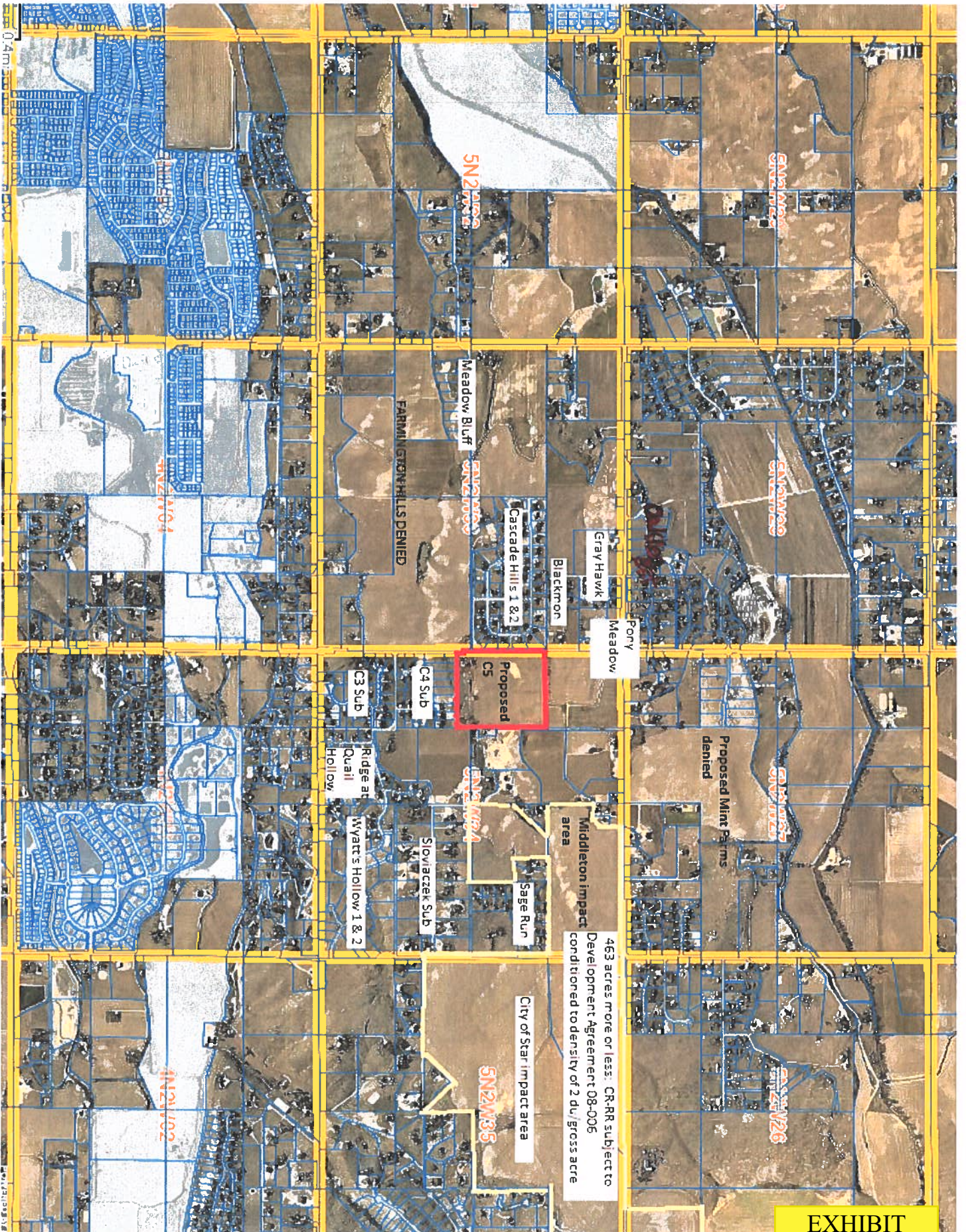
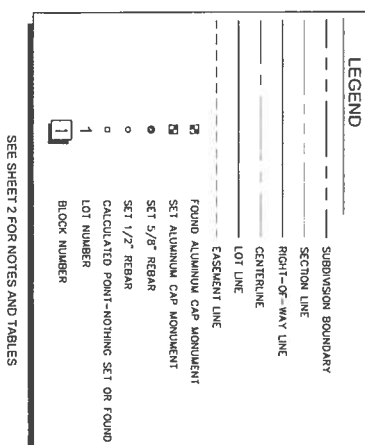


EXHIBIT
B2o

LOCATED IN THE SW 1/4 OF THE SW 1/4, SECTION 34,
TOWNSHIP 5 NORTH, RANGE 2 WEST BOISE MERIDIAN
CANYON COUNTY, IDAHO
2021



SEE SHEET 2 FOR NOTES AND TABLES

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING PARCEL, AS SHOWN INTO SINGLE FAMILY, RESIDENTIAL, LOTS. BOUNDARY DETERMINATION WAS BASED ON THE MONUMENTS FOUND FOR THE SW 1/4 AND T1E WELL WITH EXISTING SURVEYS OF RECORD. THE NORTH AND EAST BOUNDARIES WERE HELD FROM THE CORNERS OF RECORD. THE SOUTH AND WEST BOUNDARIES WERE HELD FROM THE MONUMENTS FOUND FOR THE SE 1/4. THE WEST BOUNDARY WAS HELD FROM THE EXISTING PLAT OF HUNTERS RIDGE SUBDIVISION, BEING THE WEST BOUNDARY OF SECTION 34. THE EAST BOUNDARY, BEING THE WEST BOUNDARY OF SECTION 34, WAS HELD PER THE MONUMENTS FOUND AND SHOWN HEREON. THE W/16 CORNER CATCH TO SECTIONS 3 & 34 WAS FOUND MARKED WITH A 1/2" NAIL NESTED IN AN IRRIGATION DITCH. THIS MONUMENT IS PARTIALLY UNSTABLE DUE TO IRRIGATION FLOWS SO A NEW MONUMENT WAS NOT SET IN THE TRUE POSITION BECAUSE OF THE UNRELIABILITY OF THE ALUMINUM CAP WITNESS CORNER REMAINS AS THE BEST AVAILABLE EVIDENCE OF THIS CORNER.

IDAHO NO. 13765



2021-081581

11/30/2021 11:35 AM

0066592021008150040041

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
P.O. BOX 11869
PLAT 311.00
TONGUE POINT

DETAIL A
SCALE: 1" = 4'

GINY WEST NO.
2014-002003

4.57'

963.15'

SEE
NARRATIVE

W 1/16 COR

S89°48'15"E

INQ. P. ADP. D: 1/27/77
RTWCD: 6/24/77
9/23/77
10/18/77
10/31/77
11/16/77

C-4 SUBDIVISION

LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST
BOISE MERIDIAN, CANYON COUNTY, IDAHO
2023

CW1/16

CW1/16

2023-019425

RECORDED
06/20/2023 11:15 AM

CHAS YAMAMOTO
CANYON COUNTY RECORDER
PLAT 28, MERIDIAN
511.00

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING PARCEL AS SHOWN INTO
SINGLE FAMILY RESIDENTIAL LOTS BOUNDARY ESTABLISHMENT AND TO BE USED FOR
RESIDENTIAL PURPOSES. THE PLAT IS BASED ON THE SURVEY OF THE NW1/4 OF THE SW1/4 AND FIT WITH EXISTING
SURVEYS OF RECORD.



UNPLATTED

POINT OF
BEGINNING

CALISTER LLC
PLAT

N. LANSING LANE (PUBLIC)

BASIS OF BEARINGS
N00°24'52"E 987.95'

N00°24'52"E 1038.05'

50' RIGHT-OF-WAY DEDICATION

10' PATHWAY EASEMENT - SEE NOTE #17

500°24'52"W 987.95'

SEE NOTE #15

N89°43'37"W 273.38'

100.00' AC

16

10' DRAINAGE EASEMENT

N89°43'37"W 283.43'

100.00' AC

17

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

18

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

19

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

20

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

21

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

22

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

23

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

24

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

25

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

26

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

27

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

28

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

29

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

30

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

31

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

32

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

33

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

34

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

35

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

36

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

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10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

38

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

39

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

40

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

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10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

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10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

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10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

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10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

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10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

46

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

47

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

48

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

49

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

50

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

51

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

52

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

53

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

54

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

55

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

56

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

57

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

58

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

59

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

60

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

61

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

62

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

63

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

64

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

65

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

66

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

67

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

68

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

69

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

70

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

71

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

72

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

73

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

74

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 158.98'

25.16'

75

10' RIGHT-OF-WAY DEDICATION

N89°43'37"W 15

2021-009859

RECORDED
02/10/2021 10:51 AM



CHRIS VANAMOTO
CANYON COUNTY RECORDER
511 00
K&E ENGINEERING

PLAT OF

Cascade Hills Subdivision No. 1

SITUATED IN A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF
SECTION 33, TOWNSHIP 5 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CANYON COUNTY, IDAHO.

2021

Blackfoot Acres Subdivision
LOT 3, BLOCK 1

LOT 4, BLOCK 1

POINT OF BEGINNING
NORTH 1/8TH CORNER, SEC. 33
FOUND ALUMINUM CAP
PER C&E# No. 2014-034990

LOT 5, BLOCK 1

SHEET INDEX

- SHEET 1 - DETAIL PLAT MAP, LINE/CURVE TABLE
- SHEET 2 - PLAT NOTES
- SHEET 3 - CERTIFICATE OF OWNERS AND CERTIFICATE OF SURVEYOR
- SHEET 4 - CERTIFICATES AND APPROVALS

LEGEND

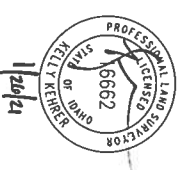
- FOUND BRASS CAP AS NOTED
- ALUMINUM CAP AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED
SUS PLS 14221 UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED
"K&E 16662"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED
"K&E 16662"
- CALCULATED POINT
- LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- ROADWAY CENTRAL LINE
- LOT LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE, AS NOTED
- BUILDING SETBACK LINE, SEE NOTE 15

REFERENCES

- R1. PLAT OF BLACKFOOT ACRES SUBDIVISION, BOOK 33 OF PLATS AT PAGE 31,
RECORDS OF CANYON COUNTY, IDAHO.
- R2. RECORD OF SURVEY PER INST. No. 200626708, RECORDS OF CANYON
COUNTY, IDAHO.
- R3. RECORD OF SURVEY PER INST. No. 2017-053787, RECORDS OF CANYON
COUNTY, IDAHO.
- R4. WARRANTY DEED PER INST. No. 2020-051809, RECORDS OF CANYON COUNTY,
IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE
SUBDIVISION IS BEING PLACED IN THE PUBLIC RECORDS OF CANYON COUNTY,
IDAHO, FOR THE PURPOSE OF RECORDING THE SURVEY AND FOR THE PURPOSE OF
MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL
CONFORMANCE WITH THE RECORD. ALL PROPERTY CORNERS WHERE MONUMENTS OR
RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

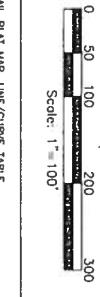


DEVELOPERS
TRADITION CAPITAL
PARTNERS, LLC

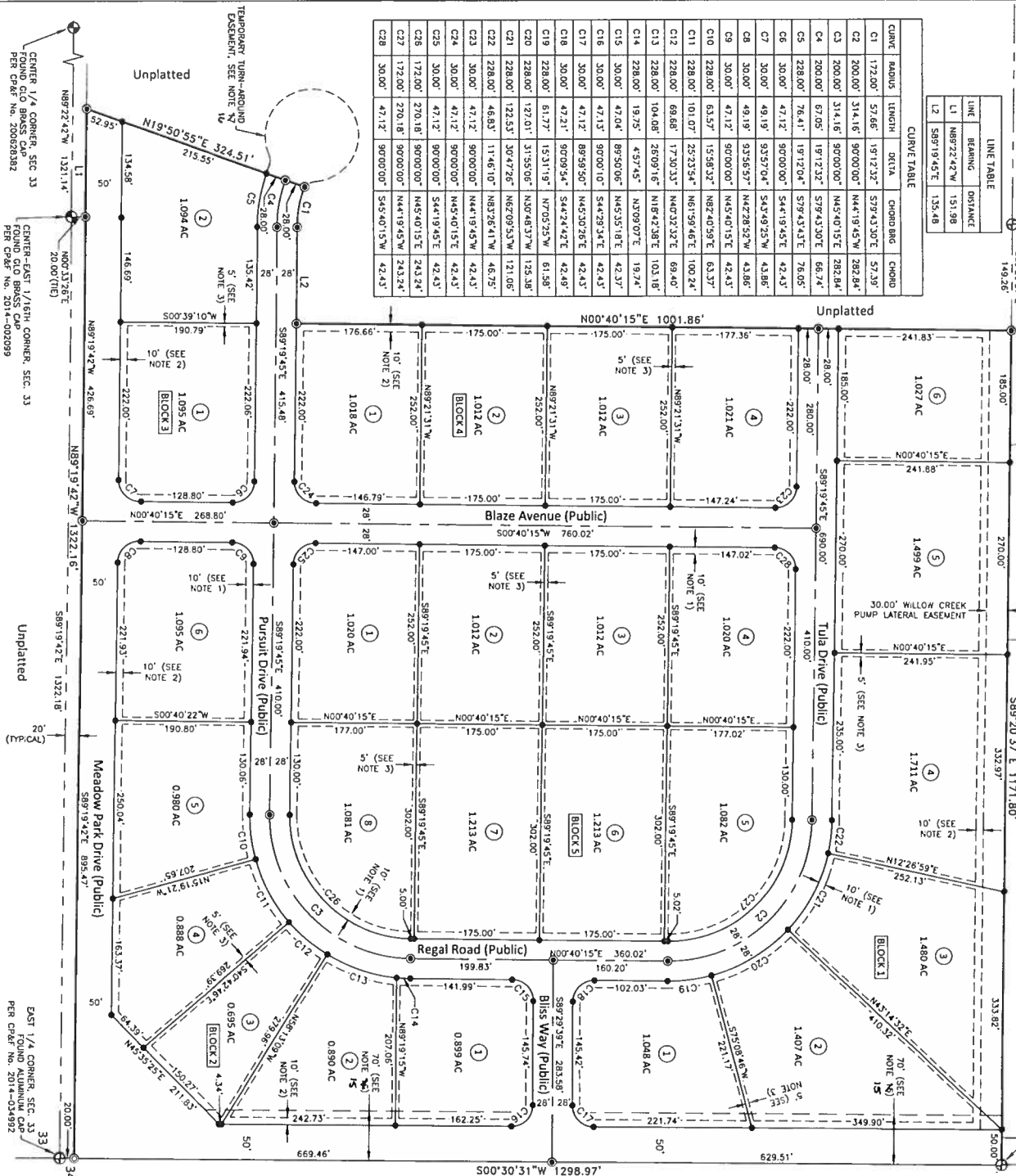
ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 539-6539
info@kandee.com

DATE: 01/13/21

SHEET 1 OF 4



CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEG. CHORD END
C1	172.00'	57.66'	1912.32' 579.43.30'E 282.04'
C2	200.00'	314.16'	90700.00' N44.19.45'W 282.04'
C3	200.00'	314.16'	90700.00' N44.19.45'W 282.04'
C4	200.00'	314.16'	90700.00' N44.19.45'W 282.04'
C5	228.00'	76.41'	1912.04' 579.43.43'E 76.05'
C6	30.00'	49.19'	9357.04' 54.49.25'W 43.86'
C7	30.00'	49.19'	9357.04' 54.49.25'W 43.86'
C8	30.00'	49.19'	9356.57' N42.28.52'W 43.86'
C9	30.00'	47.12'	90700.00' N45.40.15'E 42.43'
C10	228.00'	63.57'	1558.52' N82.40.98'E 63.37'
C11	228.00'	101.07'	2533.54' N61.59.46'E 100.24'
C12	228.00'	69.68'	1730.33' N40.32.32'E 69.40'
C13	228.00'	104.08'	2609.16' N18.42.38'E 103.18'
C14	228.00'	19.25'	457.45' N309.07'E 19.24'
C15	30.00'	47.04'	8950.06' N45.35.18'E 42.37'
C16	30.00'	47.13'	90700.10' 54.42.29.34'E 42.43'
C17	30.00'	47.12'	8959.50' N45.30.26'E 42.43'
C18	30.00'	47.21'	90709.54' 54.42.42'E 42.49'
C19	228.00'	61.77'	1531.19' N705.25'W 61.58'
C20	228.00'	122.01'	3155.06' N30.48.37'W 125.38'
C21	228.00'	122.53'	30747.26' N62.09.53'W 121.05'
C22	228.00'	46.83'	11.66' N83.26.41'W 46.75'
C23	30.00'	47.12'	90700.00' N44.19.45'W 42.43'
C24	30.00'	47.12'	90700.00' N44.19.45'W 42.43'
C25	30.00'	47.12'	90700.00' N44.19.45'W 42.43'
C26	172.00'	270.18'	90700.00' N45.40.15'E 243.24'
C27	172.00'	270.18'	90700.00' N44.19.45'W 243.24'
C28	30.00'	47.12'	90700.00' 54.40.15'W 42.43'



A PORTION OF THE N 1/2 SW 1/4 OF SECTION 33,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2021

2021-061900
RECORDED
11/02/2021 02:41 PM

2021-061900
RECORDED
09/02/2021 02:41 PM

00664255202100613000620026

CANYON COUNTY RECORDER
Pg# 2 MKEYES 5110
PLAT
SKINNER LAND SURVEY



Scale: 1" = 100'

LEGEND

- ④ BRASS CAP MONUMENT - FOUND
- ⑤ 5/8" REBAR - FOUND
- ⑥ 5/8" x 24" REBAR - SET
- ⑦ 1/2" x 24" REBAR - SET
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- LOT LINE

UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE: 5 FEET FOR UTILITY EASEMENTS; 10 FEET FOR DRAINAGE EASEMENT LINE AND DRAINAGE EASEMENT LINE; 10 FEET FOR ACH SIDE OF INTERIOR LOT LINES; A PUBLIC PATHWAY EASEMENT IS HEREBY REQUIRED ADJACENT TO MEADOW PARK BOULEVARD UNLESS OTHERWISE SHOWN. PATHWAYS LOCATED OUTSIDE OF THE RIGHT-OF-WAY ARE NOT OWNED NOR MAINTAINED BY THE CITY OF CHICAGO. IF THE UTILITY EASEMENT IS MOVED, THE EASEMENTS SHALL NOW WITHIN LOT LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENTS).

- SLOPES GREATER THAN 15%
See Note 11

Surveyor's Narrative:
The survey was performed at the request of Brian Burne to submit a Final Plat as shown. The boundary was previously established and held per reference documents.

NO	BEARING	LENGTH
L1	S78°26'19"W	96.55
L2	S78°37'42"W	63.34
L3	N72°13'11"W	46.25
L4	N75°5'19"E	45.49
L5	N11°39'43"W	82.30
L6	N72°13'10"W	20.00
L7	N72°13'10"W	26.25
L8	S89°59'02"W	47.50

1. This development recognizes section 22-4503, Idaho Code, Right to Farm, which states, "No agricultural operation, agricultural facility or expansion thereof shall be considered a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply where the expansion results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."

3. Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health.
4. This development recognizes and is in compliance with Idaho Code 31-3805(1)(b). Lots will be provided with pressurized irrigation and are subject to assessments from the Block Canyon Irrigation District.
5. The subject property is zoned R1 RESIDENTIAL.
6. The development is 20.623 acres.
7. This development consists of 10 residential lots.
8. Post development, storm water run-off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.
9. Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on subdivision property unless otherwise approved.
10. No permanent structure shall be located closer than seventy feet (70') to any section or quarter line preserved for a future road unless the highway district homestead jurisdiction waives the seventy foot (70') setback requirement.
11. This development contains areas with slopes greater than 15%. No development is allowed within those areas.
12. The individual drawings for the lots must access Meadow Park Street at the shown joint access easements. The approaches must be maintained to the Canyon Highway District standards by the owners of the lots who are required to use that joint access. Lot 1, Block 1 has no direct access to Duflf Lane or Meadow Park Boulevard and must use the joint access easement of Lots 2 and 4.

N89°56'42"W

5/18W Coner
Section 33.13. The Homeowner's Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public
owner has No
right of way, including all routine and heavy maintenance.
1007041814

14. The Homeowner's Association or adjacent property owner is responsible for maintaining any and all amenities (lawns, sprinklers, sidewalks, landscaping, etc.) approved by the District to be within the public right of way.

BOOK 53 PAGE 5

CSI/16 Corne
Section 3
CP&FR Inst. No
201400210

Sheet 1 of 2

Drawn By: SLW/ZCL

Skinner

Land Survey

17842 Sand Hollow Road
Caldwell, Idaho 83607

(208)-454-0933
WWW.SKINNERLANDSURVEY.COM

Job No. JA2119

Blackmon Acres Subdivision

A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 33
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2003

All properties shown on this plat are located in an agricultural zone. This is an area in which agricultural operations are ongoing and may include, but are not limited to, cattle grazing, crop production, and other agricultural uses. The plat is subject to the provisions of the Idaho Uniform Subdivision Act, Idaho Code, Sections 55-201 through 55-210, and the rules and regulations of the Idaho Department of Agriculture. All of these activities may result in the use of machinery in the nighttime hours or other inconveniences. All owners of property identified on this plat are prohibited from challenging the aforementioned operations if they are lawfully conducted.

NOTES:

1. House numbers shall be illuminated for emergency services purposes.
2. Developer shall be in compliance with Idaho Code 31-3605 pertaining to irrigation waters, irrigation/drainage waters shall not be impeded by any structure.
3. Building standards and dimensional setbacks in this subdivision shall be in compliance with applicable zoning regulations in Canyon County.
4. Any re-subdivision or splitting of this plat shall comply with the applicable regulations in effect at the time of re-subdivision or split.
5. All well and septic placements must match the approved report on file at Southern District Health.
6. All structures shall be set back from the property line.
7. The irrigation system shall be operated and maintained through a water users' association.
8. All distances shown are in feet.



NO.	DATE	DETAILED	IN ARING	IN ARING
1	10/10/03	10/10/03	10/10/03	10/10/03
2	10/10/03	10/10/03	10/10/03	10/10/03
3	10/10/03	10/10/03	10/10/03	10/10/03
4	10/10/03	10/10/03	10/10/03	10/10/03
5	10/10/03	10/10/03	10/10/03	10/10/03
6	10/10/03	10/10/03	10/10/03	10/10/03
7	10/10/03	10/10/03	10/10/03	10/10/03
8	10/10/03	10/10/03	10/10/03	10/10/03
9	10/10/03	10/10/03	10/10/03	10/10/03
10	10/10/03	10/10/03	10/10/03	10/10/03



LEGEND

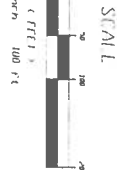
- 1/4" = 10' IN ARING
- 1/2" = 20' IN ARING
- 3/4" = 30' IN ARING
- 1" = 40' IN ARING
- 1 1/2" = 60' IN ARING
- 2" = 80' IN ARING
- 3" = 100' IN ARING
- 4" = 120' IN ARING
- 5" = 140' IN ARING
- 6" = 160' IN ARING
- 8" = 200' IN ARING
- 10" = 240' IN ARING
- 12" = 280' IN ARING
- 14" = 320' IN ARING
- 16" = 360' IN ARING
- 18" = 400' IN ARING
- 20" = 440' IN ARING
- 22" = 480' IN ARING
- 24" = 520' IN ARING
- 26" = 560' IN ARING
- 28" = 600' IN ARING
- 30" = 640' IN ARING
- 32" = 680' IN ARING
- 34" = 720' IN ARING
- 36" = 760' IN ARING
- 38" = 800' IN ARING
- 40" = 840' IN ARING
- 42" = 880' IN ARING
- 44" = 920' IN ARING
- 46" = 960' IN ARING
- 48" = 1000' IN ARING
- 50" = 1040' IN ARING
- 52" = 1080' IN ARING
- 54" = 1120' IN ARING
- 56" = 1160' IN ARING
- 58" = 1200' IN ARING
- 60" = 1240' IN ARING
- 62" = 1280' IN ARING
- 64" = 1320' IN ARING
- 66" = 1360' IN ARING
- 68" = 1400' IN ARING
- 70" = 1440' IN ARING
- 72" = 1480' IN ARING
- 74" = 1520' IN ARING
- 76" = 1560' IN ARING
- 78" = 1600' IN ARING
- 80" = 1640' IN ARING
- 82" = 1680' IN ARING
- 84" = 1720' IN ARING
- 86" = 1760' IN ARING
- 88" = 1800' IN ARING
- 90" = 1840' IN ARING
- 92" = 1880' IN ARING
- 94" = 1920' IN ARING
- 96" = 1960' IN ARING
- 98" = 2000' IN ARING
- 100" = 2040' IN ARING
- 102" = 2080' IN ARING
- 104" = 2120' IN ARING
- 106" = 2160' IN ARING
- 108" = 2200' IN ARING
- 110" = 2240' IN ARING
- 112" = 2280' IN ARING
- 114" = 2320' IN ARING
- 116" = 2360' IN ARING
- 118" = 2400' IN ARING
- 120" = 2440' IN ARING
- 122" = 2480' IN ARING
- 124" = 2520' IN ARING
- 126" = 2560' IN ARING
- 128" = 2600' IN ARING
- 130" = 2640' IN ARING
- 132" = 2680' IN ARING
- 134" = 2720' IN ARING
- 136" = 2760' IN ARING
- 138" = 2800' IN ARING
- 140" = 2840' IN ARING
- 142" = 2880' IN ARING
- 144" = 2920' IN ARING
- 146" = 2960' IN ARING
- 148" = 3000' IN ARING
- 150" = 3040' IN ARING
- 152" = 3080' IN ARING
- 154" = 3120' IN ARING
- 156" = 3160' IN ARING
- 158" = 3200' IN ARING
- 160" = 3240' IN ARING
- 162" = 3280' IN ARING
- 164" = 3320' IN ARING
- 166" = 3360' IN ARING
- 168" = 3400' IN ARING
- 170" = 3440' IN ARING
- 172" = 3480' IN ARING
- 174" = 3520' IN ARING
- 176" = 3560' IN ARING
- 178" = 3600' IN ARING
- 180" = 3640' IN ARING
- 182" = 3680' IN ARING
- 184" = 3720' IN ARING
- 186" = 3760' IN ARING
- 188" = 3800' IN ARING
- 190" = 3840' IN ARING
- 192" = 3880' IN ARING
- 194" = 3920' IN ARING
- 196" = 3960' IN ARING
- 198" = 4000' IN ARING
- 200" = 4040' IN ARING
- 202" = 4080' IN ARING
- 204" = 4120' IN ARING
- 206" = 4160' IN ARING
- 208" = 4200' IN ARING
- 210" = 4240' IN ARING
- 212" = 4280' IN ARING
- 214" = 4320' IN ARING
- 216" = 4360' IN ARING
- 218" = 4400' IN ARING
- 220" = 4440' IN ARING
- 222" = 4480' IN ARING
- 224" = 4520' IN ARING
- 226" = 4560' IN ARING
- 228" = 4600' IN ARING
- 230" = 4640' IN ARING
- 232" = 4680' IN ARING
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- 236" = 4760' IN ARING
- 238" = 4800' IN ARING
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- 260" = 5240' IN ARING
- 262" = 5280' IN ARING
- 264" = 5320' IN ARING
- 266" = 5360' IN ARING
- 268" = 5400' IN ARING
- 270" = 5440' IN ARING
- 272" = 5480' IN ARING
- 274" = 5520' IN ARING
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- 292" = 5880' IN ARING
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- 296" = 5960' IN ARING
- 298" = 6000' IN ARING
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- 302" = 6080' IN ARING
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- 306" = 6160' IN ARING
- 308" = 6200' IN ARING
- 310" = 6240' IN ARING
- 312" = 6280' IN ARING
- 314" = 6320' IN ARING
- 316" = 6360' IN ARING
- 318" = 6400' IN ARING
- 320" = 6440' IN ARING
- 322" = 6480' IN ARING
- 324" = 6520' IN ARING
- 326" = 6560' IN ARING
- 328" = 6600' IN ARING
- 330" = 6640' IN ARING
- 332" = 6680' IN ARING
- 334" = 6720' IN ARING
- 336" = 6760' IN ARING
- 338" = 6800' IN ARING
- 340" = 6840' IN ARING
- 342" = 6880' IN ARING
- 344" = 6920' IN ARING
- 346" = 6960' IN ARING
- 348" = 7000' IN ARING
- 350" = 7040' IN ARING
- 352" = 7080' IN ARING
- 354" = 7120' IN ARING
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- 386" = 7760' IN ARING
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- 464" = 9320' IN ARING
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- 472" = 9480' IN ARING
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- 518" = 10400' IN ARING
- 520" = 10440' IN ARING
- 522" = 10480' IN ARING
- 524" = 10520' IN ARING
- 526" = 10560' IN ARING
- 528" = 10600' IN ARING
- 530" = 10640' IN ARING
- 532" = 10680' IN ARING
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- 536" = 10760' IN ARING
- 538" = 10800' IN ARING
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- 550" = 11040' IN ARING
- 552" = 11080' IN ARING
- 554" = 11120' IN ARING
- 556" = 11160' IN ARING
- 558" = 11200' IN ARING
- 560" = 11240' IN ARING
- 562" = 11280' IN ARING
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- 576" = 11560' IN ARING
- 578" = 11600' IN ARING
- 580" = 11640' IN ARING
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- 608" = 12200' IN ARING
- 610" = 12240' IN ARING
- 612" = 12280' IN ARING
- 614" = 12320' IN ARING
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- 618" = 12400' IN ARING
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- 630" = 12640' IN ARING
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- 634" = 12720' IN ARING
- 636" = 12760' IN ARING
- 638" = 12800' IN ARING
- 640" = 12840' IN ARING
- 642" = 12880' IN ARING
- 644" = 12920' IN ARING
- 646" = 12960' IN ARING
- 648" = 13000' IN ARING
- 650" = 13040' IN ARING
- 652" = 13080' IN ARING
- 654" = 13120' IN ARING
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- 658" = 13200' IN ARING
- 660" = 13240' IN ARING
- 662" = 13280' IN ARING
- 664" = 13320' IN ARING
- 666" = 13360' IN ARING
- 668" = 13400' IN ARING
- 670" = 13440' IN ARING
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- 674" = 13520' IN ARING
- 676" = 13560' IN ARING
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- 686" = 13760' IN ARING
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- 692" = 13880' IN ARING
- 694" = 13920' IN ARING
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- 706" = 14160' IN ARING
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- 710" = 14240' IN ARING
- 712" = 14280' IN ARING
- 714" = 14320' IN ARING
- 716" = 14360' IN ARING
- 718" = 14400' IN ARING
- 720" = 14440' IN ARING
- 722" = 14480' IN ARING
- 724" = 14520' IN ARING
- 726" = 14560' IN ARING
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- 732" = 14680' IN ARING
- 734" = 14720' IN ARING
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- 746" = 14960' IN ARING
- 748" = 15000' IN ARING
- 750" = 15040' IN ARING
- 752" = 15080' IN ARING
- 754" = 15120' IN ARING
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- 792" = 15880' IN ARING
- 794" = 15920' IN ARING
- 796" = 15960' IN ARING
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- 802" = 16080' IN ARING
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- 852" = 17080' IN ARING
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- 912" = 18280' IN ARING
- 914" = 18320' IN ARING
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- 996" = 19960' IN ARING
- 998" = 20000' IN ARING
- 1000" = 20040' IN ARING
- 1002" = 20080' IN ARING
- 1004" = 20120' IN ARING
- 1006" = 20160' IN ARING
- 1008" = 20200' IN ARING
- 1010" = 20240' IN ARING
- 1012" = 20280' IN ARING
- 1014" = 20320' IN ARING
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- 1018" = 20400' IN ARING
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- 1038" = 20800' IN ARING
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- 1042" = 20880' IN ARING
- 1044" = 20920' IN ARING
- 1046" = 20960' IN ARING
- 1048" = 210

SAGE RUN ESTATES

FOR ZIMMERMAN INVESTMENTS, L.L.C.

LOCATED IN THE SE 1/4 OF THE NE 1/4 SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 W, 50th MERIDIAN, CANYON COUNTY, IDAHO

INGRESS/EGRESS EASEMENT
INSTRUMENT NO. 693200



ROUND BRASS CAP
FIELD POSITION AT GROUND LEVEL

POINT OF BEGINNING

1/2" = 16' CORNER
SECTION 34

1/2" = 16' CORNER
SECTION 34

LEGEND:
1 ROUND ALUMINUM CAP MONUMENT
1 ROUND BRASS CAP MONUMENT
1 ROUND 5/8" IRON PIN
3/4 5/8" METAL W/ PLASTIC CAP MARKED
5/8" REBAR W/ PLASTIC CAP MARKED
5/8" REBAR W/ PLASTIC CAP MARKED
(K100 UNLESS OTHERWISE NOTED)
CALCULATED POINT
DATA OF RECORD
SECTION LINE
PROPERTY BOUNDARY LINE
EASEMENT BOUNDARY

CERTIFICATE OF SURVEYOR
THIS IS TO CERTIFY THAT GORDON N. ANDERSON, BEING A
LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY
ATTEST THAT THIS IS A REASONABLY ACCURATE REPRESENTATION
OF THE SURVEY MADE BY ME AND IS IN CONFORMITY WITH
THE PROFESSIONAL STANDARDS AND ETHICS OF THE IDAHO CODE
55-1601 THROUGH 55-1612



NOTES

- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH LAND CODE SECTION 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- ANY RESERVATION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THIS SUBDIVISION.
- THIS DIVISION OF LAND IS SUBJECT TO THE PROVISIONS OF THE IDAHO LAND CODE, WHICH STATES THAT NO ADJACENT LANDS OR INTERESTS IN ANY ADJACENT LANDS SHALL BE AFFECTED BY THIS SUBDIVISION.
- THE DIVISION OF LAND IS SUBJECT TO THE PROVISIONS OF THE IDAHO LAND CODE, WHICH STATES THAT NO ADJACENT LANDS OR INTERESTS IN ANY ADJACENT LANDS SHALL BE AFFECTED BY THIS SUBDIVISION.
- THE DIVISION OF LAND IS SUBJECT TO THE PROVISIONS OF THE IDAHO LAND CODE, WHICH STATES THAT NO ADJACENT LANDS OR INTERESTS IN ANY ADJACENT LANDS SHALL BE AFFECTED BY THIS SUBDIVISION.
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- THE DIVISION OF LAND IS SUBJECT TO THE PROVISIONS OF THE IDAHO LAND CODE, WHICH STATES THAT NO ADJACENT LANDS OR INTERESTS IN ANY ADJACENT LANDS SHALL BE AFFECTED BY THIS SUBDIVISION.

CURVE TABLE

CURVE	PIVOT	LENGTH	BEARING	DELTA
C1	170.00	267.37	283.12	90.00
C2	170.00	267.37	283.12	90.00
C3	20.00	20.00	180.00	180.00
C4	20.00	20.00	180.00	180.00
C5	20.00	20.00	180.00	180.00
C6	20.00	20.00	180.00	180.00
C7	20.00	20.00	180.00	180.00
C8	20.00	20.00	180.00	180.00
C9	20.00	20.00	180.00	180.00
C10	20.00	20.00	180.00	180.00
C11	20.00	20.00	180.00	180.00
C12	20.00	20.00	180.00	180.00
C13	20.00	20.00	180.00	180.00
C14	20.00	20.00	180.00	180.00
C15	20.00	20.00	180.00	180.00
C16	20.00	20.00	180.00	180.00
C17	20.00	20.00	180.00	180.00
C18	20.00	20.00	180.00	180.00
C19	20.00	20.00	180.00	180.00
C20	20.00	20.00	180.00	180.00
C21	20.00	20.00	180.00	180.00
C22	20.00	20.00	180.00	180.00
C23	20.00	20.00	180.00	180.00

PONY MEADOW SUBDIVISION

A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 33,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2014

Willow Creek Ranch Easement
Book 20, Page 33

El/18N Corner
Survey 33
2003-050850
2002-024316

NE Section Corner
Survey 33
2003-050850
2002-051340, 2001-014925
1998-027289, 1992-000544
1982-951967

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Page 2 RECORD
PLAT
111.00
SKINNER LAND SURVEY COMPANY



2014-018334
RECORDED
05/22/2014 11:10 AM

582.50'

589.5177'E 1319.38'

PURPLE SAGE ROAD

33 34



Right-of-Way Desc
Inst. No. 2014-000340

589.5177'E 696.96'

301.63'

28 27

65.00'

301.63'

301.63'

337.36'

264.90'

264.98'

272.57'

507.06'31"E

589.5177'E

589.5177'E

507.06'31"E

40.00'

Lot 2
1.853 Acres

20' Idaho Power Easement
Inst. No. 2013-033462

60' Ing./Eg. Irrigation and Drainage Easement

174.46'

589.5177'E

589.5177'E

507.06'31"E

40.00'

681.71'

681.71'

681.71'

507.06'31"E

416.81'

416.81'

416.81'

507.06'31"E

522.40'

522.40'

522.40'

576.37'

589.4616'W

589.4616'W

589.4616'W

589.4616'W

589.4616'W

589.4616'W

589.4616'W

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589.4616'W

589.4616'W

589.4616'W

589.4616'W

589.4616'W

589.4616'W



Scale: 1" = 60'

LEGEND

- BRASS CAP MONUMENT - FOUND
- 5/8" REBAR - FOUND
- 5/8" x 30" REBAR - SET
- 1/2" x 24" REBAR - SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/AUDIT PART LINE
- LOT LINE
- UTILITY AND DRAINAGE EASEMENT LINE

- NOTES.**
- This Development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "No agricultural operation or an apurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the time the operation began, provided that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or an apurtenance to it."
 - The utility easement width shall be minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. If a lot line is moved the easement(s) shall move with the lot line, provided that utilities have not been installed within the easement(s).
 - Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.
 - Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drainfields shall be subject to the approval of Southwest District Health.
 - No permanent structure shall be located closer than seventy feet (70') to any section line or quarter section line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement.
 - This Development recognizes and is in compliance with Idaho Code 31-3805(1)(b). Irrigation is provided by Block Canyon Irrigation District and this development is obligated for assessments from Block Canyon Irrigation District. This property utilizes gated pipe for flood irrigation.
 - Storm water run-off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.
 - This development is currently zoned RR (Rural Residential).
 - This development is 9.236 Acres. UNPLATTED
 - No Lot shall take direct access to Purple Sage Road.

FINAL PLAT
INDEX No. 524-33-1-0-00-00 Sheet 1 of 2

Drawn By: TJW

Date: Jan 17, 2014

Surveyed By: TJW

Job No. JA0314

Skinner Land
Survey Co. Inc.
312 W. South Street
Grangeville, Idaho 83530
(208) 434-0933 (208) 893-2517
WWW.SKINNERLANDSURVEY.COM

REPLAT OF PONY MEADOW SUBDIVISION

A REPLAT OF PONY MEADOW SUBDIVISION
LYING IN THE NE 1/4 NE 1/4 OF SECTION 33,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2021

White Creek Ranch Estates
Book 20, Page 33

El/16th Corner
CPR# 2003058060

582.50'

BAIS OF BEARING
S89°55'17"E 1319.38' PURPLE SAGE ROAD(PUBLIC)
Right-of-way Deed
Inst. No. 2014000340

NE Section Corner
CPR# 2003058060

28 27
33 34

Gray Hawk Subdivision
Book 32, Page 5

N0°02'16"W 681.71'

Lot 1
5.916 Acres

NE 1/4 NE 1/4

Lot 2
13.340 Acres

6 20' Idaho Power Easement
Inst. No. 2013033462

Block 1

TRUE POINT
OF BEGINNING

LANSING LANE(PUBLIC)

UNPLATTED

NOTES:

1. This Development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."

2. The utility easement width shall be minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. If a lot line is moved the easement(s) shall move with the lot line, provided that utilities have not been installed within the easement(s).

3. Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.

4. Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drainfields shall be subject to the approval of Southwest District Health.

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

6. This Development recognizes and is in compliance with Idaho Code 31-3805(1)(b). Irrigation is provided by Block Canyon Irrigation District and this development is obligated for assessments from Block Canyon Irrigation District. This property utilizes gated pipe for flood irrigation.

7. Storm water run-off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.

8. This development is currently zoned RR (Rural Residential).

9. This development is 9.256 Acres.

10. No Lot shall take direct access to Purple Sage Road.

UNPLATTED 0' 60' 120'

Scale: 1" = 60'

LEGEND

- BRASS CAP MONUMENT - FOUND
- ⊕ ALUMINUM CAP MONUMENT - FOUND
- ⊙ 5/8" REBAR - FOUND
- ⊙ 5/8" x 24" REBAR - SET
- 1/2" REBAR - FOUND
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALLOT PART LINE
- LOT LINE
- UTILITY AND DRAINAGE EASEMENT LINE

Surveyor's Narrative:
This survey was performed at the request of Suttle Brown to replat the lots as shown. The boundary and lot corners were found and held from the plot of record. The new lot corners were set at the direction of the owner.



Reference Surveys:

Pony Meadow Subdivision
Inst. No. 2014018334
Book 43, Page 50

Reference Deed:

Inst. No. 2020016116

FINAL PLAT

INDEX No. 584-38-1-0-43-50 Sheet 1 of 2

Drawn By: ZCL

Date: April 15, 2021

Surveyed By: ZCL

Skinner

Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM

2021-052330
RECORDED
07/27/2021 10:28 AM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pkg-2 HCRETAL
PLAT 15352
SUTTLE BROWN
511 00

FINAL PLAT FOR WYATT'S HOLLOW SUBDIVISION NO. 1

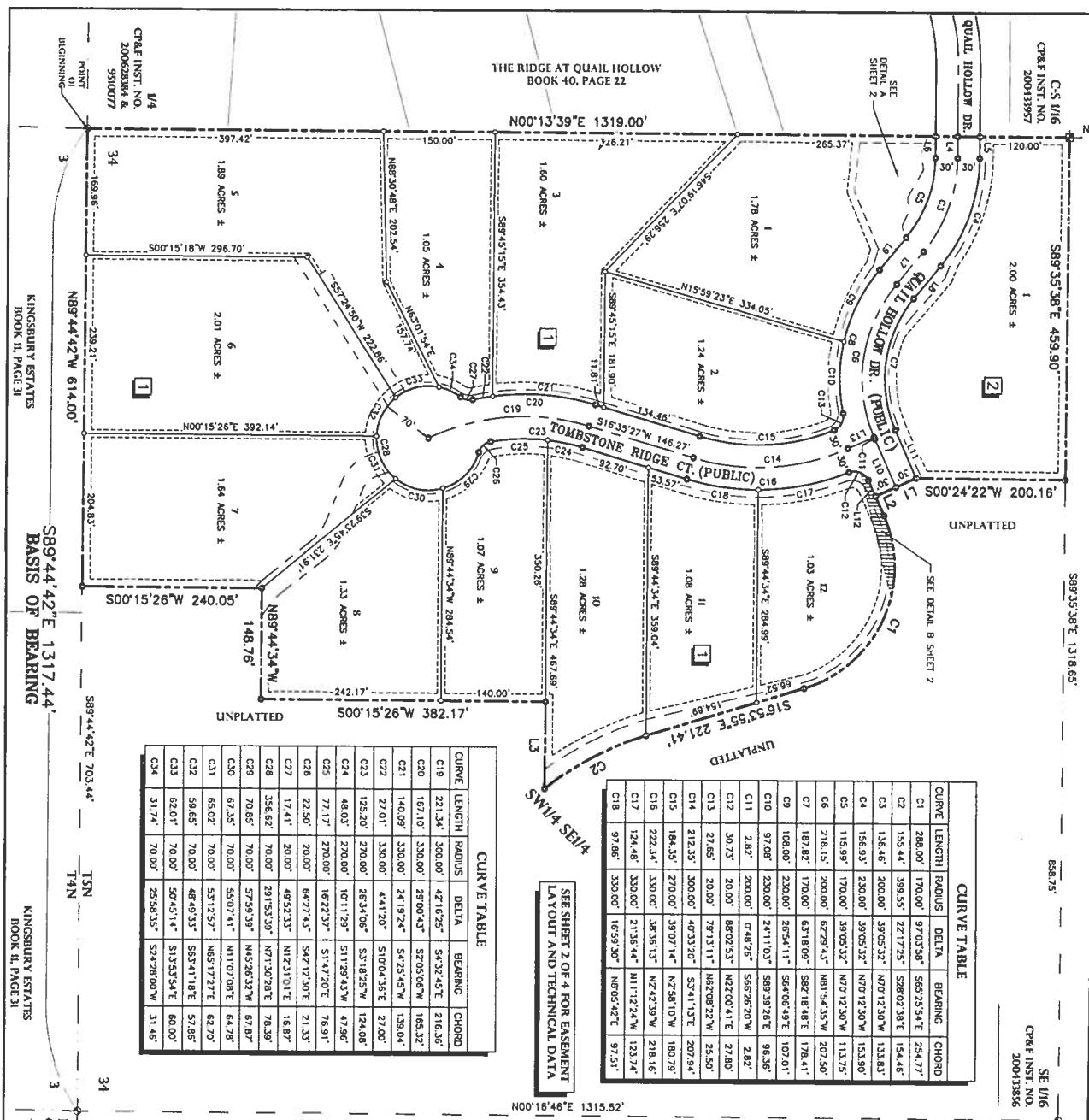
A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2014

C/4
CRAFT INST. NO.
200413252 &
200413858

LOT SUMMARY	
TOTAL LOTS	13
TOTAL BUILDABLE	13
TOTAL COMMON	0
TOTAL ACRES	20.77

SCALE: 1" = 100'

STOVIACZEK SUBDIVISION
BOOK 10, PAGE 20



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	288.00'	170.00'	97.03°56'	S65°25'54"E	254.77'
C2	155.44'	398.55'	22°17'25"	S28°02'38"E	154.46'
C3	135.46'	200.00'	39°05'32"	N07°12'30"W	133.83'
C4	156.93'	230.00'	39°05'32"	N07°12'30"W	153.90'
C5	115.99'	170.00'	39°05'32"	N07°12'30"W	113.75'
C6	218.15'	200.00'	62°28'43"	N01°54'35"W	201.50'
C7	187.82'	170.00'	63°18'09"	S02°18'48"E	178.41'
C8	108.00'	230.00'	26°54'11"	S68°06'49"E	107.01'
C9	97.08'	230.00'	24°11'03"	S09°39'26"E	98.35'
C10	282'	200.00'	0°48'26"	S65°26'20"W	282'
C11	27.65'	20.00'	86°02'53"	N27°00'41"E	27.80'
C12	212.35'	300.00'	40°33'20"	S34°13'25"E	207.94'
C13	184.35'	270.00'	39°07'14"	N2°58'10"W	180.79'
C14	224.48'	330.00'	38°35'13"	N2°42'39"W	218.16'
C15	122.34'	330.00'	21°35'44"	N11°12'24"W	123.74'
C16	97.86'	330.00'	16°59'30"	N08°04'42"E	97.51'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C19	221.34'	330.00'	42°16'25"	S43°24'45"E	215.35'
C20	167.10'	330.00'	29°00'43"	S70°06'26"W	165.37'
C21	140.09'	330.00'	24°19'24"	S47°25'45"W	139.04'
C22	27.01'	330.00'	44°12'07"	S10°04'36"E	27.00'
C23	125.20'	270.00'	26°34'06"	S37°18'25"W	124.06'
C24	48.03'	270.00'	10°11'29"	S11°29'43"W	47.96'
C25	77.17'	270.00'	16°22'37"	S14°12'02"E	76.91'
C26	22.50'	20.00'	64°27'43"	S47°12'30"E	21.33'
C27	17.41'	20.00'	49°52'37"	N12°31'01"E	16.87'
C28	356.62'	70.00'	29°15'33"	N71°30'28"E	78.39'
C29	70.85'	70.00'	57°59'38"	N45°26'32"W	67.87'
C30	67.35'	70.00'	55°07'41"	N11°07'00"E	64.78'
C31	65.02'	70.00'	53°12'57"	N05°17'27"E	62.70'
C32	59.65'	70.00'	48°49'37"	S04°41'10"E	57.86'
C33	62.01'	70.00'	50°45'14"	S15°53'54"E	60.00'
C34	31.74'	70.00'	25°58'35"	S24°28'00"W	31.46'

SEE SHEET 2 OF 4 FOR EASEMENT
LAYOUT AND TECHNICAL DATA

LINE TABLE

LINE	BEARING	DISTANCE
L1	S23°57'53"E	60.00'
L2	N66°02'07"E	28.68'
L3	N89°44'34"W	117.43'
L4	N89°45'15"W	29.23'
L5	N89°45'15"W	29.24'
L6	N89°45'15"W	29.22'
L7	N50°39'44"W	56.62'
L8	N50°39'44"W	56.62'
L9	N50°39'44"W	56.62'
L10	S66°02'07"W	70.36'
L11	S66°02'07"W	70.36'
L12	N66°02'07"E	23.38'
L13	S23°57'53"E	38.10'

CHIRIS YAMAOKA
CANYON COUNTY RECORDER
Pm. S. J. GRANT
PLAT
10/24/2014 01:47:47 PM
RECORDED
2014-038860

THE SOUTH BOUNDARY OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34
BEARS S.89°44'42"E, BETWEEN FOUND MONUMENTS
BASED UPON GPS OBSERVATIONS PROJECTED TO THE
IDAHO WEST ZONE (1103) NAD83 COORDINATE SYSTEM.
ALL BEARINGS ARE GRID. ALL DISTANCES ARE GROUND.

NOTES:
1. ALL LOTS IN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS.
2. ALL LOTS ARE TO BE CONVEYED BY DEED.
3. ALL LOTS ARE TO BE CONVEYED BY DEED.
4. ALL LOTS ARE TO BE CONVEYED BY DEED.
5. ALL LOTS ARE TO BE CONVEYED BY DEED.
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11. ALL LOTS ARE TO BE CONVEYED BY DEED.
12. ALL LOTS ARE TO BE CONVEYED BY DEED.
13. ALL LOTS ARE TO BE CONVEYED BY DEED.
14. ALL LOTS ARE TO BE CONVEYED BY DEED.
15. ALL LOTS ARE TO BE CONVEYED BY DEED.

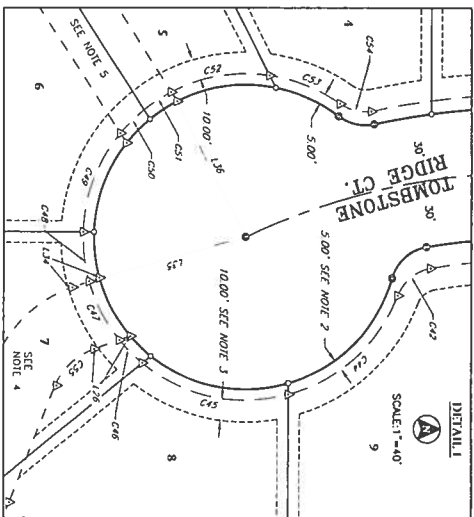
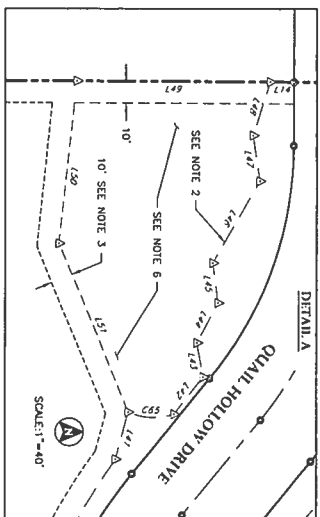
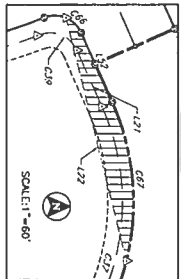
LEGEND
PROPERTY BOUNDARY
SECTION, QUARTER OR SIXTEENTH SECTION
RIGHT-OF-WAY LINE
RIGHT-OF-WAY CENTERLINE
LOT LINE
EXISTING LOT LINE
PUBLIC UTILITY, DRAINAGE AND IRRIGATION
EASEMENT LINE (SEE NOTE 2)
SLOPE EASEMENT LINE (SEE NOTE 2)
SHARED ACCESS EASEMENT LINE (SEE
NOTES 4 AND 5)
DIMENSION LINE
LINE NOT TO SCALE
FOUND BRASS CAP MONUMENT
SET ALUMINUM CAP MONUMENT PLUS 8960
SET ALUMINUM CAP MONUMENT PLUS 8960
SET 1/2" IRON ROD WITH PLASTIC CAP
MARKED T-O ENGINEERS PL8960
SET 1/2" IRON ROD WITH PLASTIC CAP
MARKED T-O ENGINEERS PL8960
LOT NUMBER
BLOCK NUMBER
SIGHT DISTANCE EASEMENT-SEE NOTE 7
CALCULATED POINT, NOTHING SET OR
FOUND

PROFESSIONAL LAND SURVEYOR
8960
STATE OF IDAHO
JAMES W. BROWN
IDAHO NO. 8960

T-O ENGINEERS
332 N. BROADMORE WAY
NAPERV, IDAHO 83857-5173
PHONE: (208) 442-8300
FAX: (208) 446-0944
SHEET NO. 1 OF 4

FINAL PLAT FOR WYATT'S HOLLOW SUBDIVISION

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2014



LEGEND

- PROPERTY BOUNDARY
- SECTION, QUARTER OR SIXTEENTH SECTION
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- LOT LINE
- EXISTING LOT LINE
- PUBLIC UTILITY, DRAINAGE AND IRRIGATION (LULID) EASEMENT LINE
- SLOPE EASEMENT LINE—SEE NOTE 2
- AND EASEMENT ACCESS LINE—SEE NOTES 4
- DIMENSION LINE
- LINE NOT TO SCALE
- FOUND BRASS CAP MONUMENT
- SET ALUMINUM CAP MONUMENT PLS 8960
- SET 1/8" IRON ROD WITH PLASTIC CAP
- MARKED 1-0 ENGINEERS PLS8960
- SET 1/2" IRON ROD WITH PLASTIC CAP
- MARKED 1-0 ENGINEERS PLS8960
- LOT NUMBER
- BLOCK NUMBER
- SIGHT DISTANCE EASEMENT—SEE NOTE 7
- CALCULATED POINT, NOTHING SET OR FOUND

[Signature]
RUTZ BROWN & ASSOCIATES, L.L.C.
IDAHO NO. 85960
07-29-14



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L14	S00°13'09"W	11.03'
L15	N00°13'09"E	11.15'
L16	S00°13'09"E	70.00'
L17	S00°13'09"E	29.30'
L18	S00°13'09"E	21.31'
L19	S00°13'09"E	58.20'
L20	S00°13'09"E	71.53'
L21	S00°13'09"E	75.37'
L22	S00°13'09"E	42.81'
L23	S00°13'09"E	112.29'
L24	S00°13'09"E	215.09'
L25	S00°13'09"E	28.64'
L26	S00°13'09"E	146.37'
L27	S00°13'09"E	17.54'
L28	S00°13'09"E	71.30'
L29	S00°13'09"E	71.30'
L30	S00°13'09"E	11.36'
L31	S00°13'09"E	38.17'
L32	S00°13'09"E	9.38'
L33	S00°13'09"E	73.50'
L34	S00°13'09"E	57.47'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L14	S1°24'04"E	11.15'
L15	S1°24'04"E	70.00'
L16	S1°24'04"E	29.30'
L17	S1°24'04"E	21.31'
L18	S1°24'04"E	58.20'
L19	S1°24'04"E	71.53'
L20	S1°24'04"E	75.37'
L21	S1°24'04"E	42.81'
L22	S1°24'04"E	112.29'
L23	S1°24'04"E	215.09'
L24	S1°24'04"E	28.64'
L25	S1°24'04"E	146.37'
L26	S1°24'04"E	17.54'
L27	S1°24'04"E	71.30'
L28	S1°24'04"E	71.30'
L29	S1°24'04"E	11.36'
L30	S1°24'04"E	38.17'
L31	S1°24'04"E	9.38'
L32	S1°24'04"E	73.50'
L33	S1°24'04"E	57.47'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C15	146.64'	236.00'	35°49'57"	S71°50'47"E	146.43'
C16	130.33'	164.36'	49°22'40"	N00°04'10"E	128.85'
C17	275.45'	162.37'	97°11'27"	S65°22'12"E	243.57'
C18	153.55'	496.63'	19°23'45"	S26°37'30"E	153.82'
C19	306.45'	20.00'	87°14'23"	S12°46'05"W	278.58'
C20	222.19'	360.00'	37°26'34"	N07°03'50"W	218.26'
C21	129.24'	260.00'	26°29'47"	N07°03'47"E	118.17'
C22	20.83'	20.00'	59°09'44"	S39°29'11"E	19.25'
C23	70.38'	75.00'	53°45'35"	N42°11'08"W	67.82'
C24	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C25	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C26	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C27	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C28	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C29	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C30	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C31	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C32	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C33	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C34	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C35	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C36	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C37	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C38	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C39	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C40	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C41	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C42	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C43	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C44	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C45	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C46	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C47	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C48	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C49	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C50	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C51	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C52	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C53	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C54	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C55	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C56	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C57	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C58	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C59	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C60	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C61	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C62	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C63	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C64	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C65	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C66	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C67	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C68	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C69	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C70	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C15	146.64'	236.00'	35°49'57"	S71°50'47"E	146.43'
C16	130.33'	164.36'	49°22'40"	N00°04'10"E	128.85'
C17	275.45'	162.37'	97°11'27"	S65°22'12"E	243.57'
C18	153.55'	496.63'	19°23'45"	S26°37'30"E	153.82'
C19	306.45'	20.00'	87°14'23"	S12°46'05"W	278.58'
C20	222.19'	360.00'	37°26'34"	N07°03'50"W	218.26'
C21	129.24'	260.00'	26°29'47"	N07°03'47"E	118.17'
C22	20.83'	20.00'	59°09'44"	S39°29'11"E	19.25'
C23	70.38'	75.00'	53°45'35"	N42°11'08"W	67.82'
C24	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C25	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C26	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C27	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C28	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C29	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C30	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C31	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C32	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C33	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C34	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C35	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C36	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C37	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C38	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C39	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C40	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C41	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C42	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C43	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C44	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C45	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C46	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C47	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C48	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C49	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C50	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C51	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C52	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C53	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C54	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C55	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C56	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C57	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C58	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
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C60	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C61	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C62	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C63	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C64	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C65	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C66	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C67	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C68	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C69	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'
C70	71.72'	75.00'	54°47'26"	N17°05'35"E	69.02'

PLAT OF

WYATT'S HOLLOW SUBDIVISION No. 2

Situated in a Portion of the South 1/2 of the Southeast 1/4 of Section 34,
T.15N., R.2W., B.M., Canyon County, Idaho
2024

Stowacret Subdivision
(Book 10, Page 20)

Stowacret Subdivision
(Book 10, Page 20)



(N89°47'00"E, R3)
S89°35'38"E, 858.74'

(N89°47'00"E, 1318.22' R3)
S89°50'34"E, 1320.81'

FOUND BRASS CAP
SOUTH 1/4 CORNER SECTION 34
PER CH&E No. 200432856 &
2024-003883

FOUND BRASS CAP
SOUTH 1/4 CORNER SECTION 34
PER CH&E & 2024-003882

Wyatt's Hollow
Subdivision No. 1
(Book 44, Page 8)

1006 AC

2.081 AC

3.273 AC

2.643 AC

2024-015366
RECORDED
05/21/2024 11:24 AM
CANYON COUNTY RECORDER
PLAT AREA
K&E ENGINEERING

FOUND BRASS CAP
SOUTH 1/4 CORNER SECTION 34
PER CH&E & 2024-003882

2024-015366
RECORDED
05/21/2024 11:24 AM
CANYON COUNTY RECORDER
PLAT AREA
K&E ENGINEERING

FOUND BRASS CAP
SOUTH 1/4 CORNER SECTION 34
PER CH&E & 2024-003882

3.359 AC
BLOCK 2

2.285 AC

2.996 AC

1.839 AC

3.151 AC

2.027 AC

2.443 AC

1.177 AC

1.177 AC

2.217 AC

2.217 AC

2.217 AC

2.217 AC

1.036 AC

1.185 AC

1.085 AC

1.413 AC

Wyatt's Hollow
Subdivision No. 1
(Book 44, Page 8)

2.958 AC
BLOCK 1

2.958 AC
BLOCK 1

2.253 AC
BLOCK 1

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BLOCK 1

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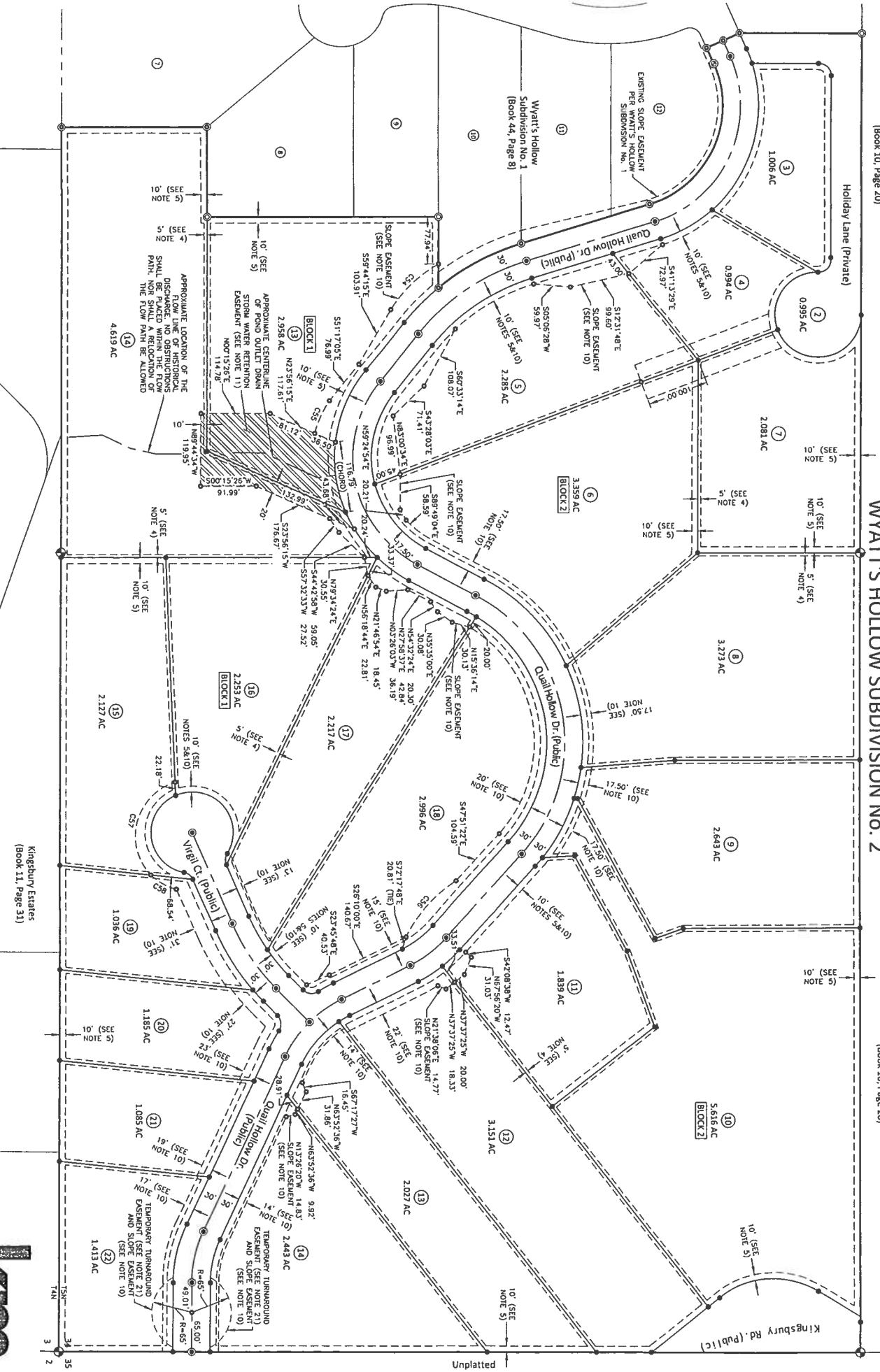
4.619 AC

Sloviacek Subdivision
(Book 10, Page 20)
S89°50'34"E 1320.81

PLAT OF



PLAT OF
WYATT'S HOLLOW SUBDIVISION No. 2



5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83703
PHONE: (208) 439-4339
info@kmeng.com

DEVELOPER
Diamond W. Development
BOISE, IDAHO

BOOK 57, PAGE 19

4-19-2024



Kingbury Estates
(Book 11, Page 31)

JOB NO. 21-017

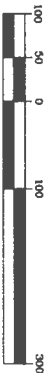
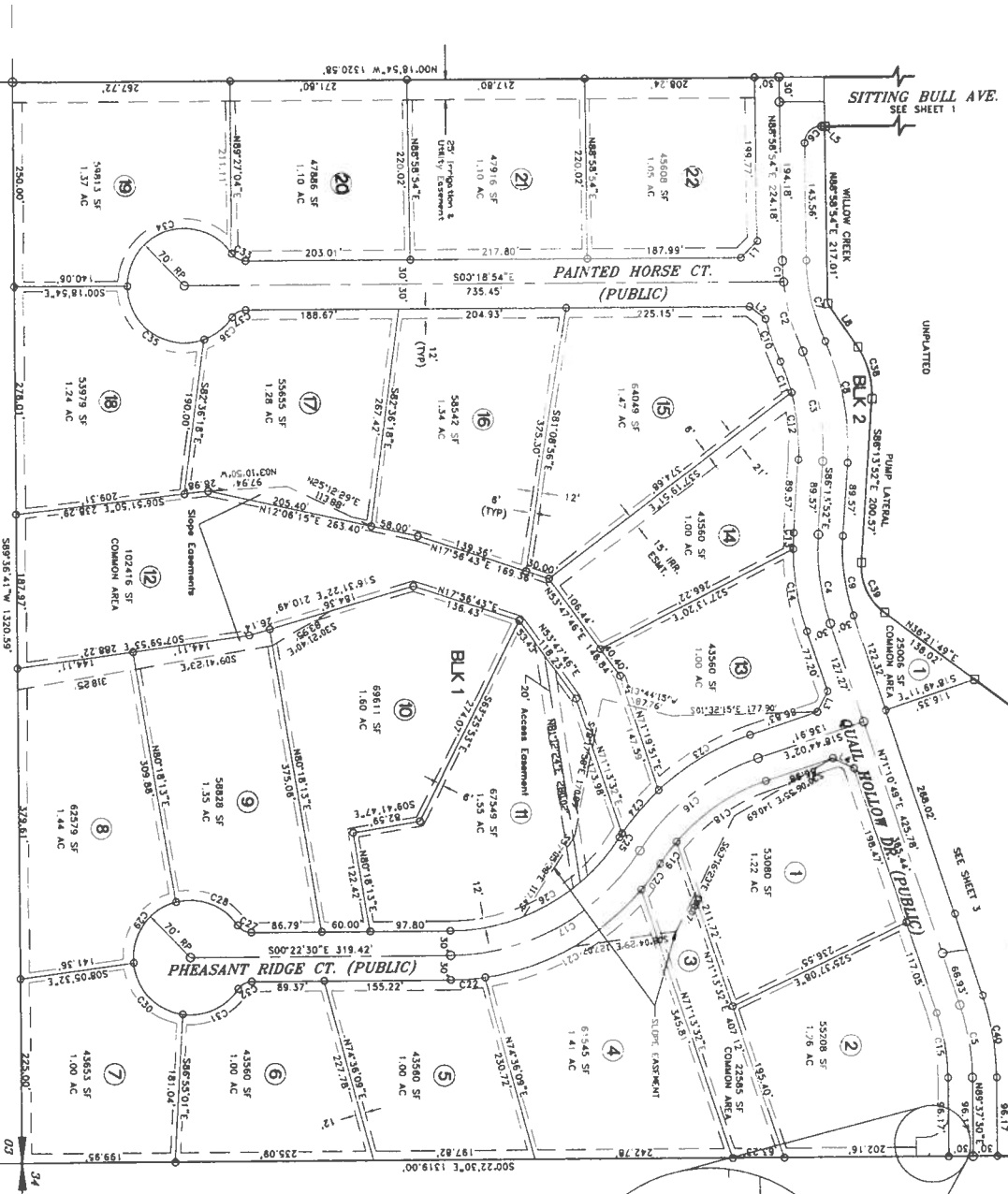
SHEET 3 OF 5

THE RIDGE AT QUAIL HOLLOW

SECTION 34, T. 5 N., R. 2 W., B.M.

CANYON COUNTY, IDAHO

2007



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	280.00'	24.89'	05°17'51"
C2	280.00'	24.89'	05°17'51"
C3	280.00'	24.89'	05°17'51"
C4	280.00'	24.89'	05°17'51"
C5	280.00'	24.89'	05°17'51"
C6	280.00'	24.89'	05°17'51"
C7	280.00'	24.89'	05°17'51"
C8	280.00'	24.89'	05°17'51"
C9	280.00'	24.89'	05°17'51"
C10	280.00'	24.89'	05°17'51"
C11	280.00'	24.89'	05°17'51"
C12	280.00'	24.89'	05°17'51"
C13	280.00'	24.89'	05°17'51"
C14	280.00'	24.89'	05°17'51"
C15	280.00'	24.89'	05°17'51"
C16	280.00'	24.89'	05°17'51"
C17	280.00'	24.89'	05°17'51"
C18	280.00'	24.89'	05°17'51"
C19	280.00'	24.89'	05°17'51"
C20	280.00'	24.89'	05°17'51"
C21	280.00'	24.89'	05°17'51"
C22	280.00'	24.89'	05°17'51"
C23	280.00'	24.89'	05°17'51"
C24	280.00'	24.89'	05°17'51"
C25	280.00'	24.89'	05°17'51"
C26	280.00'	24.89'	05°17'51"
C27	280.00'	24.89'	05°17'51"
C28	280.00'	24.89'	05°17'51"
C29	280.00'	24.89'	05°17'51"
C30	280.00'	24.89'	05°17'51"
C31	280.00'	24.89'	05°17'51"
C32	280.00'	24.89'	05°17'51"
C33	280.00'	24.89'	05°17'51"
C34	280.00'	24.89'	05°17'51"
C35	280.00'	24.89'	05°17'51"
C36	280.00'	24.89'	05°17'51"
C37	280.00'	24.89'	05°17'51"
C38	280.00'	24.89'	05°17'51"
C39	280.00'	24.89'	05°17'51"
C40	280.00'	24.89'	05°17'51"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°40'00"E	28.46'
L2	N47°44'00"E	24.65'
L3	N47°44'00"E	24.65'
L4	N06°13'24"E	28.26'
L5	S00°18'54"E	4.75'
L6	N00°22'30"E	22.00'
L7	N00°22'30"E	22.00'
L8	N05°33'49"E	64.15'

LEGEND

- Found Quail Section Corner
- Set 1 1/2" x 24" iron rod with cap marked P.L.S. 17220
- Found 5/8" iron rod
- Set 5/8" x 30" iron rod with cap marked P.L.S. 17220
- Calculated point

40-22

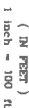


ARR & W
Land Surveying, Inc.
1171 E. STATE STREET, SUITE 100, LAUREL, IDAHO 83201
(208) 838-1570 FAX (208) 838-1571

FINAL PLAT
OF
THE RIDGE AT QUAIL HOLLOW
SBC. 34, T. 5 N., R. 2 W., B.M.

DATE	BY	CHECKED	DATE
5-1-08	JBF	JBF	05-18-08
5-1-08	JBF	JBF	05-18-08
5-1-08	JBF	JBF	05-18-08

2007



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°22'30"W	12.00'
L2	N69°37'30"E	24.00'
L3	S53°38'42"E	25.00'
L4	S68°09'10"E	25.00'
L5	S88°09'10"E	25.00'
L6	N17°25'35"E	25.00'
L7	N00°24'40"W	18.96'

LEGEND

- Calculated point




40-22

FINAL PLAT

APRIL

7% DISCOUNT,
INVESTING AND ALL
SALE
CONSTRUCTION BOARD

 Land Surveying, Inc.

THE RIDGE AT QUAIL HOLLOW
SEC. 34, T. 5 N., R. 2 W., B.M.

DATE:	6-1-06	PROJECT:	06-136	SHEET	OF
DRAWN BY:	JR	APPROVED BY:		3	4
CHECKED BY:	DM	ALL FIELD DATA			

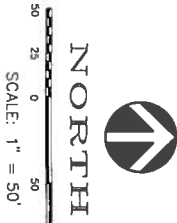
RE-PLAT OF LOT 14, THE RIDGE AT QUAIL HOLLOW

LOT 14, BLOCK 1, THE RIDGE AT QUAIL HOLLOW SUBDIVISION,
SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, B.M.
CANYON COUNTY, IDAHO
2019

WEST 1/4 CORNER
PLS 8960
CP&F INST. NO.
2014-034992

N89°40'51"E 1320.12'(1)
QUAIL HOLLOW WAY
N89°40'51"E 1320.35'(1)
SOUTHWEST 1/4 CORNER
PLS 8960
CP&F INST. NO.
2014-002096

LANSING LANE



N0°11'24"W 1322.61'(1)
BASIS OF BEARING

2019-013141
RECORDED
04/02/2019 02:00 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs: 2 LBRFO
RANDAL HETTEM

SOUTHWEST COR.
SECTION 34
PLS 8960
CP&F INST. NO.
2014-034993

BASIS OF BEARING.

THIS BASIS OF BEARING FOR THIS PROJECT IS N00°11'24"W 2645.22' FEET FROM THE FOUND ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SECTION 34, T. 5 N., R. 2 W., B.M. TO THE FOUND ALUMINUM CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION.

REFERENCES:

- (1) The Ridge at Quail Hollow Book 40, Page 22
- (2) Corporate Warranty Deed, Instrument Number 2016-038205

LEGEND

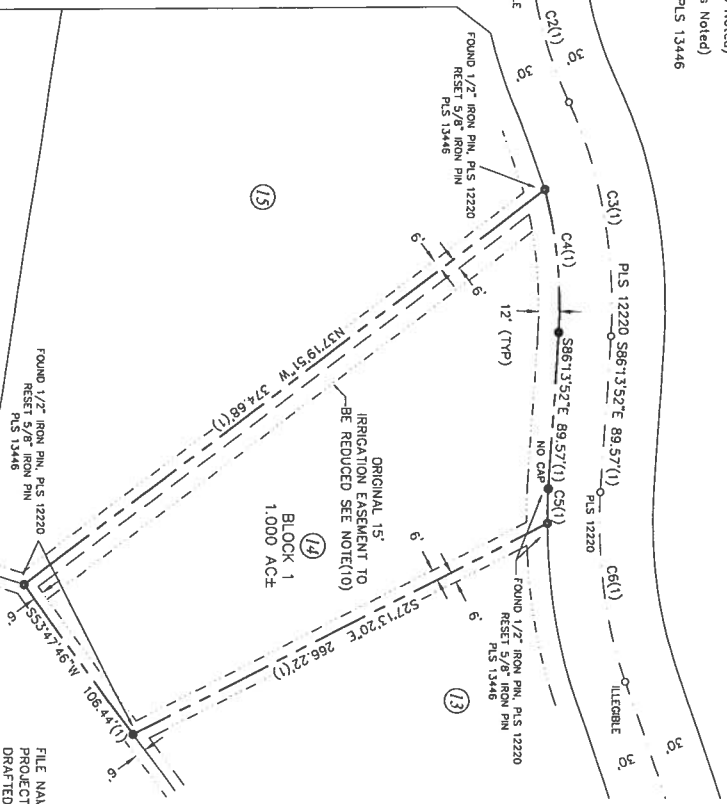
- Boundary Line
- Section Line
- Centerline
- New Easement Line
- Original Easement Line
- Found Aluminum Cap (As Noted)
- Found 1/2" Iron Pin (As Noted)
- Found 5/8" Iron Pin (As Noted)
- Set 5/8"x24" Iron Pin, PLS 13446

NOTES:

- 1) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 2) THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR ANY APPEARANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE HOME HAS BEEN IN OPERATION FOR THE MINIMUM PERIOD OF TIME SPECIFIED IN THE ZONING ORDINANCE. THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR ANY APPEARANCE TO IT."
- 3) A TWELVE (12) FOOT WIDE UTILITY AND DRAINAGE EASEMENTS ABOUT ALL PUBLIC PROPERTY LINES UNLESS OTHERWISE NOTED.
- 4) IRRIGATION WATER HAS BEEN PROVIDED BY BLACK CANYON IRRIGATION DISTRICT TO THE RIDGE AT QUAIL HOLLOW SUBDIVISION HOME OWNERS ASSOCIATION FOR THE IRRIGATION OF COMMON AREAS ONLY (LOTS 3 & 12 BLOCK 1 AND LOT 1 OF 5 ACRES LOTS WITHIN THIS SUBDIVISION WILL NOT BE ENTITLED TO IRRIGATION WATER RIGHTS).
- 5) TREATMENT OF DOMESTIC WASTE WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS TO BE CONSTRUCTED IN ACCORDANCE WITH SOUTHWEST DISTRICT HEALTH DEPARTMENT RULES AND REGULATIONS.
- 6) THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY.
- 7) ONLY SINGLE STORY HOMES WILL BE CONSTRUCTED ON LOTS 13-15, BLOCK 1.
- 8) CANYON HIGHWAY DISTRICT NO. 4 WAIVES THE 70' SECTION LINE SETBACK ALONG THE SOUTH BOUNDARY OF THIS SUBDIVISION AND THE 70' QUARTER SECTION LINE SETBACK ALONG THE EAST BOUNDARY OF THIS SUBDIVISION SOUTH OF E. QUAIL HOLLOW ROAD, CANYON HIGHWAY DISTRICT NO. 4 GRANTS A QUARTER SECTION LINE SETBACK ALONG THE EAST BOUNDARY OF THIS SUBDIVISION AND THE 70' QUARTER SECTION LINE SETBACK ALONG THE SOUTH BOUNDARY OF THIS SUBDIVISION. ALL OTHER MINIMUM SETBACK LINES SHALL BE IN ACCORDANCE WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- 9) THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE OF LOTS, BUT WILL BE SERVED BY INDIVIDUAL WELLS.
- 10) THIS RE-PLAT CHANGES THE ORIGINAL 15' IRRIGATION EASEMENT ALONG THE WEST BOUNDARY OF LOT 14, AS SHOWN ON THE RIDGE AT QUAIL HOLLOW ALTOUCH RECORD TO A 12' IRRIGATION UTILITY AND DRAINAGE EASEMENT ALSO SHOWN ON SAID PLAT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°58'54"E	30.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	25.89'	280.00'	05°17'51"	25.88'
C2	88.40'	280.00'	18°05'18"	88.03'
C3	137.68'	280.00'	28°10'23"	136.30'
C4	82.87'	250.00'	18°59'35"	82.49'
C5	19.87'	310.00'	03°40'22"	19.87'
C6	110.39'	280.00'	22°35'19"	109.68'



DAVID EVANS AND ASSOCIATES, INC.
9925 Emerald St.
Boise Idaho
Phone: 208-585-5858

FILE NAME: 080-0073-SV-RS-PLAT
PROJECT NUMBER: 080-000-0073
DRAFTED BY: MET
CHECKED BY: SPJ
SHEET 1 OF 2
080-0073 RANDAL HETTEM FINAL PLATDWC
BK: 48 PG: 19

PLAT OF

SLOVIACZEK SUBDIVISION

North 1/2 of the SE 1/4 of Section 34, T. 5N, R. 2W, B.M. Canyon County
IDAHO

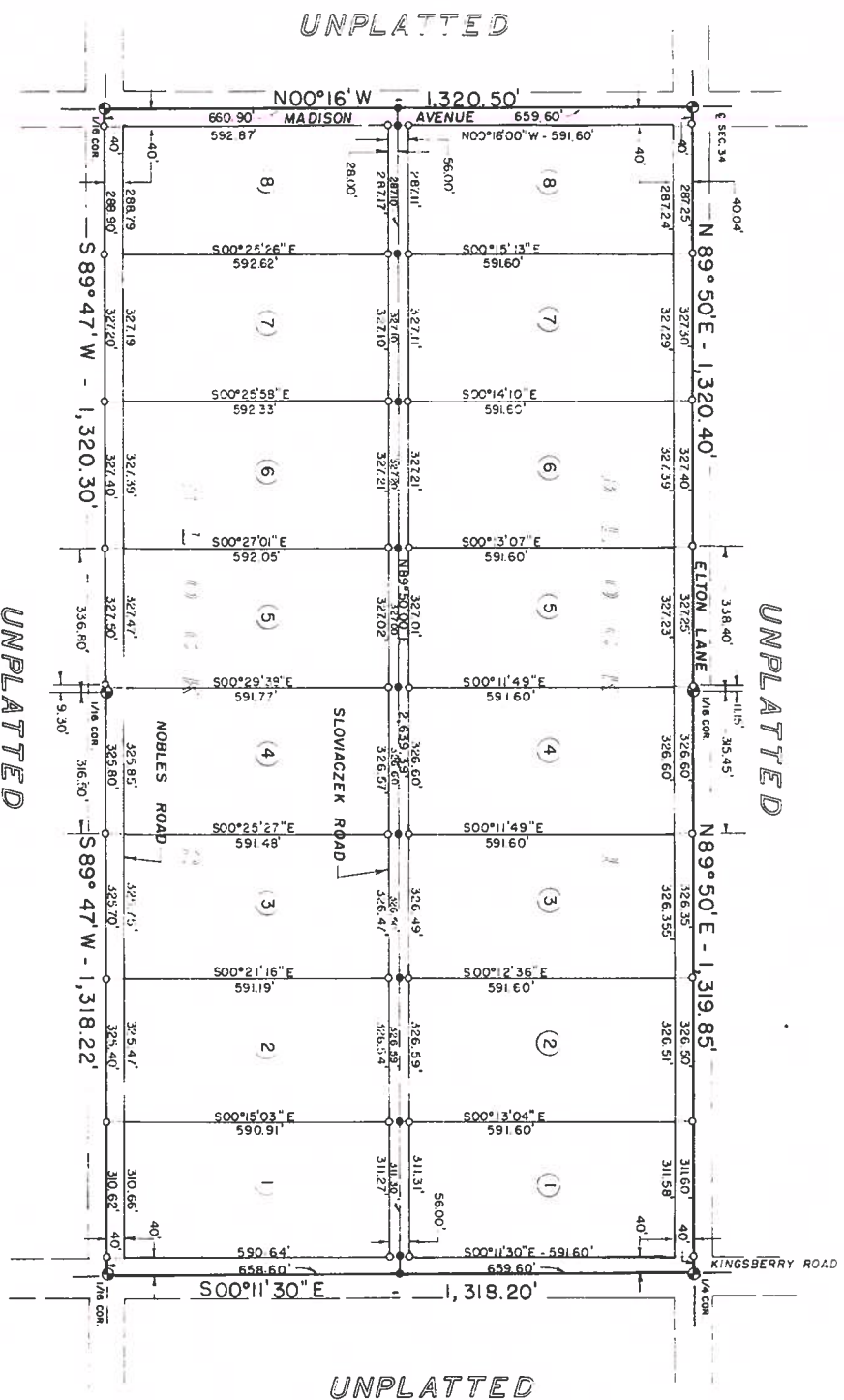
- 1971 -



SCALE

UNPLATTED

UNPLATTED



LEGEND

- G.L.O. BRASS CAP
- 5/8" x 30" REBAR
- 1/2" x 24" REBAR
- (2) LOT NUMBER

UNPLATTED



Sanitary Restrictions under Title 50, Chapter 13 Idaho Code in Force.

ERNEST OBERBILIG
Consulting Engineer
BOISE, IDAHO

PLAT OF
OAKLEE ESTATES SUBDIVISION NO. 1

LOCATED IN A PORTION OF THE
SW1/4 SE1/4 OF SECTION 28,
T. 5 N., R. 2 W., B.M., CANYON COUNTY, IDAHO
2024

SW1/4 Sec 28
Mapable Acre
CRF# Int No
2007034564

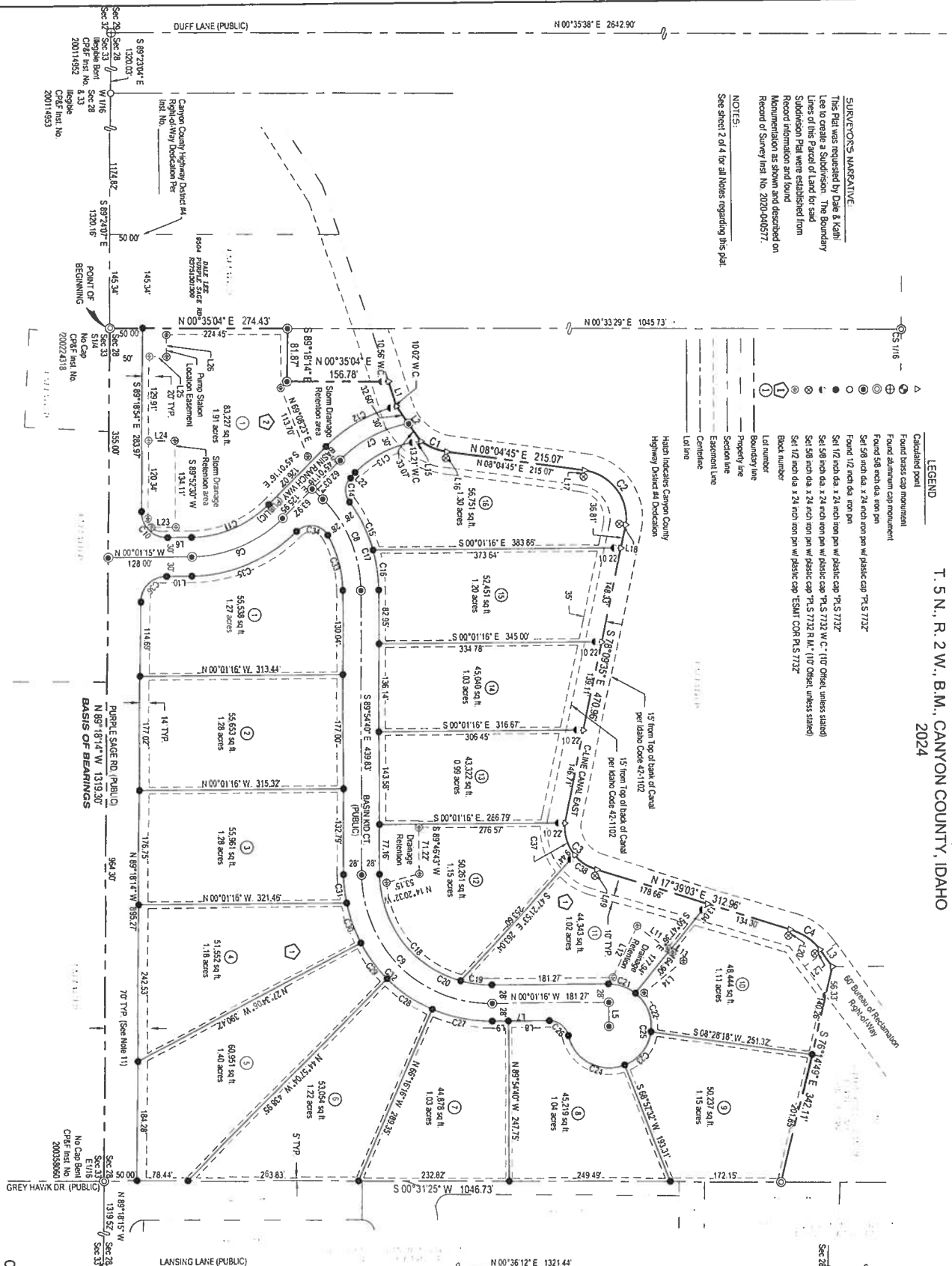
SURVEYORS' NARRATIVE:

This Plat was requested by Dale & Keith Lee to create a Subdivision. The boundary lines of this Parcel of Land for said Subdivision Plat were established from Monumentation as shown and described on Record of Survey Int. No. 2020-04057.

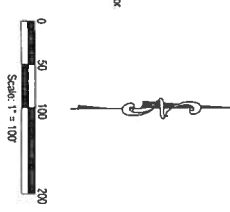
NOTES:
See sheet 2 of 4 for all Notes regarding this plat.

LEGEND

- Calculated point
- Found brass cap monument
- Found aluminum cap monument
- Found 56 inch dia. iron pin
- Found 56 inch dia. x 24 inch iron pin w/ plastic cap "PLS 773Z"
- Found 12 inch dia. iron pin
- Set 12 inch dia. x 24 inch iron pin w/ plastic cap "PLS 773Z"
- Set 56 inch dia. x 24 inch iron pin w/ plastic cap "PLS 773Z" W.C. (110 Oaks, unless stated)
- Set 56 inch dia. x 24 inch iron pin w/ plastic cap "PLS 773Z" R.M. (110 Oaks, unless stated)
- Set 12 inch dia. x 24 inch iron pin w/ plastic cap "ESMT COR PLS 773Z"
- Block number
- Lot number
- Boundary line
- Property line
- Section line
- Easement line
- Centeline
- Lot line



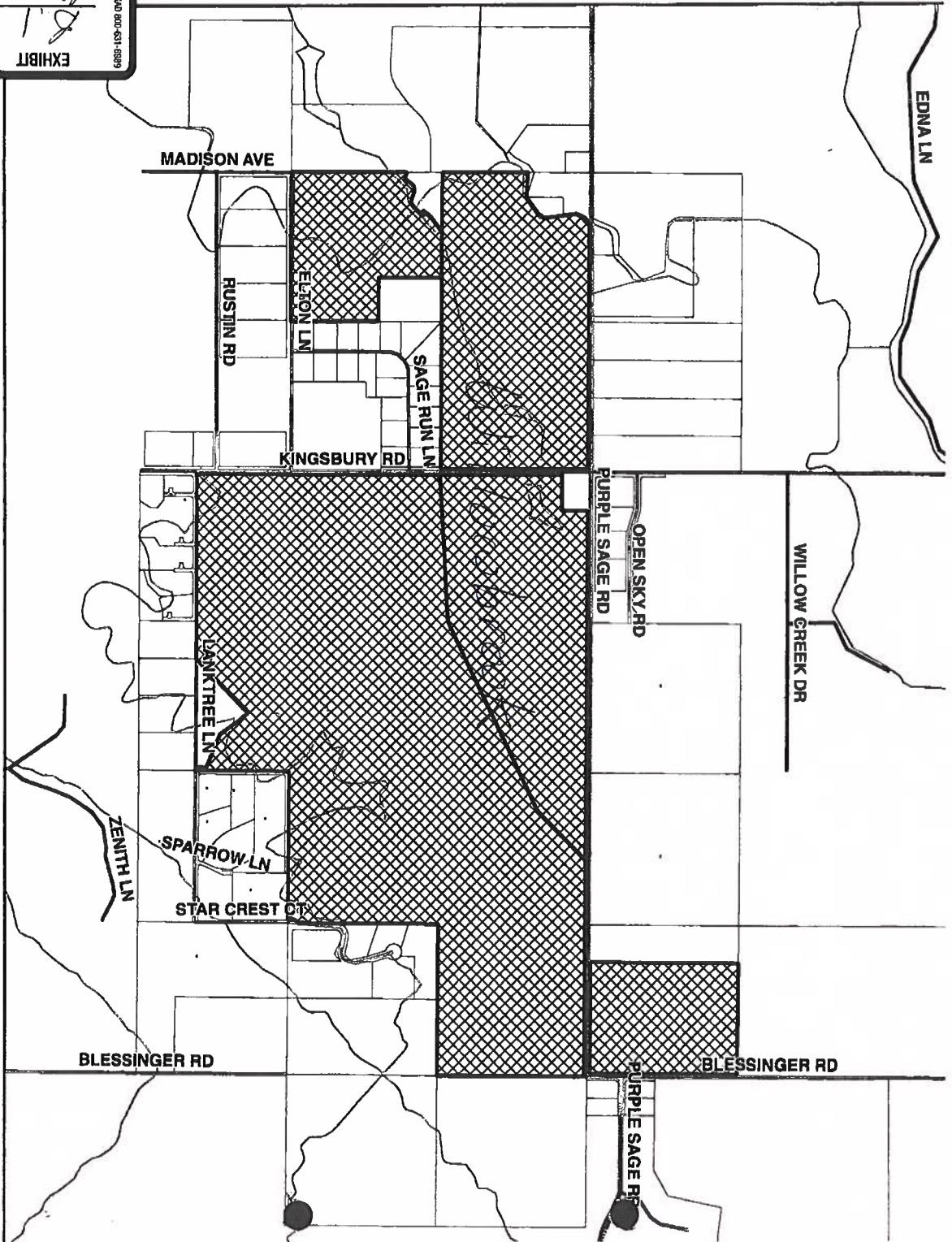
SW1/4 Sec 28
Mapable Acre
CRF# Int No
2007034564



2024-015356
RECORDED
05/21/2024 11:07 AM
RICK HOCABOM
CANYON COUNTY RECORDER
P.L.S. - L.E.B.C.
SUBDIVISION MAPPER
311 00



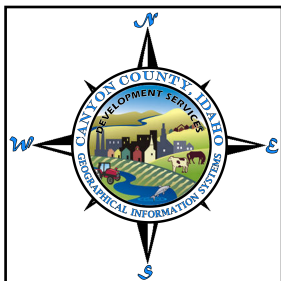
EXHIBIT
8.1
C88007-2
PENNA DOT-431-8899



*Not Placed
DA-08000
CR-RR
rebutted to
adu/care
with community
services
provided.*

Callister LLC

Nitrate Priority & Wells



 0.005 - 2.00

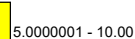


EXHIBIT
B2p

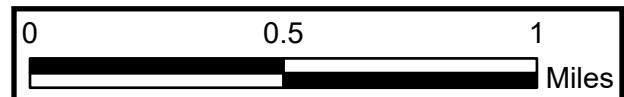


EXHIBIT C
Site Visit Photos

**EXHIBIT
C**



Lansing Lane approaching Foothill intersection heading northbound. Steep incline on Lansing to proposed development property.

Lansing Lane



Southeasterly from Lansing



South on Lansing



Southwest from Lansing

Near southwest corner of property facing south-C4 & C3 Subdivisions to the left of Lansing Lane.



Westerly from Lansing



North on Lansing

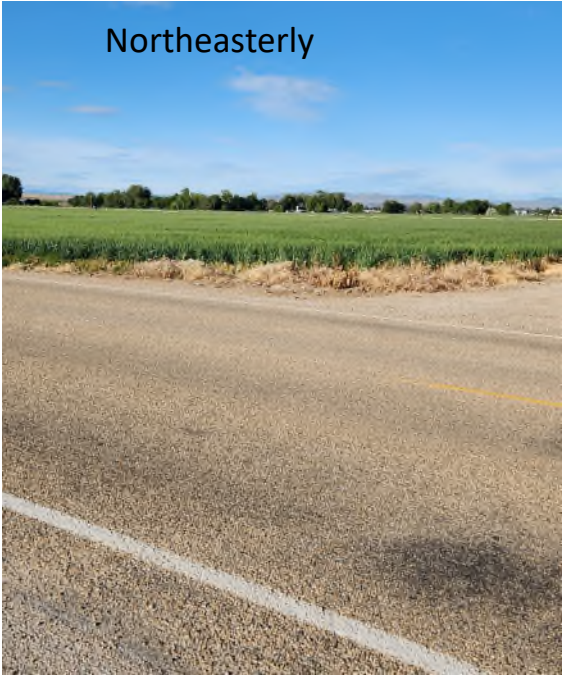


Easterly from Lansing

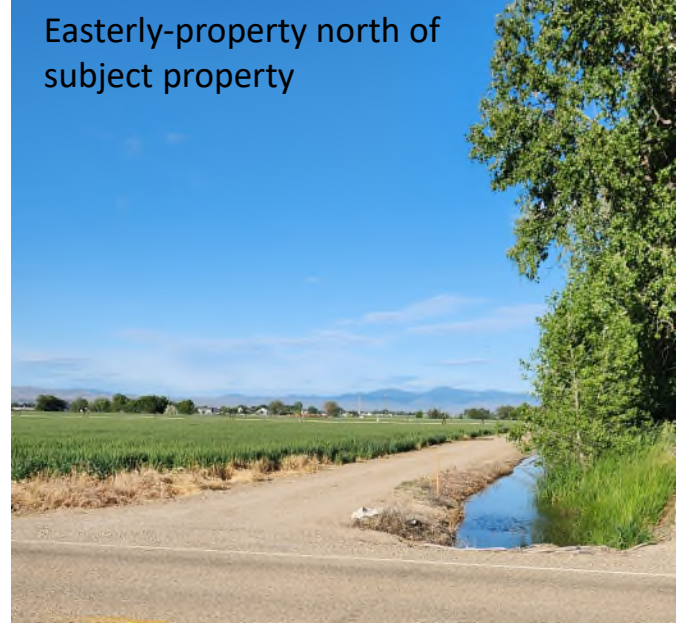
North on Lansing



Northeasterly



Easterly-property north of subject property



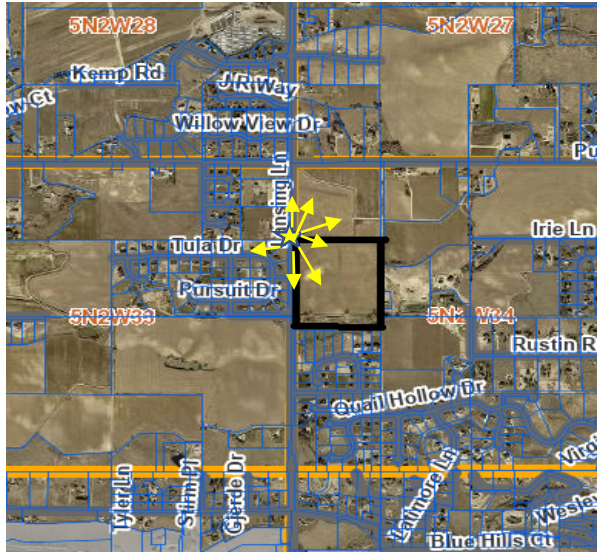
Easterly subject property



Southeasterly from Lansing



At Lansing near northwest corner subject property



West from Lansing



South on Lansing



C3 and C4 Subs in distance
Cascade Hills Subdivision on right

EXHIBIT D

Agency Comments Received by Materials Deadline



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

60,000 IRRIGABLE ACRES

ORGANIZED IN 1910

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

May 27, 2025

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

RE: Conditional Rezone. Parcel R37617010B
Case No. CR2022-0025
Applicant: Becky Yzaguirre (Ardurra)
Planner: Debbie Root

The property is located approximately 1350 feet south of Purple Sage Road on the east side of Lansing Lane, Canyon County, Idaho.

The District previously provided comments for the applicant in March 2023 and updated comments in July of 2023. Due to the new application, the District has reviewed where the applicant is at in the District's development process and is providing updated comments for the conditional rezone of parcel R37617010B in **RED** below.

Site Specific Comments:

1. The proposed property has historical surface irrigation water allotted to it from the Black Canyon Irrigation District. 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 its 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.

Applicant's Response: This makes sense in terms of delivery, right-to-review, and upgrades but based on our previous communications and your letter on December 29, 2022 the land intended for the C5 development has historically been irrigated from the existing pond to the south which is fed by the WCP 2.4. That would mean there is no change to the supply location. Would you be able to confirm this?

District's Response: This assumes that the irrigation water for C5 subdivision will be withdrawn from the existing pond and no other changes will be required to the District's facilities. Based on the information provided, there is no change to the supply location. The District reserves its right to review this further when construction drawings are provided.

District update 5/27/2025 – Comment remains unchanged.

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.

Applicant's Response. Acknowledged Proposed easements for the pressure irrigation system are shown on the plat.

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BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

District's Response: Received.

District update 5/27/2025 – In the new application it appears that the preliminary plat has changed from the draft provided to the District dated 10/10/2023. Please provide the District with the most recent draft included in the P&Z application, the scan copy included in the application is not legible. Easement verification will be required with the new plat layout.

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.

Applicant's Response: As discussed and shown on the preliminary plat the right-of-way for the proposed collector road that runs in the west/east direction along the north property line is located south of the WCP 1.1 lateral and its easement. No encroachment is planned. The narrative for the project has been updated and included with this resubmittal for reference.

District's Response: The updated narrative has been reviewed. C5 subdivision and roadway construction must remain outside of the District's right of way. There are no further comments at this time.

District update 5/27/2025 – Comment remains unchanged. Please note that the proposed public road referenced above has changed names from Meadow Park Boulevard to Barney Drive. It is our assumption that the road remains public with a 100' ROW dedication to the south of the northern property line with no encroachments on any District facilities.

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.

Applicant's Response: No encroachment in the WCP 1.1 lateral or modification of that lateral is proposed. The lateral and its easement are outside of the project boundary and impacts.

District's Response: Acknowledged.

District update 5/27/2025 – Improvements to the W.C.P. 1.1 have been reviewed in conjunction with the C6 development. No further comments at this time regarding this item for the C5 Subdivision.

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.

Applicant's Response: Acknowledged

District's Response: Received.

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BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

District update 5/27/2025 – The water accounting has been started, however, adjustments to lot boundaries have occurred in the updated plat and new AutoCAD linework will be required. Please submit this information in DWG format to the District along with the Deed for the property. Once the subdivision layout has been confirmed and the allocations have been reviewed by the developer, a lot split fee will be invoiced to the developer for all newly created lots within the subdivision. Payment of the lot split fee will be required prior to the District's concurrence for final plat.

6. District update 5/27/2025 – The District provided a letter to the developer regarding the Development's outstanding account balance on July 15, 2024. This letter was sent in lieu of a formal Development Intake Quotation (DIQ) due to the nature of this project's review. Payment of outstanding balance and additional funds request is **REQUIRED** prior to any further review from the District. Furthermore, any current or future outstanding balances and fees are required to be paid prior to District concurrence for final plat.

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.

Applicant's Response: Acknowledged. With no BCID facilities inside the project development this comment does not apply. Please confirm.

District's Response: There is a District's access road located directly north and adjacent to the WCP lateral. The access road must remain unobstructed throughout and after the construction.

District update 5/27/2025 – There are no further comments at this time regarding this item.

- **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.**

Applicant's Response: Acknowledged. With no BCID facilities inside the project boundary or impacted by this development this comment does not apply. Please confirm.

District's Response: Currently, the District's records show no existing facilities within the project boundary. The District must be promptly notified if other information arises, and vice versa.

District update 5/27/2025 – There are no further comments at this time regarding this item.

- 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.

Applicant's Response: All irrigation and stormwater runoff is to be maintained on the project property.

District's Response: Received. Sheet C1.00 of the preliminary plat document calls out an existing irrigation drain directed to Lansing borrow ditch. Care should be taken to preserve this drain and/or be accounted for when designing roadway improvements.

District update 5/27/2025 – There are no further comments at this time regarding this item.

60,000 IRRIGABLE ACRES


ORGANIZED IN 1910

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

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

Thank You,


Mike Meyers
District Manager
Black Canyon Irrigation District

Cc: Becky Yzaguirre - Ardurra
Issac Josifek - Ardurra
Dave Callister - Callister LLC

Attachments: BCID Development Review Tracking Sheet for C5 Subdivision

STEP	DEVELOPER ACTIVITY	START	BCD ACTIVITY	NOTES
0	Developer provides Planning and Zoning Notice	Date Received 3/3/23	4-2 to complete the other outstanding items	1-3 to complete the other outstanding items
1A	Initial inquiry for District review of New Subdivision - Preliminary Subdivision Application Form and Planning and Zoning Notice New Subdivision Developer submits Intake Sheet + Fee	Planning Date Date Submitted 8/15/22	Direct Developer to visit BCD website to fill out Intake Sheet Form 4-2 BCD Review Intake Sheet BCD Review Intake Sheet to the application	BCD Developer Intake Sheet Form BCD Developer Intake Sheet Form
1B	Developer submits Intake Sheet + Fee	8/15/22	4-2 BCD Review Intake Sheet BCD Review Intake Sheet to the application	BCD Developer Intake Sheet Form
2A		Working Date	BCD Letter Due	BCD Letter Due within 2 weeks after meeting
2B	Working, Meeting Review	✓	2-3 to complete the other outstanding items	2-3 to complete the other outstanding items
3	District provided request for development funds	Date Sent 7/15/24	Provide letter with brief description of development, estimate of expected revenue, and link to the request for development funds	BCD to provide Plans Checklist, Standard Developer Agreement, and separate document to Developer
4	Developer submits Full Development Review Estimate Amount	Date Received	BCD Review Estimate	4-2 to complete the other outstanding items
5A	Developer submits Pre-plan for District review and comment	Date Received 3/6/23	Comments Due 3/13/23	BCD Review Estimate within 4 weeks after meeting
5B	BCD Review Estimate submitted to District Developer	Date Sent 3/10/23	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
6R1	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
6R2	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
7	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
8	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
9	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
10	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
11	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
12	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
13	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
14	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
15	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
16	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
17	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
18	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
19	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
20	Developer submits Intake Sheet and engineering requirements	Date Received 3/13/24	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
21	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
22	Developer submits Intake Sheet and engineering requirements	Date Received 5/8/24	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
23	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
24	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
25	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
26	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
27	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
28	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items
29	Developer submits Intake Sheet and engineering requirements	Date Received	4-2 to complete the other outstanding items	4-2 to complete the other outstanding items

Debbie Root

From: Derick Corell <dcorell@rh2.com>
Sent: Tuesday, May 27, 2025 4:37 PM
To: Debbie Root
Cc: Caitlin Ross; Mike Meyers; Don Popoff;
'developmentreview@blackcanyonirrigation.com'; Dave Callister; Isaac Josifek;
BYzaguirre@ardurra.com
Subject: [External] Agency Notice CR2022-0025 Callister LLC Conditional Rezone
Attachments: 2025.05.27_BCID_LTR_Response_CR2022-0025_Callister LLC.pdf

Deb –

Please see the attached Black Canyon Irrigation District comments for CR2022-0025.
I have included the Developer and Design Engineer. Let me know if you have any questions.

Thanks,
Derick



Derick Corell EIT

Civil Staff Engineer 3 | RH2 Engineering, Inc.

16150 N. High Desert Street, Suite 201

Nampa, Idaho 83687

C: 986.777.0464

O: 208.907.0520

dcorell@rh2.com

www.rh2.com



United States
Department of
Agriculture

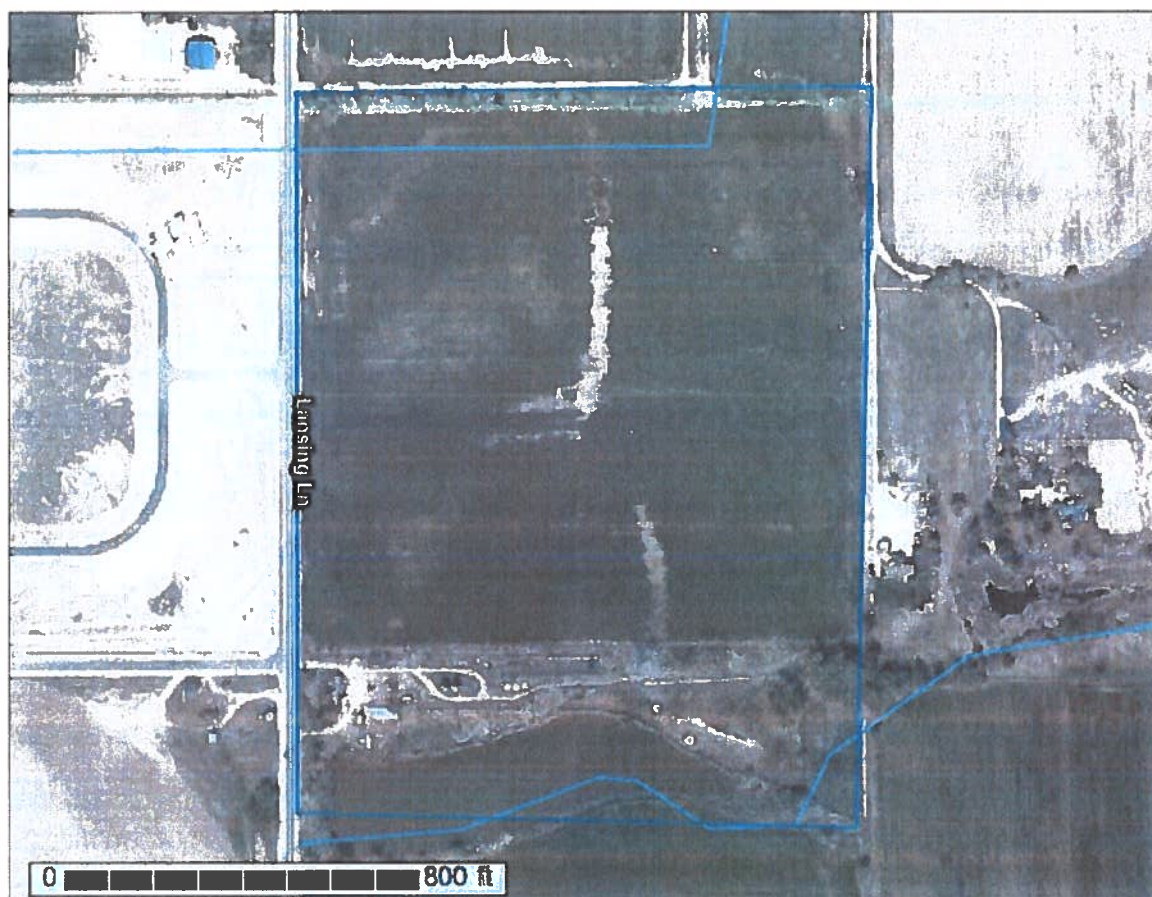
NRCS

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



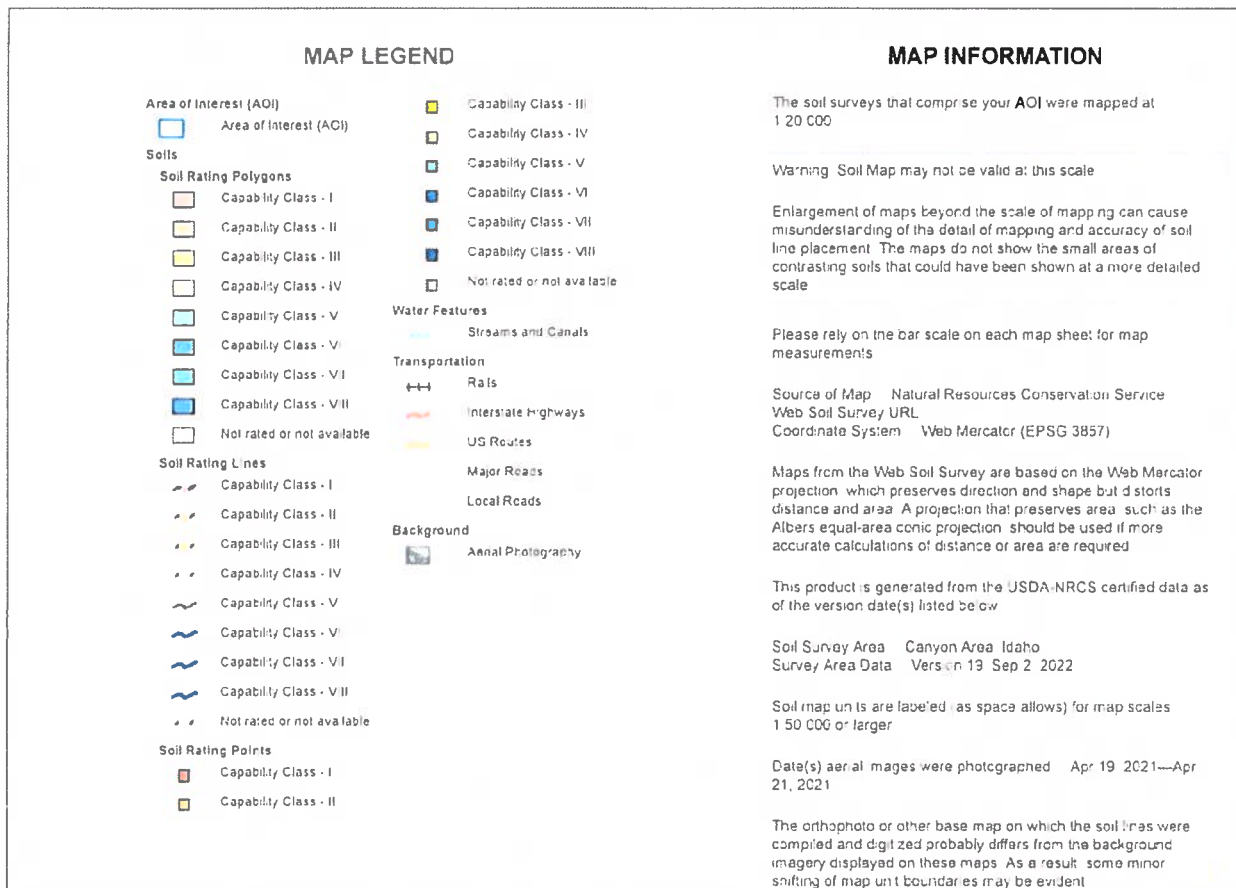
**EXHIBIT
D2**

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 Canyon County--Public Hearing Notice Response

General Response for New Development

Middleton School District has experienced significant growth in its student population over the past 5 years. Currently, Middleton School District has 2 of our 3 elementary schools over capacity. Heights Elementary is at 145% of capacity with five portable units totaling 10 classrooms. Mill Creek Elementary is at 112% of capacity with 6 portable classroom units totaling 12 classrooms. Purple Sage Elementary has not reached capacity as a school, though a few grade levels are over capacity. We are nearing capacity but have not superseded at this point at our high school (94%) and middle school (85%). As it stands now there is an immediate need for additional facilities in our school district, primarily in the elementary grades

We have completed a 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.

Case No. CR2022-0025

Students living in the subdivision as planned would be in the attendance zone for Mill Creek Elementary School, Middleton Middle School, and Middleton High School. With the 37 proposed lots, we anticipate that approximately 19-26 K-12 students will need educational services provided by our district.

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

As a school district, we would ask that the 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

May 19th, 2025

Date

**EXHIBIT
D3**

Middleton School District Office: 5 S. Viking Ave, Middleton, ID 83644

Phone: 208-585-3027

Marc C. Gee, Superintendent

Lisa Pennington, Asst. Superintendent

Alicia Krantz, Business Manager

mgee@msd134.org

lpennington@msd134.org

akrantz@msd134.org



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

Middleton School District Office: 5 S. Viking Ave, Middleton, ID 83644

Phone: 208-585-3027

Marc C. Gee, Superintendent

Lisa Pennington, Asst. Superintendent

Alicia Krantz, Business Manager

mgee@msd134.org

lpennington@msd134.org

akrantz@msd134.org

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.

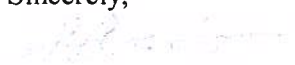
There are no other means to fund this signal outside of assessing proportionate impacts.

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

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
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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. Sheet C3.0
 - a. Label Meadow Park Blvd. a collector road or label the typical collector road section as Meadow Park Blvd.

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

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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

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

Dear Dan:

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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.



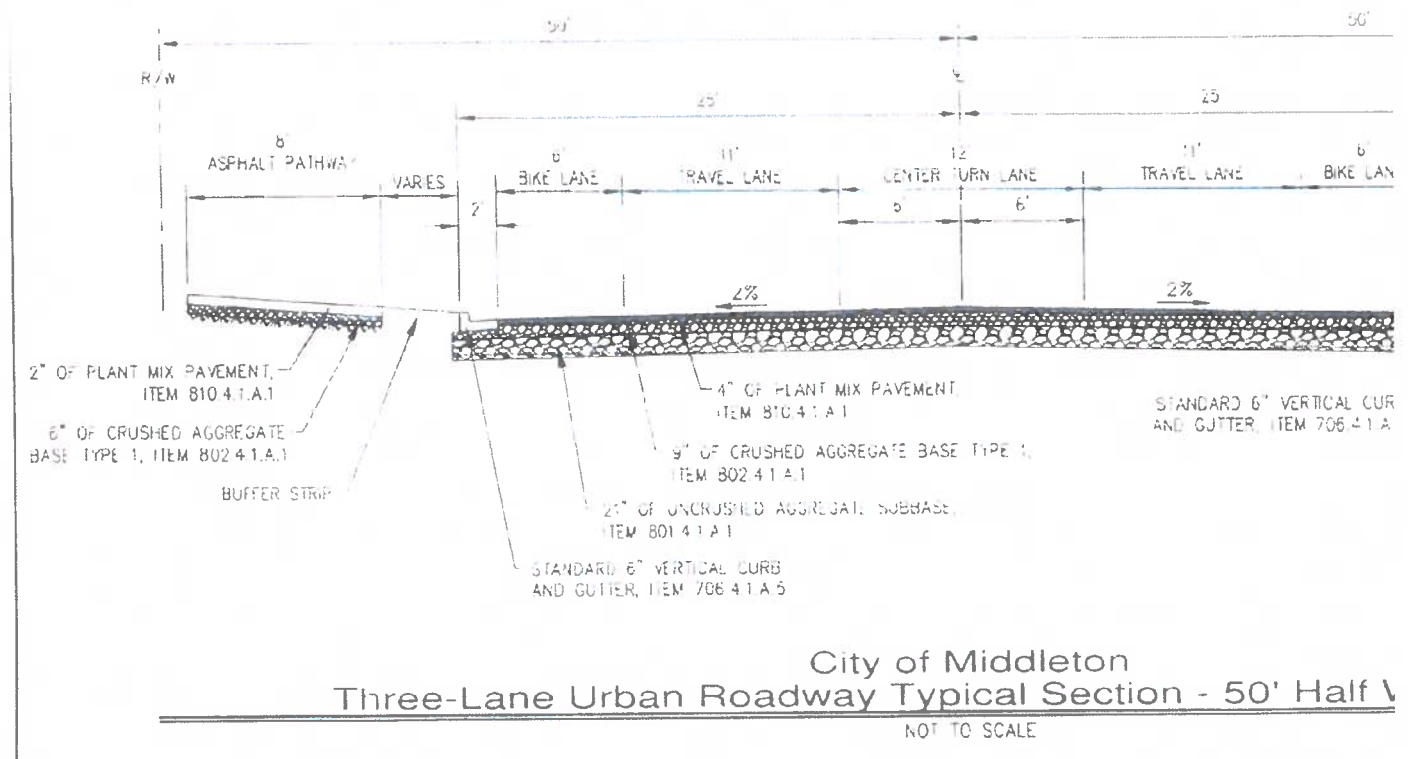
Isaac Josifek, P.E. (ID, CA)
Project Manager
O: (208) 442-6300 | M: (530) 514-1409
332 N. Broadmore Way, Nampa, ID 83687
ijosifek@ardurra.com | www.ardurra.com



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 previou
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

**EXHIBIT
D10**

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>;

**EXHIBIT
D11**

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

EXHIBIT
 D12

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



EXHIBIT
D12.a.



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 Subdivision
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 intent of the fire code.</p> <p>Final inspection of the subdivision road and access will be required 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 achieve 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 responsibility 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>

**EXHIBIT
D13**



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>



O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>

Dan Lister

1 | 5/6

[External] re: Legal Notice CR2022-0025 / Callister, Lansing Lane south of Purple Sage, Middleton



NEW - P&Z Rezone full political agency notice.pdf
322 KB

The re-zone of 45.8 acres on parcel R37617010B for residential development of about 37 residential lots located approximately 1345 feet south of Purple Sage Road on the east side of Lansing Lane, Middleton is not in the floodplain, therefore I have no comments.



I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.

Thank you,
Maureen O'Shea, CFM
Floodplain Specialist
Idaho Dept. of Water Resources
322 E. Front Street, PO Box 83720,
Boise, ID 83720-0098
Office # 208-287-4928
Cell # 208-830-4174
Maureen.OShea@idwr.idaho.gov
<https://www.idwr.idaho.gov/floods/>

EXHIBIT E

Public Comments Received by Materials Deadline

May 18th, 2025

Canyon County Planning and Zoning Board
111 N. 11th Avenue
Caldwell, ID 83605

RECEIVED
▶ MAY 22 2025 ◀
RECEIVED

Re: Strong Support for the C5 Rezone Application to R-1 Residential

Dear Members of the Planning and Zoning Board,

As the current President of the adjacent C4 subdivision, the original developer and the applicant, I am writing to offer my full support for the approval of the C5 property to R-1 Residential zoning.

The C5 parcel is a natural continuation of the planning vision that has already shaped the C3 and C4 subdivisions—both of which were thoughtfully designed under the R-1 designation to create a neighborhood of one-acre estate lots that reflect the rural character and long-term goals of this area.

The C4 subdivision, which I developed and now represent as HOA president, directly borders the C5 property to the south. Residents in C4 value the open space, low-density layout, and high quality of life that R-1 zoning provides. The C5 proposal mirrors this successful approach and will further reinforce the area's consistency, stability, and visual harmony.

Approval of this rezone will unify a series of contiguous subdivisions—including Cascade Hills to the west—with compatible density and character. It will also help protect property values, maintain neighborhood standards, and offer a clear framework for future development in this part of the county.

From my perspective as both a developer and a resident, I believe this application represents a responsible and community-minded approach to growth. It is an opportunity to build upon an established foundation and deliver a lasting benefit to current and future homeowners.

Thank you for your thoughtful consideration of this application. I respectfully encourage your support.

Sincerely,
David Callister
Developer, C4 and C5 Subdivisions
President, C4 Homeowners Association

3500 E. Quail Creek Ln

Garden City, ID 83714

208-573-3149

**EXHIBIT
E1**

John and Ann Marie Schram
3353 N Munger Rd
Star, ID 83669
schram.john12@gmail.com
208-867-9526

RECEIVED
▶ MAY 22 2025 ◀
RECEIVED

May 19, 2025

Canyon County Planning and Zoning Board
111 N. 11th Avenue
Caldwell, ID 83605

Re: Support for C5 Rezone Application to R-1 Residential

Dear Members of the Planning and Zoning Board,

We are the owners of a 40-acre parcel that borders the entire northern boundary of the proposed C5 rezone property. We have owned and actively farmed this land since 1996 and are well acquainted with the area's development trends and land use dynamics.

Over the past several years, we have worked with David Callister of Callister LLC as he has prepared the application to rezone the C5 property to an R-1 residential designation. We previously attended the neighborhood meetings for the C3 and C4 subdivisions—projects also developed by Callister LLC—which lie directly to the south of the C5 property. These projects, with similar zoning, density, and layout, have contributed positively to the surrounding area.

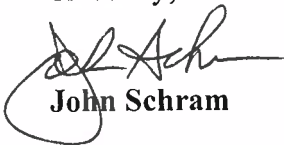
We have also observed the successful development of Cascade Hills Phases I and II, which form the entire western boundary of the C5 property. Taken together, these four established subdivisions have shaped this region into a cohesive and desirable community of one-acre residential estates.

In our view, the proposed R-1 zoning for the C5 property is entirely consistent with the character of the existing neighborhoods. It will provide a seamless extension of the area's development pattern and serve as a model for any future projects that may be considered in this vicinity.

As a major adjacent landowner, we offer our full and enthusiastic support for the approval of the C5 application to rezone the property to R-1.

Thank you for your time and thoughtful consideration.

Sincerely,


John Schram


Ann Marie Schram

**EXHIBIT
E2**

Spencer Kofoed

Tradition Capital Partners
8454 Brookhaven Place, Middleton, ID 83644
spencer@tcpidaho.com
208 863 5164

5/22/2025

Canyon County Planning and Zoning Board

111 N. 11th Avenue
Caldwell, ID 83605

Re: Support for C5 Rezone Application to R-1 Residential

Dear Members of the Planning and Zoning Board,

As the developer and land planning professional responsible for designing and constructing Phases 1 and 2 of Cascade Hills—a one-acre lot subdivision zoned R-1 and located directly along the western boundary of the proposed C5 project—I am writing to express my full support for the C5 rezone application.

Throughout the development of Cascade Hills, I observed the successful establishment of the neighboring C3 and C4 subdivisions by Callister LLC. These projects, also zoned R-1, complement the character and density of Cascade Hills and contribute meaningfully to the area's emerging identity as a rural residential community.

The C4 subdivision forms the entire southern boundary of the C5 parcel. Approval of the C5 rezone will result in the unification of four contiguous subdivisions under consistent R-1 zoning, allowing for cohesive planning, predictable density, and stable property values. This alignment will benefit current and future homeowners alike by preserving the integrity and appeal of the area's development pattern.

From both a land use and community-building perspective, extending R-1 zoning to the C5 property represents an ideal continuation of the thoughtful growth we've seen in this part of the county. I believe this rezone is in the best interests of all stakeholders and strongly encourage its approval.

Thank you for your time and consideration.

Sincerely,



Spencer Kofoed
President/Owner
Tradition Capital Partners

EXHIBIT
E3

Debbie Root

From: Cheryl Palange <cherylpalange@gmail.com>
Sent: Saturday, May 24, 2025 10:14 AM
To: Debbie Root
Subject: Re: [External] Fwd: CR2022-0025 / R37617010

Please replace my submission with this one. Thank you.

Dear Canyon County Planning & Zoning,

I am writing about the above-referenced application for rezone/conditional rezone and preliminary plat for the C-5 Subdivision. We live across Lansing Lane in Cascade Hills from the proposed C5 subdivision. After reviewing the application and preliminary hearing materials, it appears to be similar to Cascade Hills Sub 1 with a few exceptions worth noting:

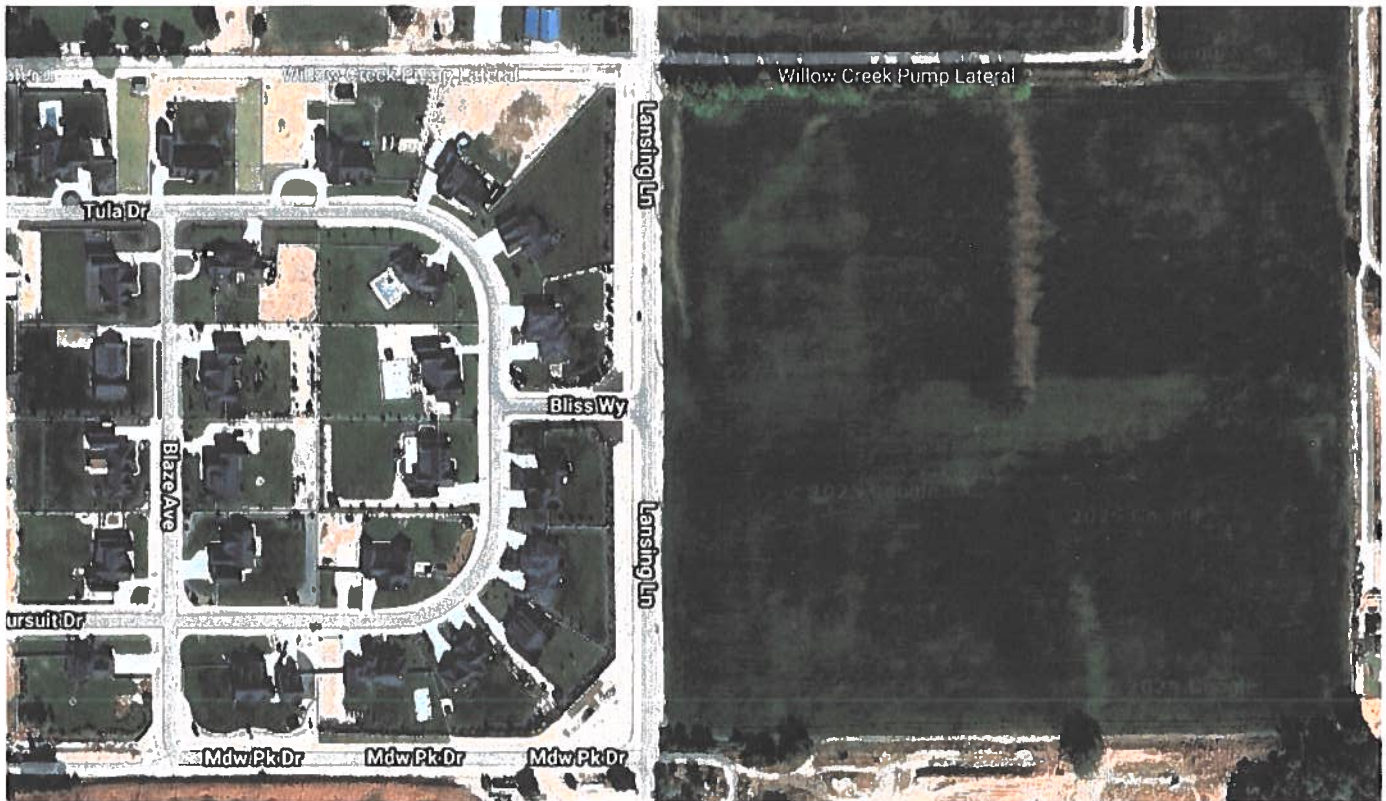


EXHIBIT
E4



1. Compatibility with the area (C5, Cascade Hills): Comparing C5 to C3, 100% of the lots in C3 are >1 acre, while only 23% of the lots in C5 are > 1 acre. Similarly, comparing with Cascade Hills, two thirds of the C5 lots are under an acre as opposed to only 1/5 across the street at Cascade Hills. [Comparison data detail.](#) Please consider increasing the lot sizes in C5 accordingly.

Source: Cascade Hills & C5 Plats	Cascade Hills	C5	Δ	%
Total Property Area (acres)	+/- 36.681	+/- 45.87	9.189	125%
Total Lots	25	34	9	136%
Lots <1 acre	5 (20%)	23 (68%)		
Lot > 1 acre	20 (80%)	11 (32%)		

C3 Quail Haven/Hollow Plats	C3	C5	Δ	%
Total Property Area (acres)	Not available	+/- 45.87		
Total Lots	29	34	9	136%
Lots <1 acre	0 (0%)	23 (68%)		
Lot > 1 acre	29 (100%)	11 (32%)		

2. **Traffic:** Miraculously, the traffic reports in these applications always seem to indicate little to no impact, but those of us who drive Lansing daily know better.
 - The intersection of Lansing & Purple Sage is already bad. Lansing north of Meadow Park is a speed zone with stop signs only for the vehicles travelling on Lansing at Purple Sage. A neighbor's german shepherd was recently struck and killed in a hit and run on Lansing near Bliss Way. A light or 4-way stop may be

needed to improve safety of the Purple Sage/Lansing intersection with the addition of all these homes (Tree farm, C5, etc.).

- Putting 100% of the C5 traffic on Lansing is even more concerning given the amount of traffic already on Lansing today combined with the numerous construction vehicles supporting the build of thousands of homes approved by the City of Middleton off Duff Road. As you recall from the Farmington Hills application, heavy construction traffic is barred on Duff down near 44 due to the limited weights on the 2 canal bridges, so they use Lansing for access.
- While the intersection of Lansing and 44 is one of many designed for a traffic light at some point, putting more stress on this intersection with more vehicles as well as the 'alternative route' of Lansing/Purple Sage without mitigating them is irresponsible. We've had too many fatalities /near fatalities at Lansing / Duff and 44 -- including several in recent months. **A reduction in total lots will help mitigate well known traffic concerns in the area.**

3. **School services:** The letter from Middleton School District indicates 17-24 C5 students will attend already overcrowded schools, including Mill Creek elementary which is at 113% even before the build out of the ~3,000 already largely City of Middleton approved subdivisions in Middleton School District. City of Middleton passed the school capacity Ordinance 693 in April 2024 to address overcrowding in Middleton schools. While I realize this application is not before the City of Middleton, it's irresponsible to continue building homes when infrastructure is not being funded. Sadly, school district 134 did not garner enough votes this week because people are feeling taxed to death and don't see an end to the levys with this growth. **A reduction in total lots will help mitigate this ongoing problem.**

4. **Fire services/suppression? safety:** For the 3rd time, the Middleton Rural Fire levy also did not pass this week for the same taxed-to-death reasons, leaving all of our homes more vulnerable to less than optimal fire response. Page 93 of the preliminary package indicates the applicant will install sprinkler systems in these homes. **What is the mechanism to ensure this actually happens for the future homeowners?** I understand this was the language in the Cascade Hills subdivision approval yet **not a single home in Cascade Hills has sprinklers (nor hydrants).**

Thank you for your time and consideration.

Cheryl & Steve Palange
9155 Pursuit Drive
Middleton, ID 83644

--

cherylpalange@gmail.com
925.989.6452

On Fri, May 23, 2025 at 3:57 PM Debbie Root <Debbie.Root@canyoncounty.id.gov> wrote:

Cheryl,

I have received your email. Thank You.

Respectfully,

Debbie Root

From: Carl Nadeau <canadea@gmail.com>
Sent: Saturday, May 24, 2025 3:37 PM
To: Debbie Root
Subject: [External] Case No CR2022-0025

I am writing to inform the commissioners that we are not in favor of a rezone of this property or for any additional redevelopment of any farmland in the area until such time as the traffic concerns are remediated. There are several projects in the area that have already been rezoned and new homes are going in at an alarming rate. The traffic on Lansing and Duff is particularly heavy most days with commercial, construction and residential traffic making for dangerous conditions on these two lane roads. We witness daily excessive speeding on these roads and infrequent patrolling.

Lansing and Duff are both dangerous intersections due to the fact that they are not controlled. As you are all aware, many accidents occur at these intersections. The existing neighborhoods would like to keep farming and agriculture as a primary function in the county.

Our other concerns are infrastructure; police, fire, and schools.

--

Regards,
Carl Nadeau
8890 Buckshot Ln, Middleton, ID

EXHIBIT
5