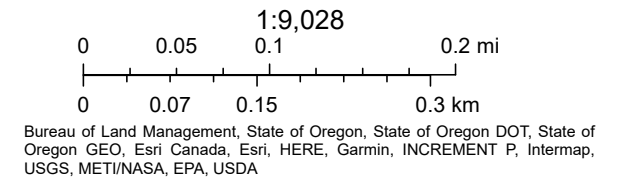
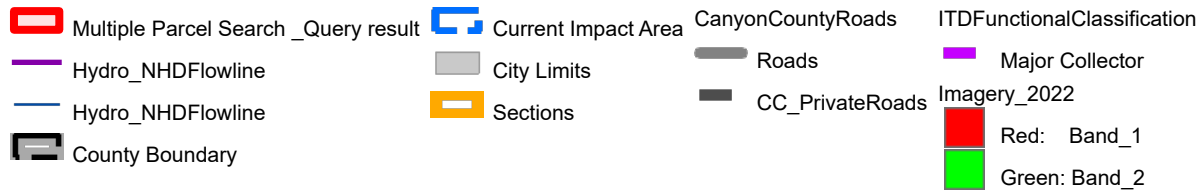


Canyon County, ID Web Map



12/15/2023, 8:46:40 AM





ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>ERIC and SARAH HIBBARD</u>	
	MAILING ADDRESS: <u>20762 GRAVELLY LAVE WIDER, ID 83676</u>	
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.		
Signature: <u>Eric Hibbard</u> <u>Sarah Hibbard</u>		Date: <u>12/13/23</u> <u>12/13/23</u>

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>MATT WILKE</u>	
	COMPANY NAME: <u>WHITE BARN VENTURES, INC.</u>	
	MAILING ADDRESS: <u>PO. Box 7 M. DOLETON, ID 83644</u>	
	PHONE: <u>(208) 412-9803</u>	EMAIL: <u>matt@mywhitelbarn.com</u>

SITE INFO	STREET ADDRESS: <u>20762 GRAVELLY LAVE</u>	
	PARCEL NUMBER: <u>R 3696301300</u>	
	PARCEL SIZE: <u>8.47 acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>AG</u>	PROPOSED ZONING: <u>CR-RR</u>
FLOOD ZONE (YES/NO) <u>NO</u>		ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CR 2023-0013</u>	DATE RECEIVED: <u>12/14/23</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: <u>\$400</u> CK MO CC CASH

\$3323
White Barn Ventures
Matt Wilke



ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☐ Rezone

☒ Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	✓	
Letter of Intent (see standards on next page)	✓	
Land Use Worksheet	✓	
Neighborhood Meeting form was completed and signed	✓	
Completed Agency Acknowledgement form including:		
Southwest District Health	✓	
Irrigation District	N/A	
Fire District	✓	
Highway District/Idaho Transportation Dept	✓	
Area of City Impact (If applicable)	N/A	
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	
Deed or evidence of property interest to the subject property	✓	
Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment	✓	
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

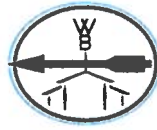
REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: Matt Vito Date 12/14/2023

DSD Planner: _____ Date _____



White Barn Ventures, Inc.

Eric & Sarah Hibbard
20762 Gravelly Ln
Wilder, ID 83607

12/14/2023

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

Re: Letter of Intent for Conditional Rezone to RR.

Dear Development Services,

I am writing on behalf of my clients Eric & Sarah Hibbard. Our request is to rezone approximately 8.47 Acres to a CR-RR Zoning classification, with a 2.82 acre average lot size. There will be no more than 3 lots, which will include the current residence as shown on the attached conceptual plan.

Proposed access will consist of 2 driveway accesses on Gravelly Lane, and will not negatively impact traffic flows due to the low density of the proposal. The proposed home sizes and values associated with view lots like these will bring in well above median tax value to the Wilder school district, thus assuring the future homeowners will pay above their fair share.

This zoning will conform to the area well, as the subject property is contiguous to Trunnell Acres Subdivision & Swartz Family Trust Subdivision to the north and several other Residential Estates on acreage perfected in the past through a CUP or other Administrative approval.

The subject property is not viable farmland, consisting of low quality soils and no surface water to irrigate. For these reasons, this property is a great candidate to rezone with its amazing views and rolling hills for a Rural Residential development. Building a couple more homes here will not adversely affect the neighboring Ag zones, and this development will still maintain a Rural feel with its larger lot sizes, which naturally create lots of open space. The character of the area consists of residential estate parcels. We believe this to be the highest and best use of the property. The current existing use of the parcel is single family residential in an Ag zone.



2030 Comp Plan Analysis

The following goals and policies in the Canyon County 2030 comprehensive plan support the request:

Property Rights

1. G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and
2. P1.01.01 No person should be deprived of private property without due process of law.
3. P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.welfare.
4. G1.02.00 Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.

Population

1. G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.
2. P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.

Economic Development

1. G3.05.00 Support a diverse economy in Canyon County and recognize that **residential**, commercial, and industrial uses are necessary components of overall economic stability.

Land Use Community and Design

1. G4.01.00 Support livability and high quality of life as the community changes over time
2. P4.01.01 Maintain a balance between residential growth and agriculture that protects the rural character.
3. P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.
4. G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.



5. P4.03.02 Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
6. P4.04.01 Support development in locations where services, utilities, and amenities are or can be provided.
7. P4.05.01 Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.
8. P4.05.02 Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area.
9. P4.06.02 Encourage development design that accommodates topography and promotes conservation of agricultural land.
10. G4.07.00 Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.

Housing

1. G11.01.00 Encourage opportunities for a diversity of housing choices in the County.
2. P11.01.01 Encourage a variety of housing sizes that meet the needs of families, various age groups, and incomes.
3. G11.02.00 Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.
4. P11.02.01 Encourage subdivisions to locate where adequate services and infrastructure exists or can be provided.

Agriculture

1. P12.01.05 Direct development to land with lower irrigatable soil classifications as determined by Canyon Soil Conservation District or by the USDA Natural Resources Conservation Service.
2. P12.03.01 Restrict residential development that impacts aerial application flight patterns and operations.
3. P12.03.02 Place new structures appropriately to minimize disruption to aerial application flight patterns.

Proposed Development Agreement

We are proposing a Development Agreement to accompany the rezone. We are proposing to include the following conditions in the development agreement:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that are applicable to the property.



2. The Subject parcel R3696301300, 8.47 acres, will be limited to 3 total residential lots, 1 of which is the current residence, and shall be divided in compliance with Chapter 7, Article 17 (Subdivisions) of the Canyon County Zoning Ordinance.
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. The Right to Farm Act Statement shall be disclosed on deeds to all future parcel owners.
5. The applicant will work with Southwest District Health (SWDH), the Golden Gate Highway District, Wilder Rural Fire District, and Idaho Department of Water Resources (IDWR) regarding the development of this property. Any specific requirements or conditions related to these agencies will not exceed the statutory authority of that agency or the county and must lawfully correspond and be proportionate to the impact of the development.

The proposed lot sizes are over 2 acres, therefore we believe there is more than enough area to meet the requirements of SWDH for well and septic. The site is on the edge of a Nitrate Priority area, and will require further on site evaluation if the rezone is approved. The final lot count will be ultimately determined by a nutrient pathogen study.

Summary

Rural estate properties with views are in very high demand due to our low supply currently, and we believe they will remain in demand for the foreseeable future in this area, especially with the view overlooking the Snake River and the Owyhee mountains to the south.

I respectfully request that the County please approve my clients application for a conditional rezone to CR-RR with a development agreement.

Thank you,

Matt Wilke

White Barn Ventures Inc.

Applicant Representative for Eric and Sarah Hibbard.

LAND USE WORKSHEET

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? 3 (1 existing 2 proposed)

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:** 1/2 new domestic well.

☐ Surface ☐ Irrigation Well ☒ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

☐ Pressurized ☐ Gravity

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**

☐ Public ☒ Private ^{Driveway} Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)

Type: TBD if any. 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)

NONE

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 3 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☒ Water supply source: FIRE DISTRICT APPARATUS

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

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? _____

Is there is a loading or unloading area? _____

R36963013 PARCEL INFORMATION REPORT

12/14/2023 12:48:10 PM

PARCEL NUMBER: R36963013

OWNER NAME: HIBBARD ERIC

CO-OWNER: HIBBARD SARAH

MAILING ADDRESS: 20762 GRAVELLY LN WILDER ID 83676

SITE ADDRESS: 20762 GRAVELLY LN

TAX CODE: 0900000

TWP: 4N **RNG:** 5W **SEC:** 20 **QUARTER:** NW

ACRES: 8.44

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: GOLDEN-GATE HWY

FIRE DISTRICT: WILDER FIRE

SCHOOL DISTRICT: WILDER SCHOOL DIST

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION
DISTRICT

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0200F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO. : 2022003751

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 20-4N-5W NW TAX 31 NWNW

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.

NEIGHBORHOOD MEETING SIGN-UP

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



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 20762 GRAVELLY LANE	Parcel Number: R3696301300
City: WILDER	State: ID ZIP Code:
Notices Mailed Date: 6/30/2023	Number of Acres: 8.47 Current Zoning: AG
Description of the Request: REQUESTING A CONDITIONAL REZONE TO RR FOR 3 TOTAL LOTS.	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: MATT WILKE		
Company Name: WHITE BARN VENTURES, INC.		
Current address: PO Box 7		
City: MIDDLETON	State: ID	ZIP Code: 83644
Phone: 208-412-9803	Cell:	Fax:
Email: MATT@MYWHITEBARN.COM		

MEETING INFORMATION

DATE OF MEETING: 7/18/2023	MEETING LOCATION: DU-SITE	
MEETING START TIME: 5:56 PM	MEETING END TIME: 6:48 PM	
ATTENDEES: MATT WILKE		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Samuel & Eneidia Clegg	Samuel Clegg	20563 Riverpoint Ln
2. JAMES Stone	[Signature]	20316 Riverpoint Ln
3. MARY + Todd Thuermer	Mary Thuermer	20738 Trunnell CT
4. Shirela Clegg, Trisha Clegg	[Signature]	20383 Riverpoint Ln Wilder, ID 83676
5. Cornelio Beltran	Cornelio Beltran	20736 GRAVELLY LN.
6.		
7.		
8.		
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20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

MATT WILKE

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 7 / 18 / 2023

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R36963200	THEUERKAUF MARY M	20783 TRUNNELL CT	WILDER	ID	83676
R36926	DENNIS LAWRENCE	29033 PECKHAM RD	WILDER	ID	83676
R36963201	ROSSMAN ANDREW	20831 TRUNNEL CT	WILDER	ID	83676
R36922	RULE DANIEL P	PO BOX 1237	CALDWELL	ID	83606
R36963	TRUNNELL GERALD	27527 FERN LN	WILDER	ID	83676
R36963105	TRUNNELL GERALD D-FAMILY TRST	27527 FERN LN	WILDER	ID	83676
R36924	SORRELL LAND LLC	29035 PECKHAM RD	WILDER	ID	83676
R36963100	MENDOZA ELIEL	20982 TRUNNELL CT	WILDER	ID	83676
R36925	SORRELL FAMILY REVOCABLE TRUST	29035 PECKHAM RD	WILDER	ID	83676
R36963030	CLAGG CODY	PO BOX 1130	RIGGINS	ID	83549
R36965	U S ARMY ENG DIST S	PO BOX 3755	SEATTLE	WA	98124
R36963030C	CLAGG DONALD	20383 RIVERPOINT LN	WILDER	ID	83676
R36963013	HIBBARD ERIC	20762 GRAVELLY LN	WILDER	ID	83676
R36963102	BELTRAN CORNELIO	20736 GRAVELLY LN	WILDER	ID	83676-5412
R36955011	PAGENKOPF KERRY	28729 RIVER RIDGE RD	WILDER	ID	83676
R36963011	DEPT OF THE ARMY \$	PO BOX C-3755	SEATTLE	WA	98124-2255
R36963030B	CLAGG FAMILY TRUST	20563 GRAVELLY LN	WILDER	ID	83676
R36963020	PERSON MARGARET L	PO BOX 213	FT HARRISON	MT	59636
R36966010	DONG AND BAI FAMILY TRUST	20433 VIA PORTOFINO	CUPERTINO	CA	95014
R36964	WILKS BUDDY DEAN	28947 PECKHAM RD	WILDER	ID	83676
R36963101	HENSLEY SAMUEL M	29752 SABIN RD	PARMA	ID	83660
R36963030A	STONE FAMILY TRUST	20316 RIVERPOINT LN	WILDER	ID	83676

MATT WILKE

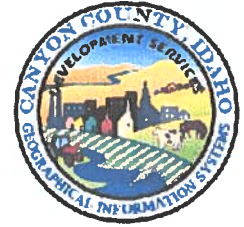
MAILED

Neighborhood Notification Map

Parcel No. R36963013

Buffer Distance 600 Feet

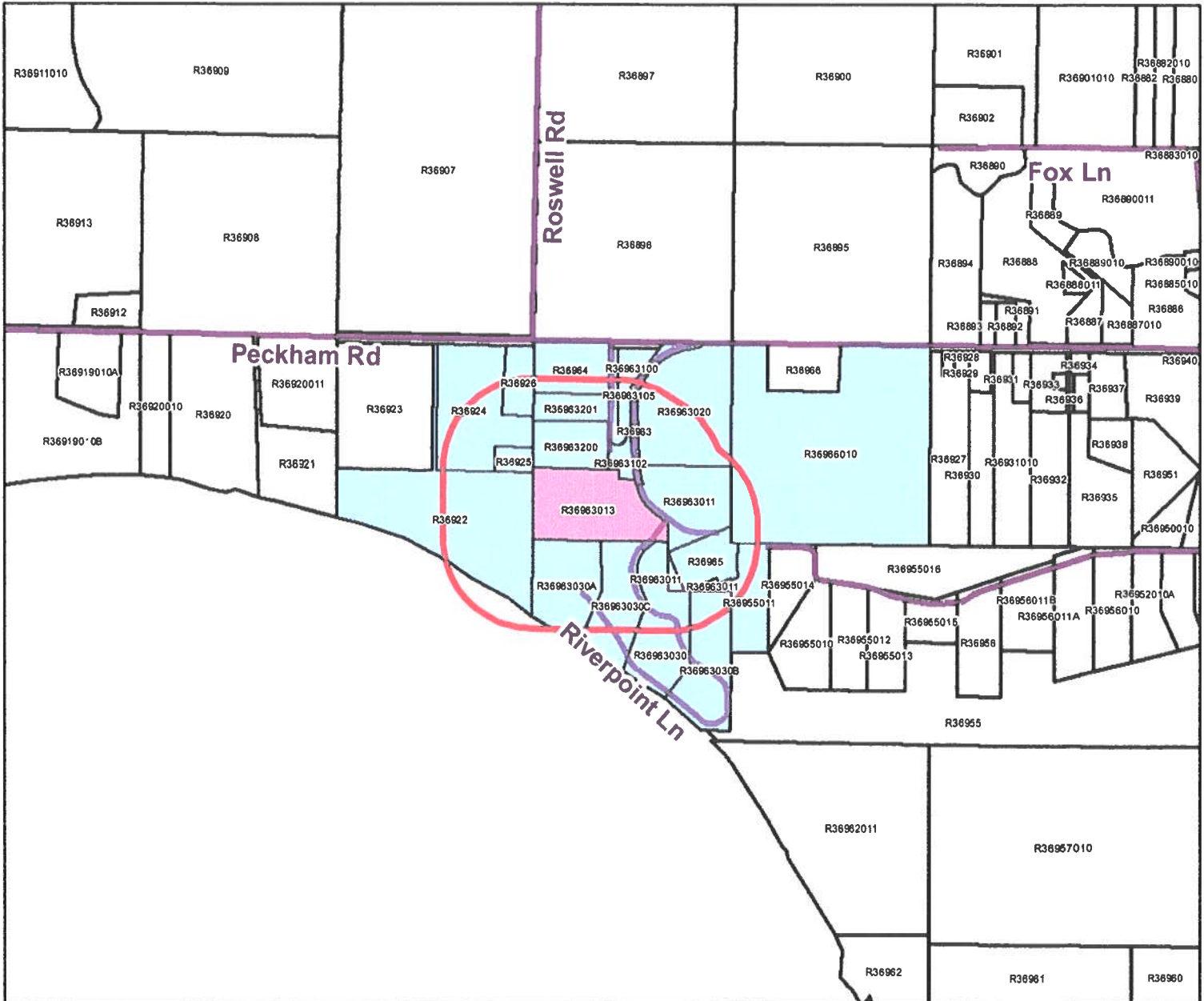
Canyon County
Development Services
111 North 11th Ave, #140
Caldwell, ID 83605



This map is for informational purposes only and does not suggest approval of the project.

Date: 6/26/2023
By: SHuggins

The neighborhood meeting shall be conducted prior to acceptance of the application. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.



Legend

- NOTIFICATION BUFFER
- SUBJECT_PROPERTY
- NOTIFIED PARCELS
- TAX PARCELS
- Highway
- Interstate
- Local Road

SCALE 1 in = 1,000 feet
Map Scale 1:12,000

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.



White Barn Ventures, Inc.

6/29/2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Rezone to Rural Residential for 3 residential building lots to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Rezone is applied.

The Neighborhood Meeting details are as follows:

Date: Tuesday, 7/18/2023

Time: 6 PM

Location: 20762 Gravelly Ln., Wilder, ID 83676

The project is summarized below:

- Site Location: 20762 Gravelly Ln., Wilder, ID 83676
- Proposed access: Current driveway access for 20762 Gravelly Lane, pending final highway district approval.
- Site will encompass Parcel # R3696301300.
- Approximate Acreage: 8.47 Acres.
- 3 total lots including current home on site with an average lot size of approximately 2.82 acres after final approval.

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Matt Wilke | PO Box 7, Middleton, Idaho 83644 | 208.412.9803 | matt@mywhitebarn.com



Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

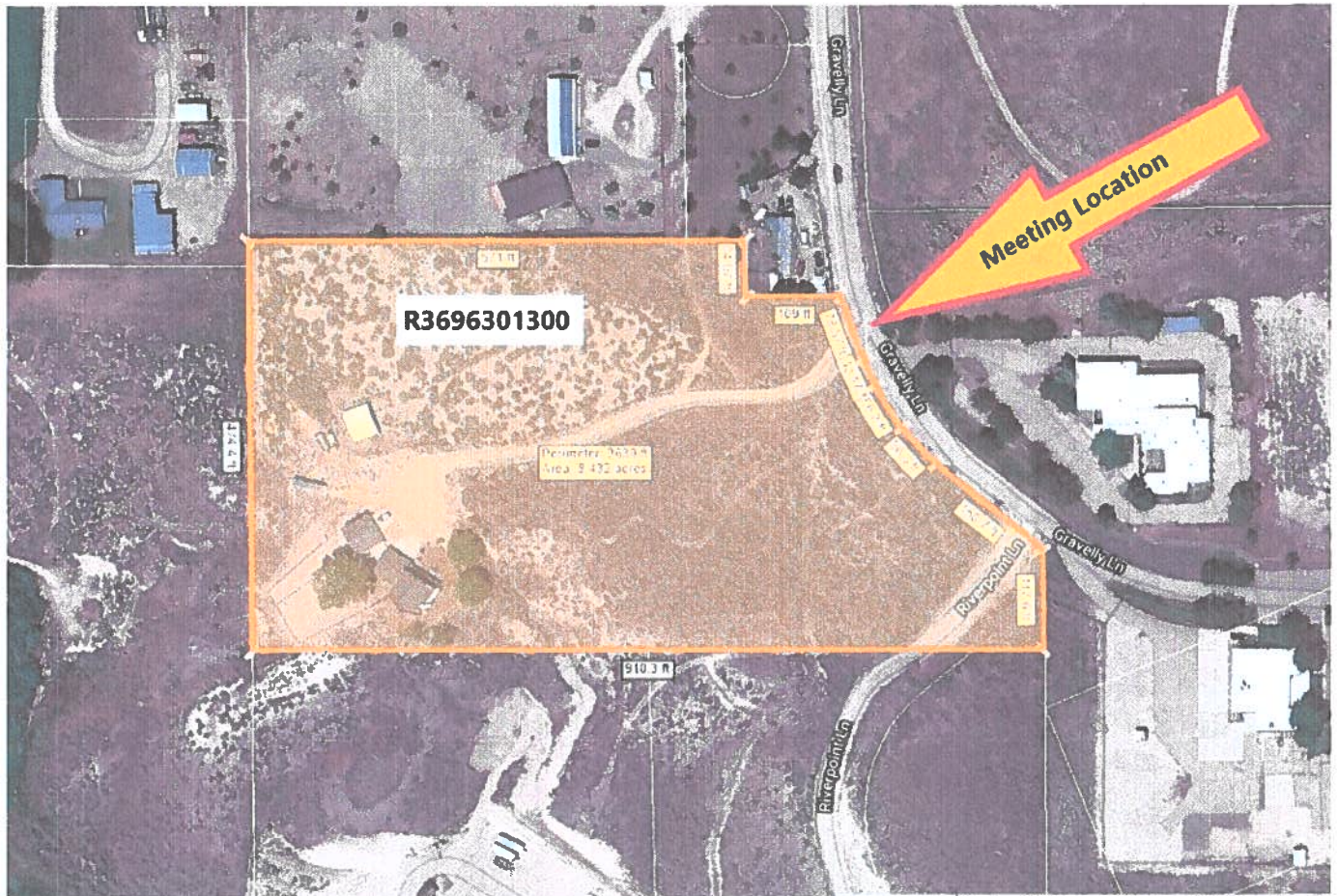
If you have any questions prior to the meeting, please call or text me at 208.412.9803, email matt@mywhitebarn.com, or write me @ P.O. BOX 7, Middleton, ID 83644.

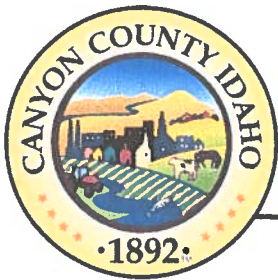
Thank you,

Matt Wilke

White Barn Ventures Inc.~ Applicant Representative for Eric and Sarah Hibbard.

Proposed Site and Meeting Location





AGENCY ACKNOWLEDGMENT

Date: 08/18/2023

Applicant: ERIC & SARAH H. BARD

Parcel Number: R3696301300

Site Address: 20762 GRAVELLY LANE, WILDER, ID 83676

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 08/18/2023 Signed: _____

Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Wilder Fire

☒ Applicant submitted/met for informal review.

Date: 08/15/2023 Signed: _____

Frank Christensen
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: GOLDEN GATE HIGHWAY

☒ Applicant submitted/met for informal review.

Date: 8/15/23 Signed: _____

Bob Watters Director of Highways
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: 12/14/23 Signed: _____

Wilder provided shut spouting no WR on property
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

CALDWELL ID 83626

APR 12 1944

There is no water right
in the NW NW Sec 20 T4N R5N

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Timber Lake

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1.1041

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W-1006-0-10
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2-17
W-1001-W

W-1006-6
1.95

Forced

W-1006 3, 72

1000

WV-1005-5-

W-100⁵⁻¹³

W-1005-610-1

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W-1005-7-1
W-1005-9-5
W-1005-4

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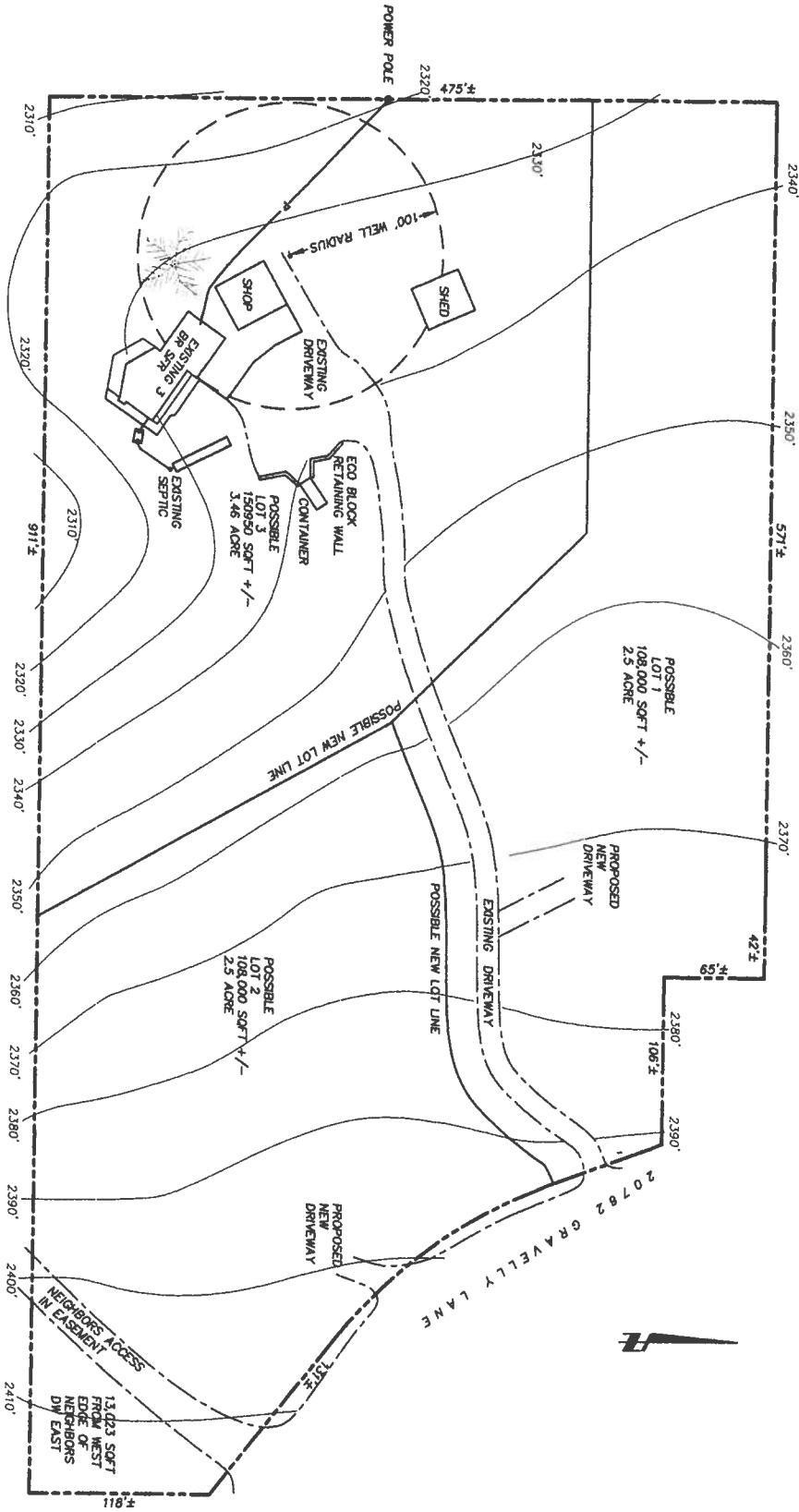
0-9-5001-M
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W-1005-6

3844 ACs 7074

3-916-AM

2000



THIS IS NOT A SURVEY
 SITE FEATURES, TOPOGRAPHY, ELEVATIONS AND BENCHMARKS ARE BASED ON ASSUMED DATUM PROVIDED BY THE OWNER AND COUNTY MAPPING SERVICES

Scale: 1" = 75'

0 75 150 225

8.44 ACRES
 PRIVATE WELL

		PROPOSED 3 LOT SPLIT TAX PARCEL #369 63 013	
		FOR ERIC & SARAH HIBBARD	
SCALE: 1" = 75' @ 11/17	DATE: 11-14-2023	JOB NUMBER: N/A	DRAWN BY: ERIC
REVISIONS:		SHEET NUMBER 1 of 1	



PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

**ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT**

File No. 794086 KC/JB

2022-003751

RECORDED

01/21/2022 10:16 AM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 TYOUREN

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received The heirs or devisees of Gary D. DeMeyer and Virginia R. DeMeyer, deceased, their interest being subject to the administration of the estate of said Decedents in Canyon County, Probate Case No. CV14-21-06119, wherein Patricia M. Nielsen is appointed Personal Representative of said estate.

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Eric Hibbard and Sarah Hibbard, husband and wife

hereinafter referred to as Grantee, whose current address is 20762 Gravelly Lane Wilder, ID 83676

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

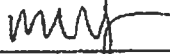
Dated: January 14, 2022

Estates of Gary D. DeMeyer and Virginia R. DeMeyer

By: Patricia M. Nielsen
Patricia M. Nielsen, personal representative

State of Colorado, County of Boulder

This record was acknowledged before me on January 14th, 2022 by Patricia M. Nielsen, as personal representative of the estates of Gary D. DeMeyer and Virginia R. DeMeyer.



Signature of notary public

Commission Expires: 2/25/24

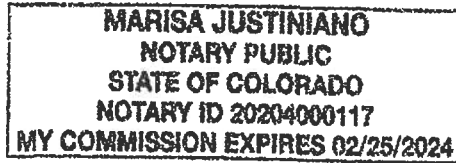


EXHIBIT A

This parcel is a portion of the Northwest Quarter of the Northwest Quarter, Section 20, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 00° 20' 17" West along the West boundary of said Northwest Quarter of the Northwest Quarter, a distance of 849.11 feet to the TRUE POINT OF BEGINNING; thence South 89° 10' 32" East parallel with the South boundary of said Northwest Quarter of the Northwest Quarter, a distance of 571.27 feet; thence South 00° 20' 17" West parallel with the West boundary of said Northwest Quarter of the Northwest Quarter, a distance of 65.00 feet; thence South 89° 10' 32" East parallel with the South boundary of said Northwest Quarter of the Northwest Quarter, a distance of 109.05 feet to a point on a curve to the left; thence along said curve a distance of 5.78 feet, said curve having a radius of 349.00 feet, a central angle of 00° 56' 54", and a long chord which bears South 19° 10' 16" East a distance of 5.78 feet; thence South 19° 38' 43" East, a distance of 72.63 feet; thence South 25° 13' 29" East, a distance of 5.03 feet to a point on a curve to the left; thence along said curve a distance of 169.03 feet, said curve having a radius of 316 feet, a central angle of 30° 38' 51", and a long chord which bears South 35° 55' 50" East, a distance of 167.02 feet; thence South 51° 15' 15" East a distance of 130.58; thence South 00° 12' 16" West a distance of 117.62 feet to a point on the South boundary of said Northwest Quarter of the Northwest Quarter; thence North 89° 10' 32" West along the South boundary of said Northwest Quarter of the Northwest Quarter, a distance of 910.65 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence North 00° 20' 17" East along the West boundary of said Northwest Quarter of the Northwest Quarter, a distance of 474.69 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a perpetual non-exclusive ingress-egress easement being a portion of the Northwest Quarter of the Northwest Quarter, Section 20, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89° 26' 26" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 30 feet; thence South 00° 20' 17" West parallel with the West boundary of said Northwest Quarter of the Northwest Quarter a distance of 849.25; thence North 89° 10' 32" West parallel with the South boundary of said Northwest Quarter of the Northwest Quarter a distance of 30 feet to a point on the West boundary of said Northwest Quarter of the Northwest Quarter; thence North 00° 20' 17" East along the West boundary of said Northwest Quarter of the Northwest Quarter a distance of 849.11 feet to the POINT OF BEGINNING.

TOGETHER WITH a perpetual non-exclusive ingress-egress easement being a portion of the Northwest Quarter of the Northwest Quarter, Section 20, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89° 26' 26" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 504.09 feet to the TRUE POINT OF BEGINNING; thence South 89° 26' 26" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 30 feet; thence South 00° 41' 12" West, a distance of 851.56 feet; thence North 89° 10' 32" West parallel with the South boundary of said Northwest Quarter of the Northwest Quarter a distance of 30 feet; thence North 00° 41' 12" East, a distance of 851.42 feet to the TRUE POINT OF BEGINNING.



Eric Hibbard <soilsapp@gmail.com>

20762 Gravelly Lane / Wilder ID 83676


3 messages

Eric Hibbard [REDACTED]
 To: ZoningInfo@canyoncounty.id.gov

Sat, Dec 11, 2021 at 8:00 AM

Please see attached for required info/questions.
 Thank you.

--
 Soils Application LLC.
 PO BOX 1120 Carlsborg, WA 98324
 360-683-6300

 **Zoning questions.pdf**
 175K

Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>
 To: Eric Hibbard [REDACTED]

Mon, Dec 13, 2021 at 4:45 PM

In order to divide parcel R36963013 further it would require a Comprehensive Map Amendment (\$2500) to change the future zoning from agricultural to residential, then a Rezone (\$850) to change the current zoning from agricultural to residential, followed by the subdivision platting process (\$1680+\$10/a lot). The County would not recommend going through these applications because it would be unfavorable for approval at this time being as there is no residential zoning in the area and surrounded by agriculture.

A secondary dwelling is allowed so long as the property owner lives onsite in one of the two dwellings, can meet the property setbacks, and Southwest District Health will issue a septic permit. The more houses built off Gravelly Ln may trigger road improvement to take place at any given time.

An addition can take place so long as the proper building permit is pulled. A addition could be treated as a in-laws quarters but it has to share a heated building envelope space with the rest of the house. I recommend talking to a plans examiner.

The garage could be turned into living space with the proper building permit pulled. I recommend talking to a plans examiner.

You could build a root cellar and would need to talk to the building department to see if a permit would be needed.

If property has slopes over 15%, a grading and drainage plan would be needed to excavate on site. Excavation for dwelling use is fine, mineral extraction for processing, crushing, and screening is not allowed without a conditional use permit.

07-10-26: PURPOSES OF ZONES:

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

https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3036

Thanks,



Cassie Lamb

Canyon County Planner I

Cassie.Lamb@canyoncounty.id.gov

208-454-6627

[Quoted text hidden]

Eric Hibbard [REDACTED]
To: sarjona@saiservices.com

Wed, Sep 7, 2022 at 4:12 PM

[Quoted text hidden]

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 81288

Date: 12/14/2023

Date Created: 12/14/2023

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Eric & Sarah Hibbard/Matt Wilke

Comments: CR2023-0013

Site Address: 20762 GRAVELLY LN, Wilder ID 83676 / Parcel Number: 36963013 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2023-0013	\$1,400.00	\$0.00	\$0.00

Sub Total: \$1,400.00

Sales Tax: \$0.00

Total Charges: \$1,400.00

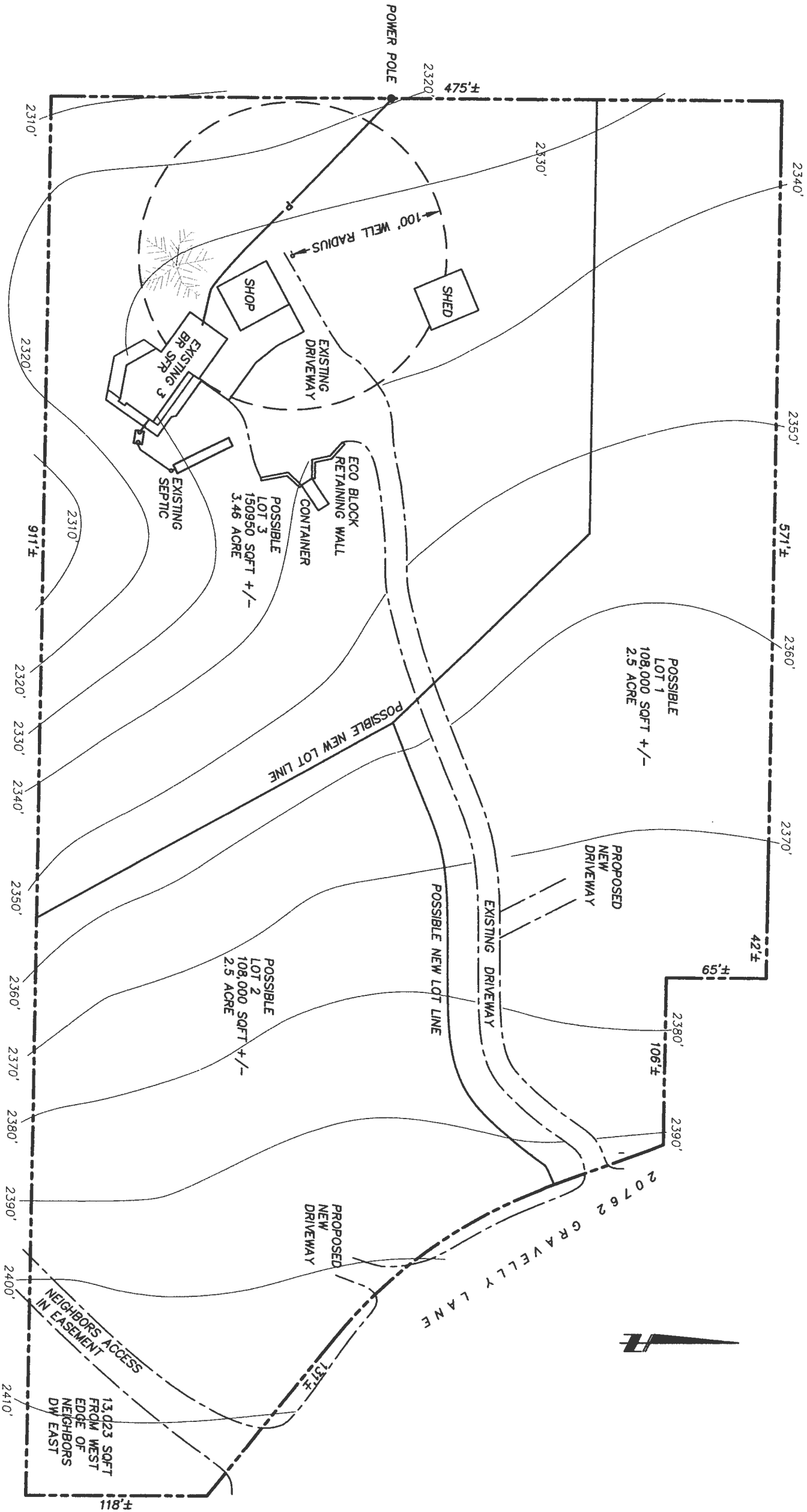
PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	3323	\$1,400.00

Total Payments: \$1,400.00

ADJUSTMENTS

Receipt Balance: \$0.00



THIS IS NOT A SURVEY
SITE FEATURES, TOPOGRAPHY, ELEVATIONS AND BENCHMARKS ARE BASED ON ASSUMED DATUM PROVIDED BY THE OWNER AND COUNTY MAPPING SERVICES

Scale: 1" = 75'
0 75 150 225

8.44 ACRES
PRIVATE WELL

PH 360-460-1997 E-MAIL SOILSAPP@GMAIL.COM		PROPOSED 3 LOT SPLIT TAX PARCEL #369 63 013	
FOR ERIC & SARAH HIBBARD		SCALE: 1" = 75' @ 11x17	
DATE: 11-14-2023		JOB NUMBER: N/A	
DRAWN BY: ERIC		REVISIONS:	
SHEET NUMBER 1 OF 1			

R36963013 PARCEL INFORMATION REPORT

5/15/2025 11:08:47 AM

PARCEL NUMBER: **R36963013**

OWNER NAME: **HIBBARD ERIC**

CO-OWNER: **HIBBARD SARAH**

MAILING ADDRESS: **20762 GRAVELLY LN WILDER ID 83676**

SITE ADDRESS: **20762 GRAVELLY LN**

TAX CODE: **0900000**

TWP: **4N** RNG: **5W** SEC: **20** QUARTER: **NW**

ACRES: **8.44**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **GOLDEN-GATE HWY #3**

FIRE DISTRICT: **WILDER FIRE**

SCHOOL DISTRICT: **WILDER SCHOOL DIST #133**

IMPACT AREA: **NOT In Impact Area**

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

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **AG**

IRRIGATION DISTRICT: **BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT**

FEMA FLOOD ZONE: **X** FLOODWAY: **NOT In FLOODWAY FIRM PANEL: 16027C0200F**

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **ADA CANYON**

FUNCTIONAL Classification: **NOT In COLLECTOR**

INSTRUMENT NO. : **2022003751**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **20-4N-5W NW TAX 31 NWNW**

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.

IMAGES WERE FLOWN IN THE FALL OF 2024.

Hibbard Small Air Photo 1 Mile

Roswell

Fox Ln

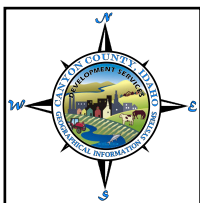
Peckham Rd

SWARTZ FAMILY TRUST SUBDIVISION

TRUNNELL ACRES

Riverpoint Ln

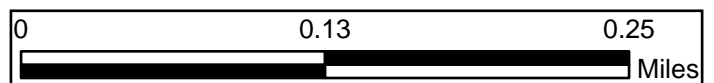
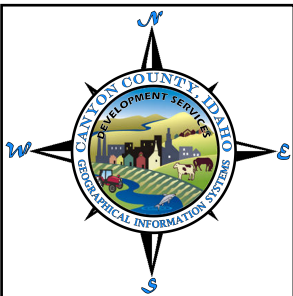
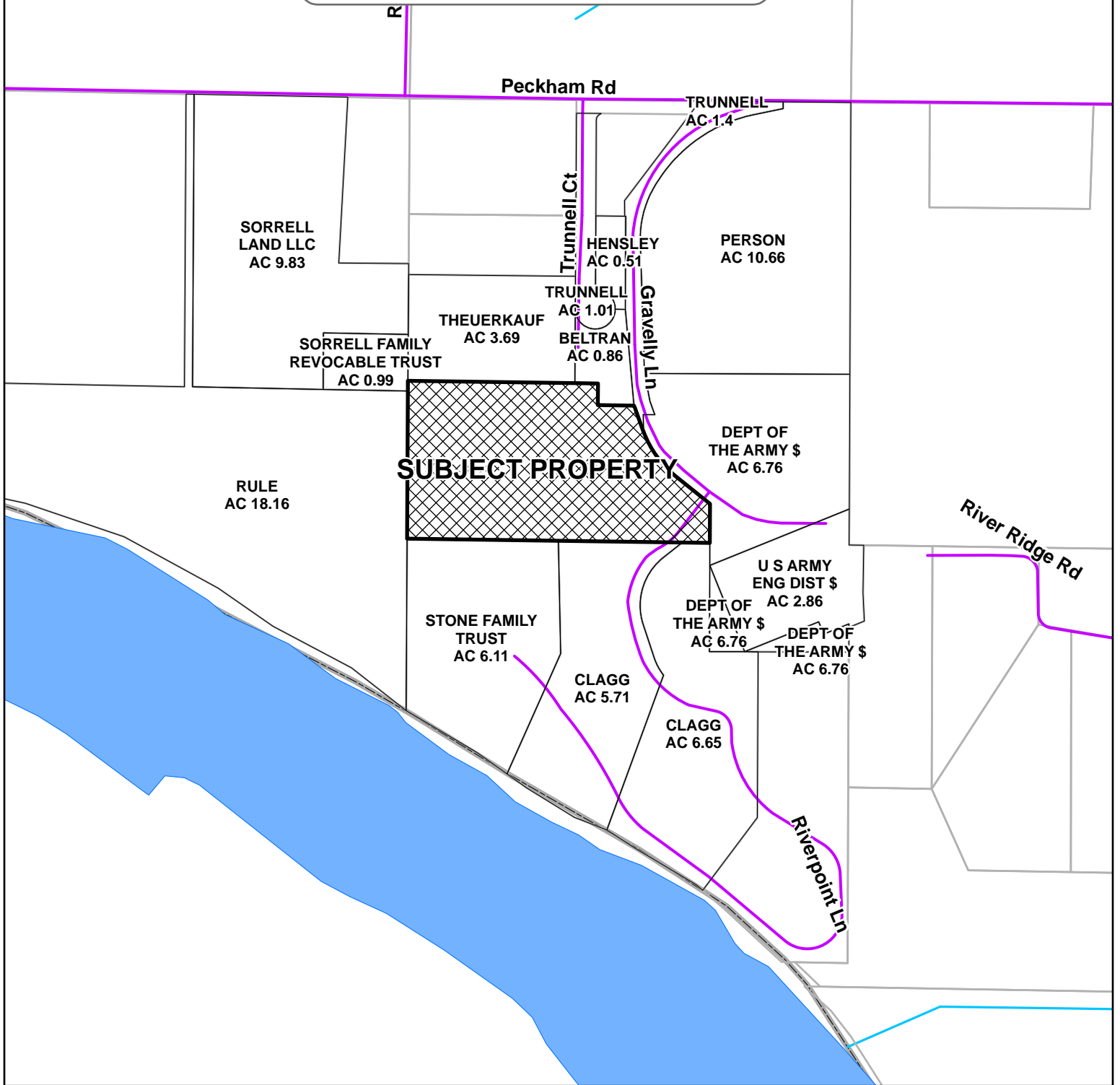
River Ridge Rd



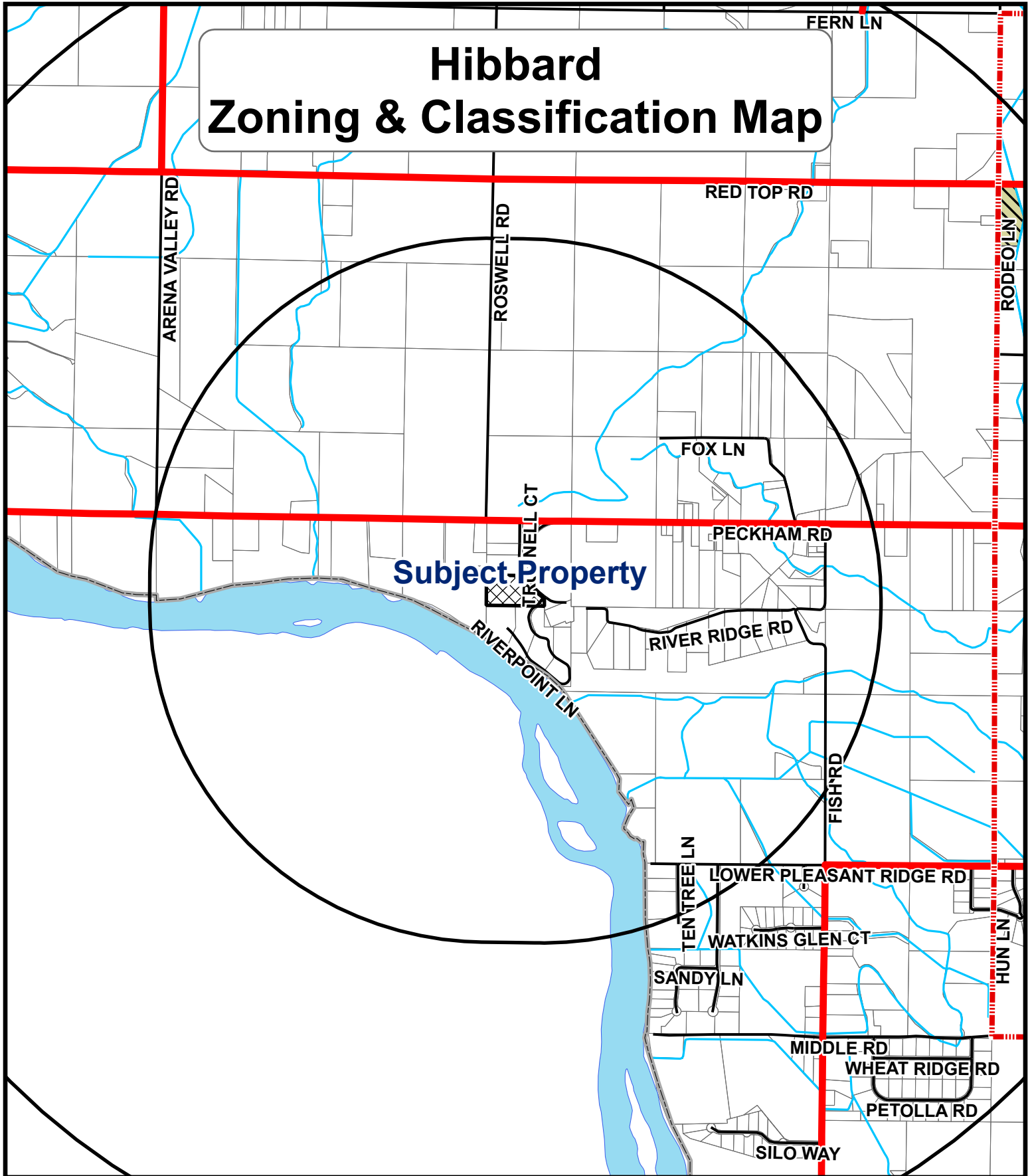
 City_Limits
 Wetlands

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Miles

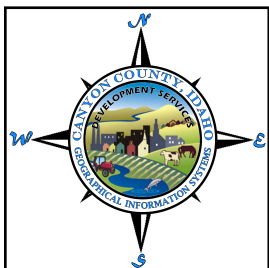
Hibbard Small Vicinity Map



Hibbard Zoning & Classification Map



Subject Property



Current Zoning

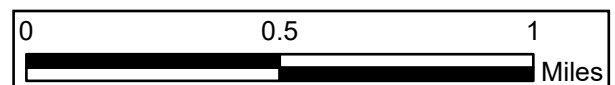
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- M2

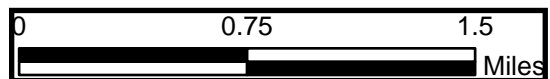
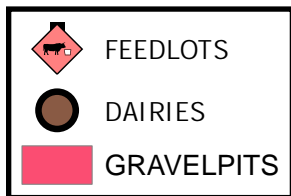
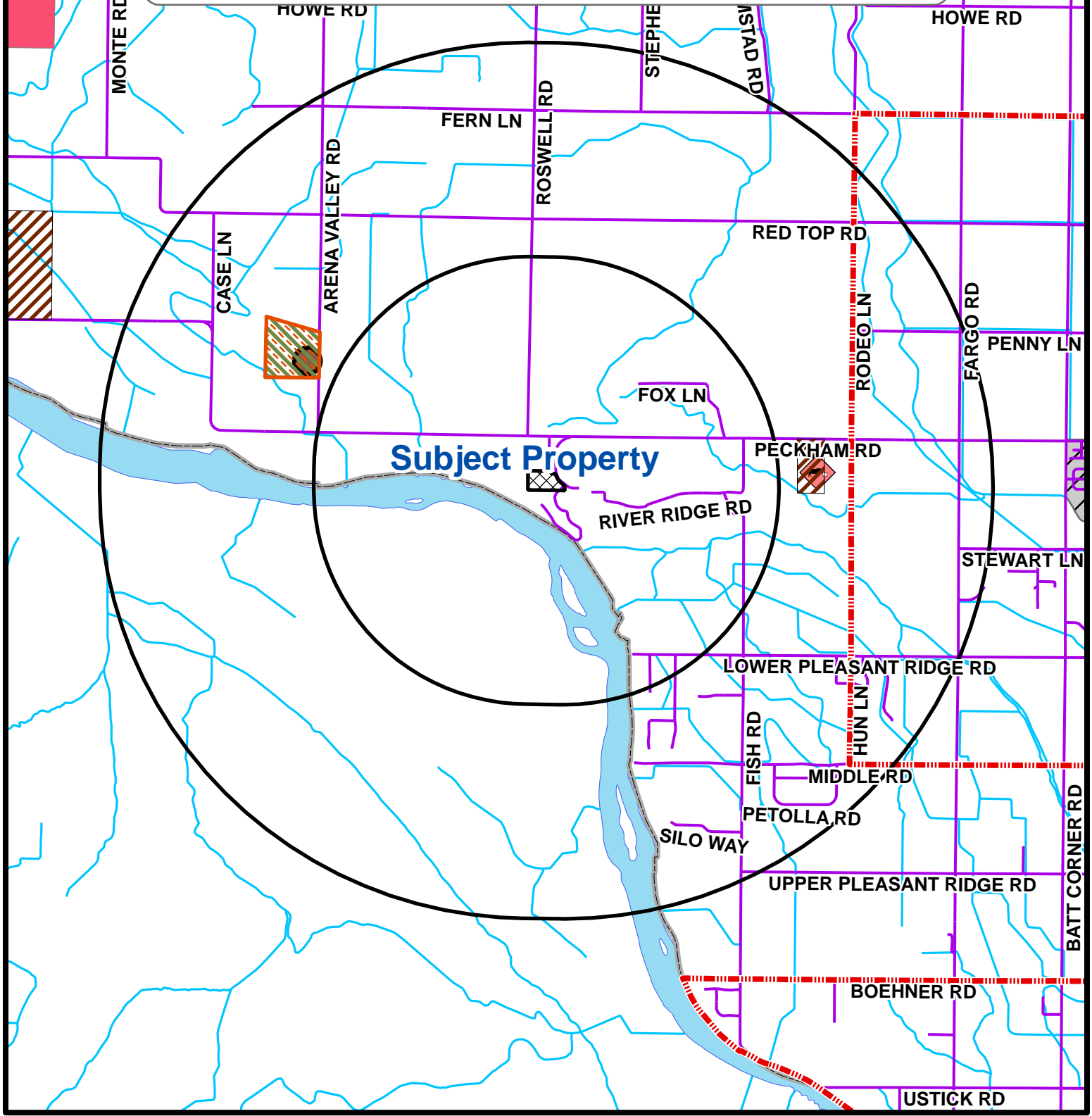
AG

ITD Functional Classification

- Interstate
- Major Collector
- Minor Arterial
- Minor Collector
- Other Principal Arterials



Hibbard Dairy, Feedlot, and Gravel Pit Map



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

Hibbard Soil Map

Roswe

Fox

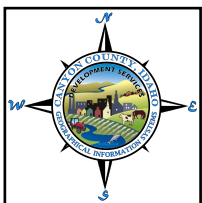
Peckham

Gravelly

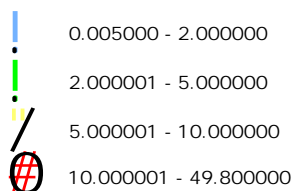
River Ridge

Riverpoint

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Nitrate Priority Wells

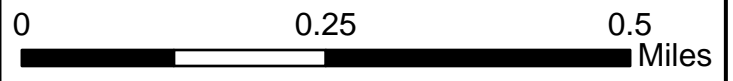


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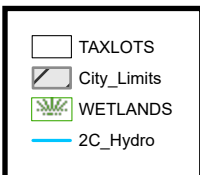
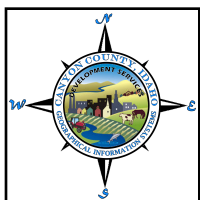
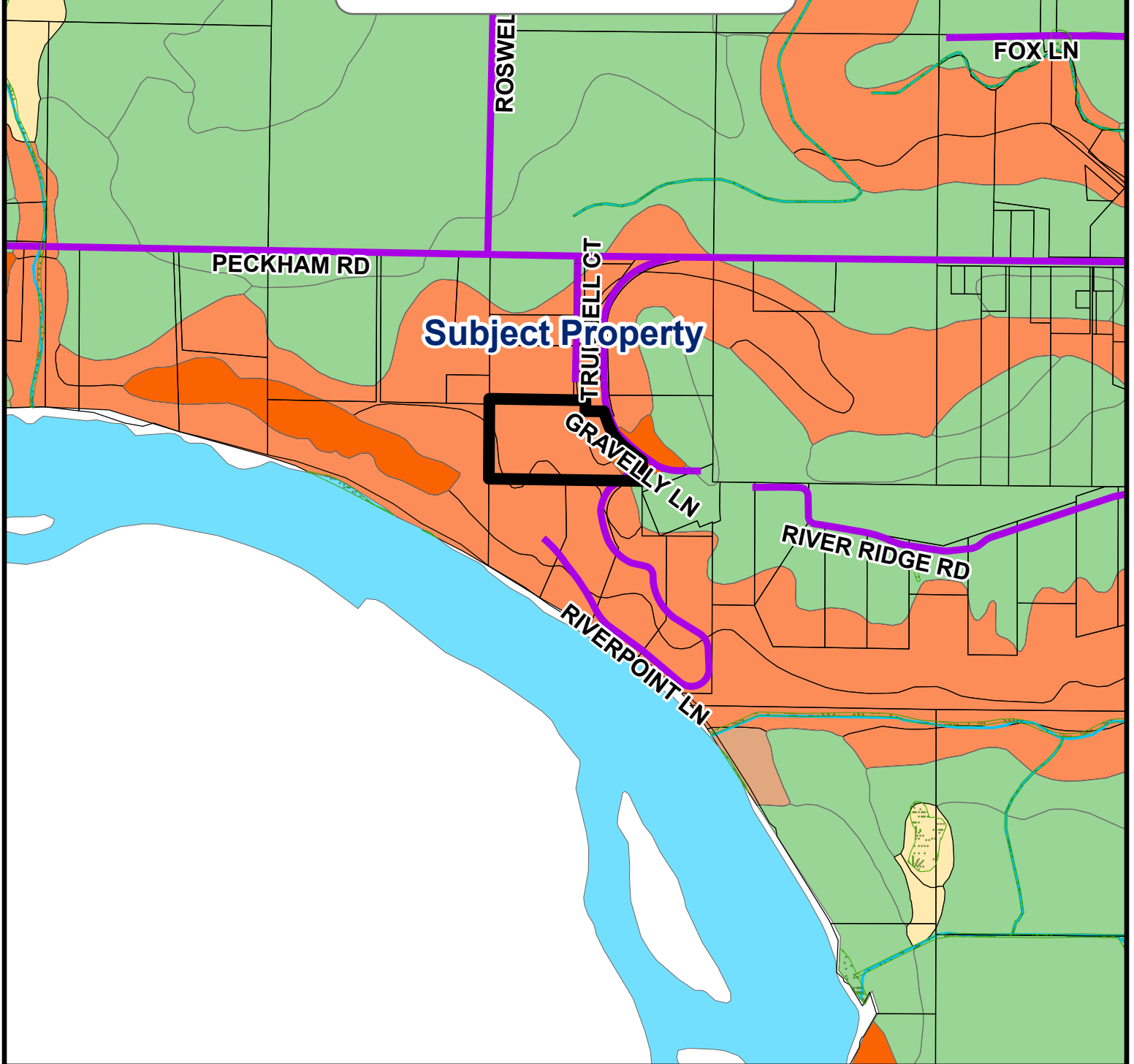


Wetlands



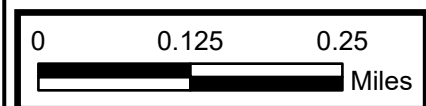
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Hibbard Prime Farm Lands



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



SOIL REPORT

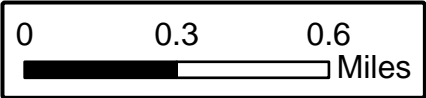
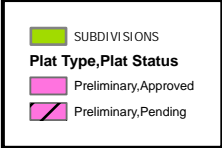
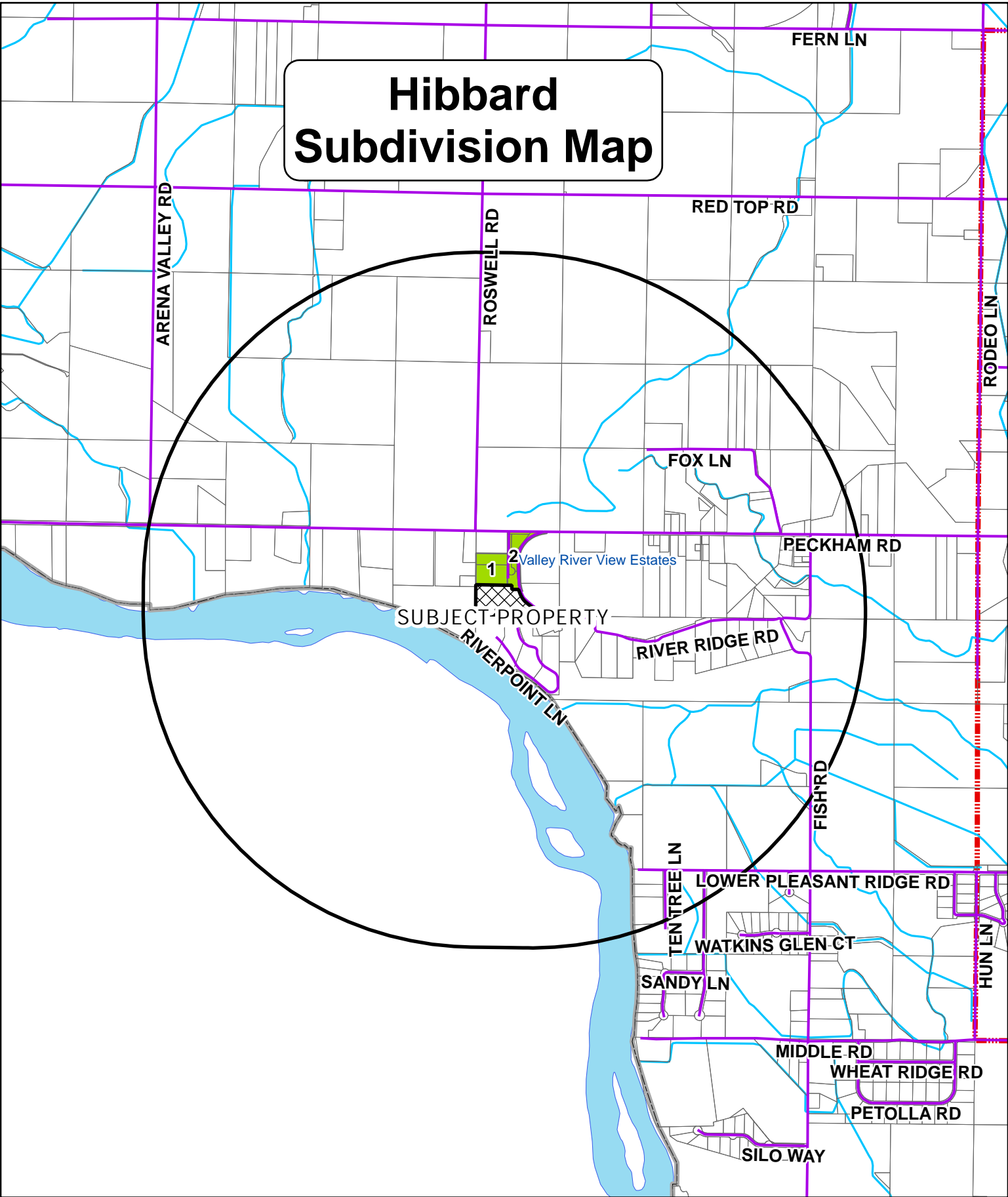
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
8	LEAST SUITED SOIL	33908.71	0.78	9.22%
8	LEAST SUITED SOIL	29278.44	0.67	7.96%
8	LEAST SUITED SOIL	42447.48	0.97	11.55%
4	MODERATELY SUITED SOIL	125.41	0.00	0.03%
4	MODERATELY SUITED SOIL	261882.41	6.01	71.23%
		367642.46	8.44	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
VbG	Not prime farmland	33908.71	0.78	9.22%
Gp	0	29278.44	0.67	7.96%
FeE	Not prime farmland	42447.48	0.97	11.55%
JaB	Prime farmland if irrigated	125.41	0.00	0.03%
FeD	Not prime farmland	261882.41	6.01	71.23%
		367642.46	8.44	100%

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

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

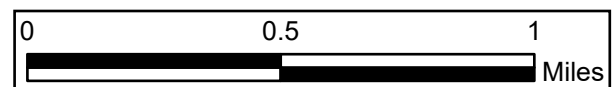
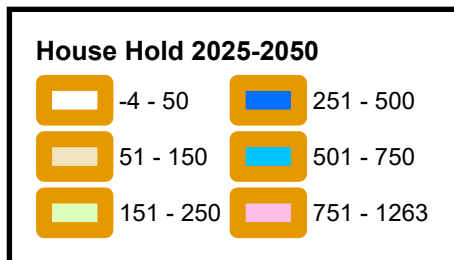
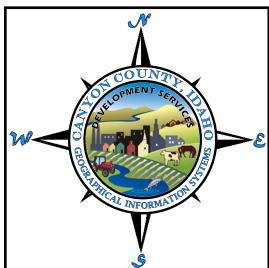
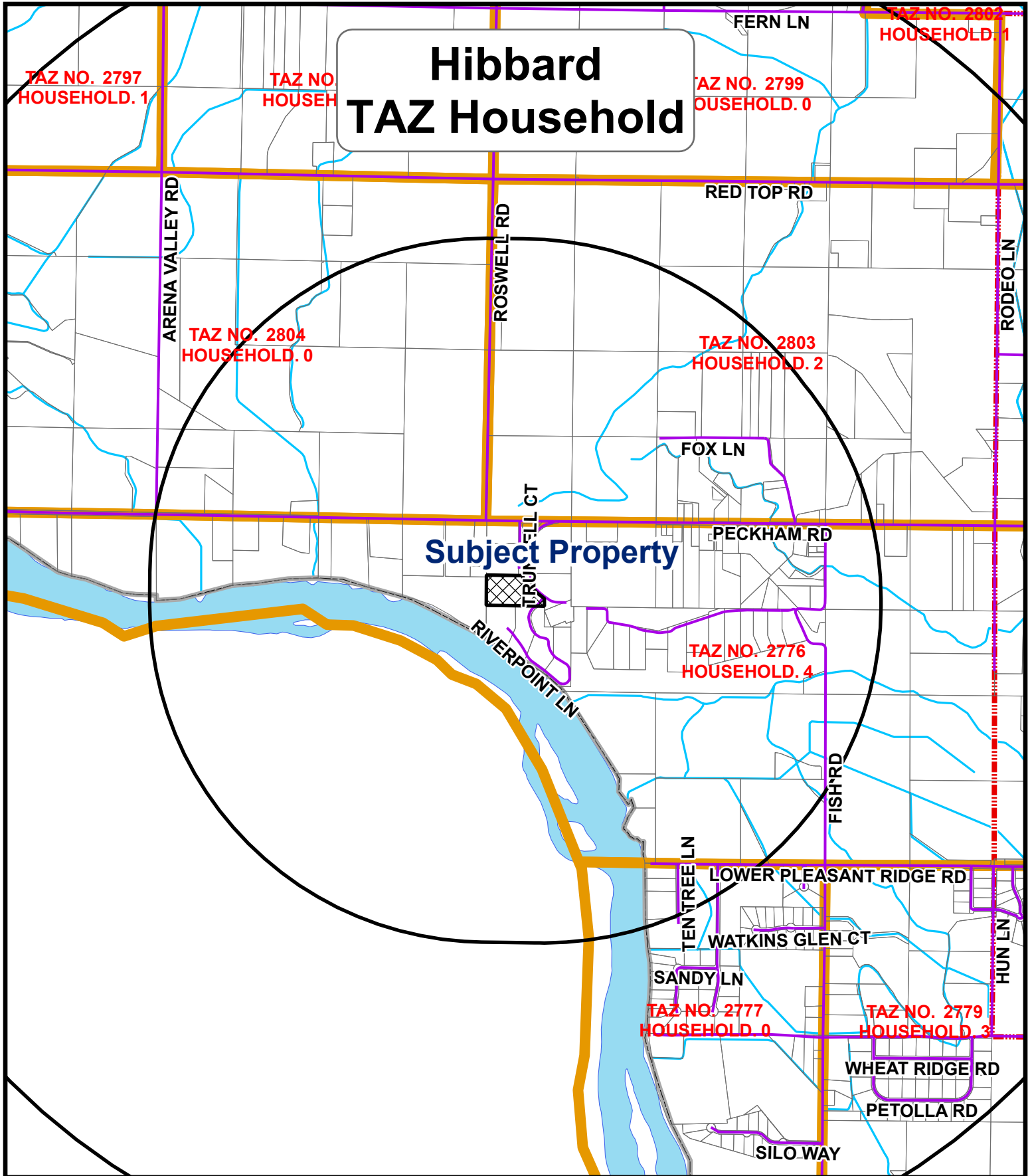


SUBDIVISION & LOT REPORT				
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
2	11.09	6	1.85	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
22	6.40	3.99	0.51	37.16
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
SWARTZ FAMILY TRUST SUBDIVISION	1	4N5W20	5.79	2	2.89	COUNTY (Canyon)	2010
TRUNNELL ACRES	2	4N5W20	5.30	4	1.33	COUNTY (Canyon)	2002

SUBDIVISIONS IN PLATTING			
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

MOBILE HOME & RV PARKS					
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...



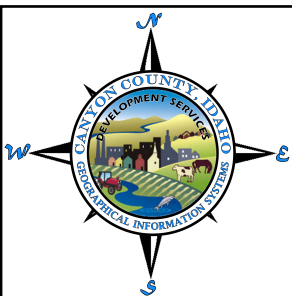
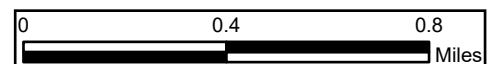
Hibbard Future Land Use map

SUBJECT PROPERTY

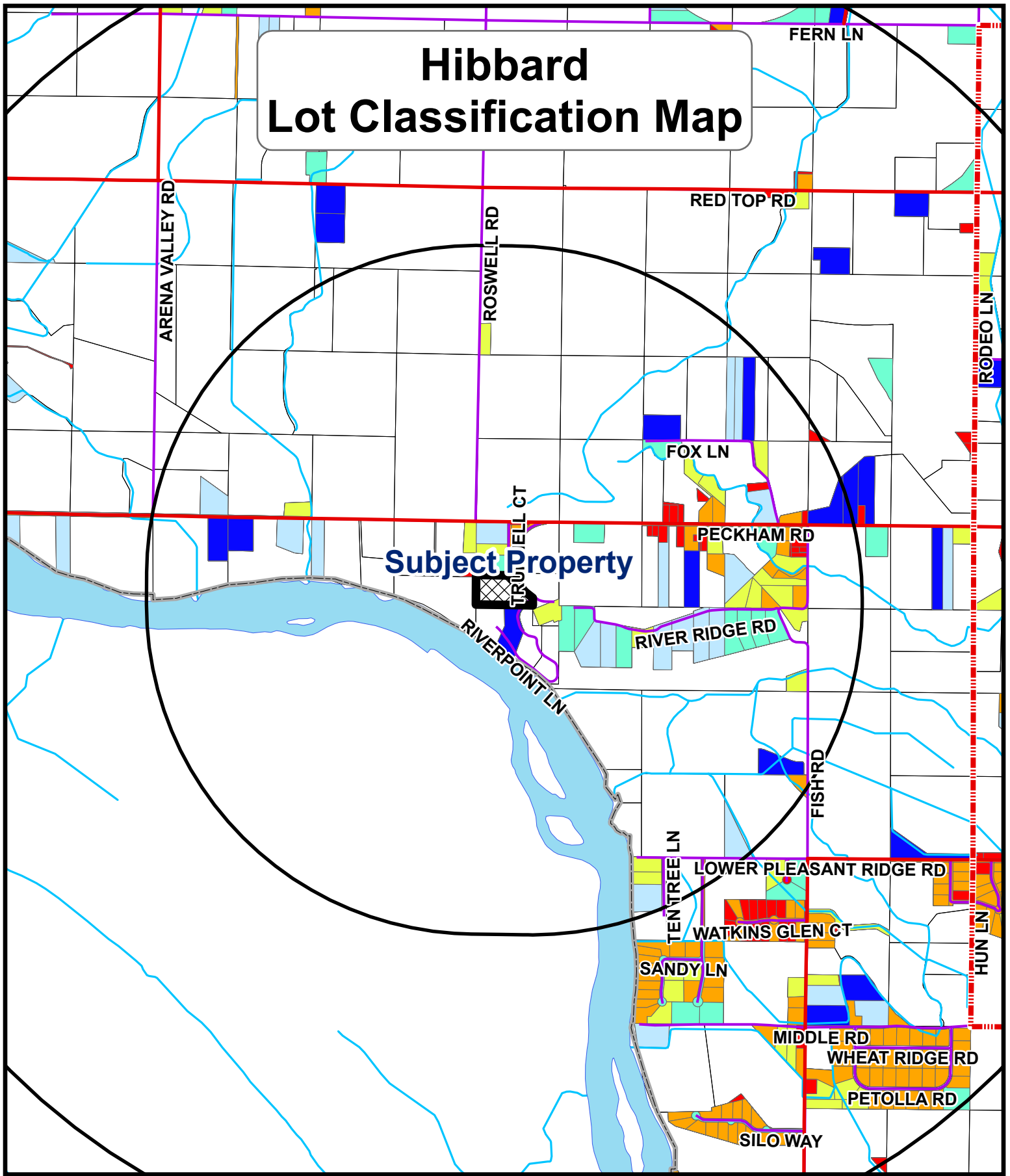
Legend

Future Land Use 2030

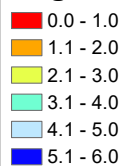
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-  INDUSTRIAL
-  RESIDENTIAL



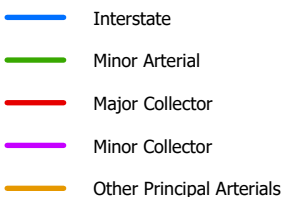
Hibbard Lot Classification Map



Legend



ITD Functional Classification

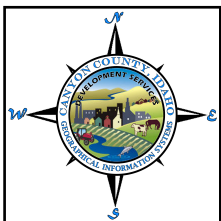
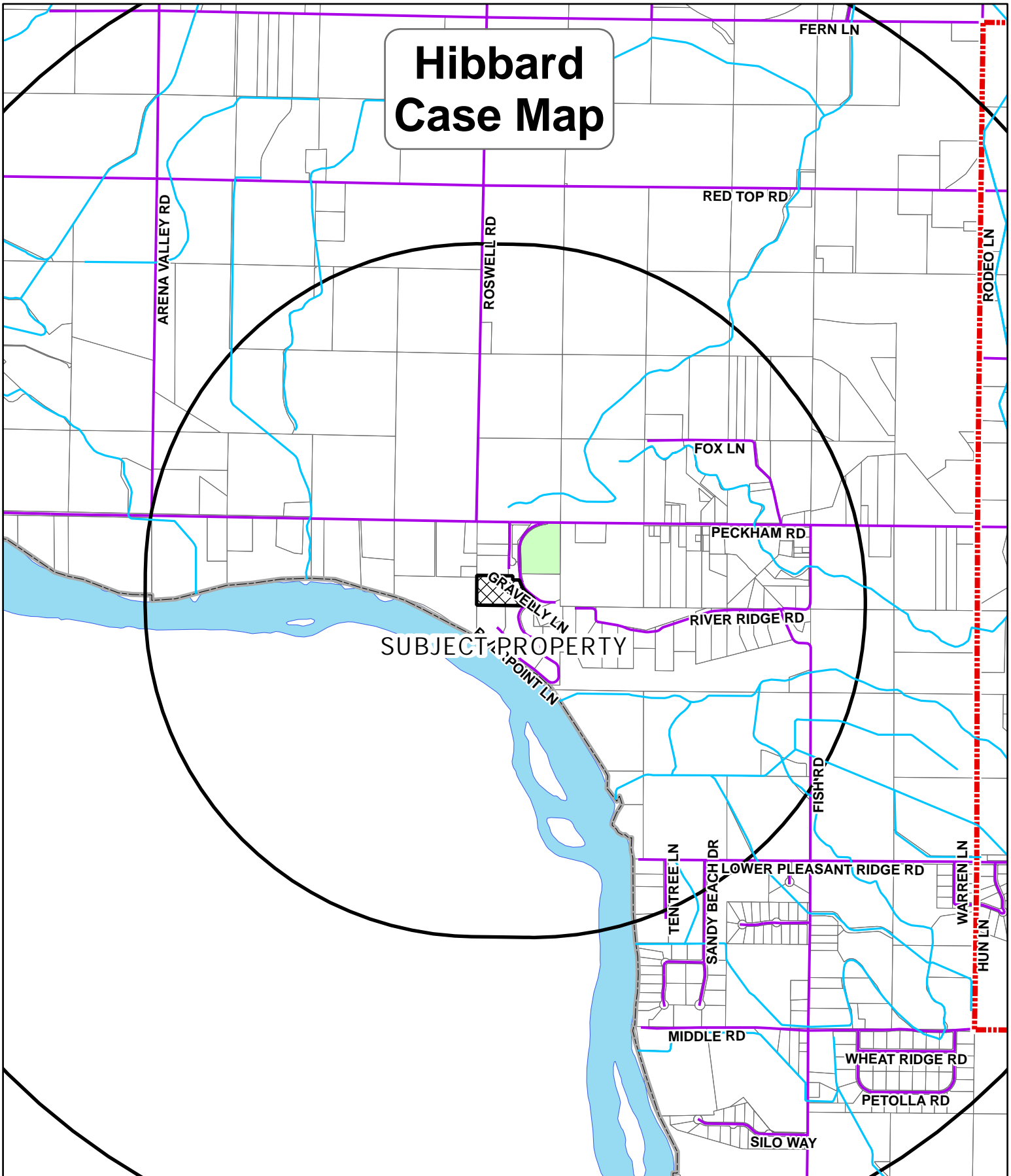


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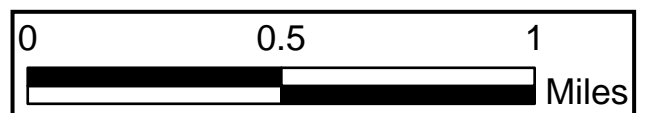
Hibbard Case Map

SUBJECT PROPERTY



YEAR

Year	2023
2020	2024
2021	2025
2022	

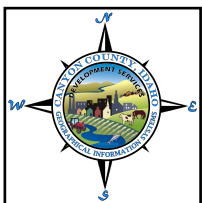
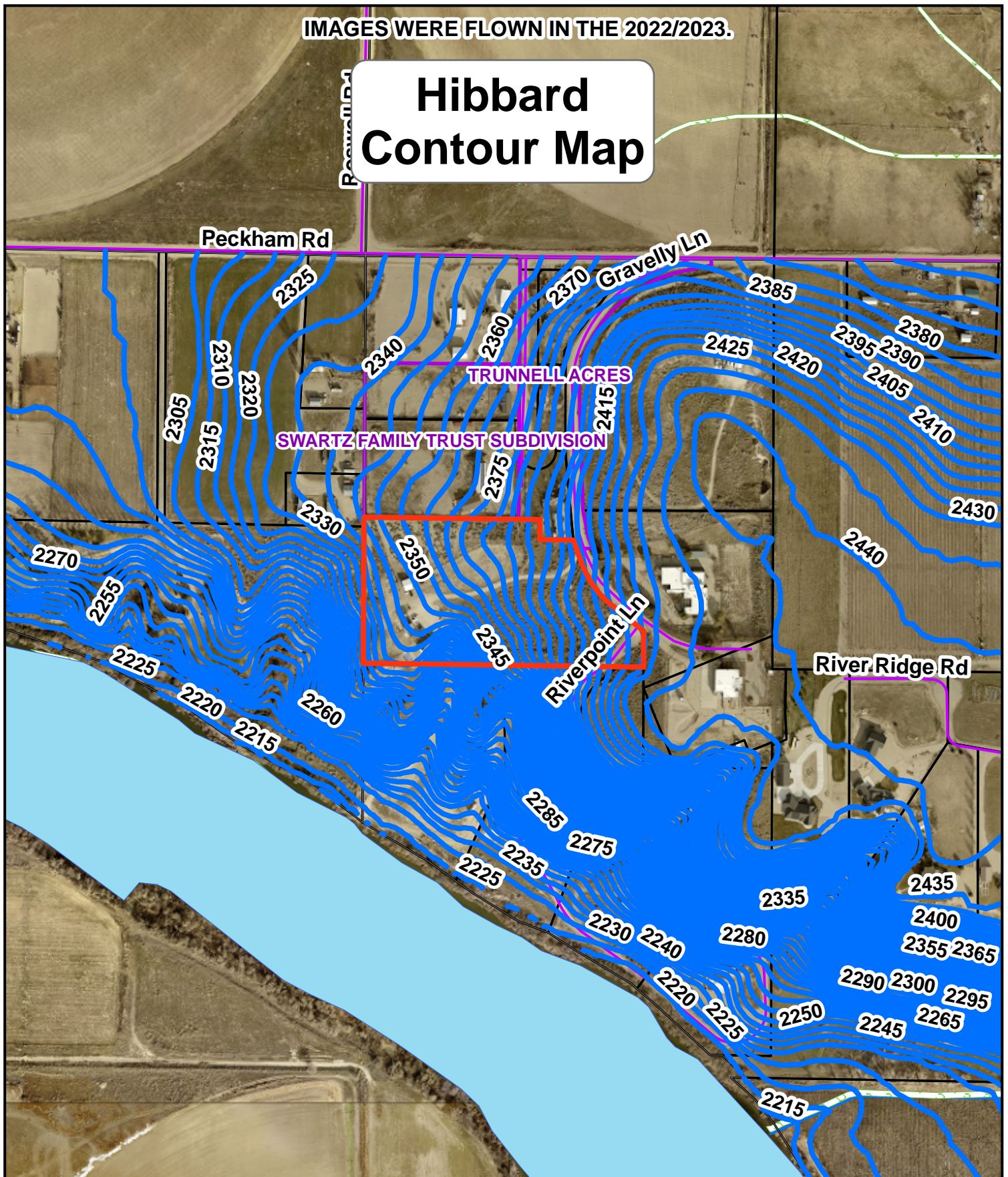


CASE SUMMARY

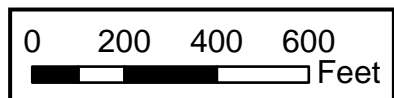
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	OR2022-0005	Com Plan Map change from AG to Res	Person	DENIED
2	CR2022-0011	Rezone AG to CR-R1	Person	DENIED

IMAGES WERE FLOWN IN THE 2022/2023.

Hibbard Contour Map



- Legend
- SUBJECT_PROPERTY
 - TaxParcels
 - SectionContours
 - Wetlands



IMAGES WERE FLOWN IN THE FALL OF 2016.

Slop Percent Map

Rosw

Peckham Rd

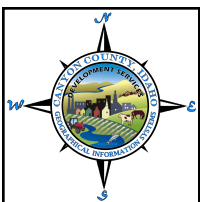
Gravelly Ln

TRUNNELL ACRES

SWARTZ FAMILY TRUST SUBDIVISION

River Ridge Rd

Riverpoint Ln



Slop Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

February 3, 2025

Canyon County Development Services Department
Attn: Joshua Johnson, Principal Planner
111 North 11th Ave., Ste. 310
Caldwell, ID 83605
Phone: (208)614-5030
Email: joshua.johnson@canyoncounty.id.gov

RE: Case Name: White Barn Ventures Inc., Case Number: CR2023-0013, Parcel #: R36963013

Dear Joshua:

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Rezone submitted to GGHD in an email dated February 3, 2025. The subject parcel is located at 20762 Gravelly Lane, Wilder and in a portion of the NW1/4 of Section 20, T4N, R5W, BM, Canyon County, ID.

The application requests a rezone of Parcel #R36963013 from "A" (Agricultural) to "CR-RR" (Conditional Rezone-Rural Residential) for the entire property, 8.44 acres, with the purpose of creating three rural residential lots approximately 3 acres in size each. Lot 1 is proposed in the north portion of the parcel, Lot 2 is the southeast portion, and Lot 3 is the southwest portion. Gravelly Ln runs along the east sides of Lots 1 and 2. Access for all lots would be from Gravelly Ln. Lot 1 would utilize an existing driveway currently serving an existing house in Lot 3. Lot 2 would access Gravelly Ln from a proposed new access. Lot 3 would utilize the existing driveway to Gravelly Ln. Gravelly Ln is a Local Road according to the GGHD's 2024 Functional Classification Map.

At this time, and based upon said written information provided with the application, the following findings and conditions of approval apply:

1. Provide recorded easement(s) prepared by an Idaho registered licensed land surveyor in accordance with Association of Canyon County Highway District Highway Standards and Development Procedures (ACCHD Standards) for access to Lot 3.
2. Obtain an **Approach Permit** for a Standard Residential Approach in accordance with the ACCHD Standards Standard Drawing ACCHD-105 for any new approaches.
3. A site visit by GGHD representatives is required to address possible site distance issues, if any.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available. GGHD requests Canyon County Development Services incorporate these comments and any subsequent comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

Christopher S. Pettigrew, P.E.

*Project Manager/Engineer, Transportation Services Group
Technical Resources Team Lead (Central)*

CC: Bob Watkins, GGHD Director of Highways

Joshua Johnson

From: Caitlin Ross
Sent: Tuesday, February 4, 2025 2:09 PM
To: Joshua Johnson
Subject: FW: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

FYI – thanks!

-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, February 4, 2025 10:52 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hello,

After careful review of the transmittal submitted to ITD on February 3, 2025 regarding, CR2023-0013/White Barn Ventures Inc., the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



YOUR Safety ••• YOUR Mobility ••• YOUR Economic Opportunity

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, February 3, 2025 9:29 AM
To: 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian

Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'idahoooo@gmail.com' <idahoooo@gmail.com>

Subject: Agency Notification CR2023-0013 / White Barn Ventures Inc.

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **March 5, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Josh Johnson** at joshua.johnson@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.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 ****

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Joshua Johnson

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, February 4, 2025 9:11 AM
To: Joshua Johnson
Subject: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hi Joshua,

- 1.) Will a Nutrient Pathogen Study be required? **Development is in a designated Nitrate Priority Area but does not meet all the criteria for conducting a Nutrient Pathogen Study.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been conducted on-site, and septic systems have not been determined.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **Currently, SWDH does not have any concerns with the conditional rezoning from "A" (Agricultural) to "CR-RR" (Conditional Rural Residential).**

If this development is proposed as a subdivision, the applicant must schedule a pre-development meeting with SWDH.

Please let me know if you have any questions.

Thank you,



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

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, February 3, 2025 9:29 AM
To: 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>;

'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'idahoooo@gmail.com' <idahoooo@gmail.com>
Subject: Agency Notification CR2023-0013 / White Barn Ventures Inc.

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Please direct your comments or questions to Planner **Josh Johnson** at joshua.johnson@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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February 5, 2025

Joshua Johnson, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
joshua.johnson@canyoncounty.id.gov

Subject: Agency Notification CR2023 0013 White Barn Ventures Inc

Dear Mr. Johnson:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **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 Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator



Chris Wolf
Commissioner Dist 1

Brandon Badiola
Commissioner Dist 2

Mike Gooding
Commissioner Dist 3

WILDER RURAL FIRE PROTECTION DISTRICT

601 Patriot Way
Wilder, ID 83676
208-482-7563



Steve Rhodes
Fire / EMS Chief

Chad Christiansen
Assistant Chief

Jeanne Maloney
Secretary

February 18, 2025

Joshua Johnson
Canyon County Development Services Department
111 North 11th Avenue, #310
Caldwell, ID 8305

Subject: Case #CR2023-0013 / Applicant: White Barn Venture, Inc.

Dear Joshua:

Wilder Rural Fire Protection District is in receipt of the Agency Notification for a conditional rezone of an 8.44 acre parcel from an Agricultural zone to a Conditional Rural Residential zone.

In order to provide essential services to accommodate requested use, Wilder Fire will require that the applicant meets all roadway requirements. In addition, homes that are greater than 3,600 square feet will require the minimum fire suppression water supply. Details of these requirements are included in the attached Access & Water Supply Permit Application form.

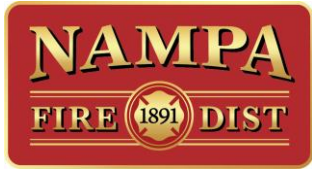
Wilder Fire District is primarily concerned with all aspects of life safety. If you have any questions, do not hesitate to call me 208-482-7563.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chad Christiansen".

Chad Christiansen

CC/jmm
Attachment



**NAMPA FIRE
DEPARTMENT**



**MIDDLETON-STAR FIRE
DISTRICT**



**CALDWELL FIRE
DEPARTMENT**



**WILDER RURAL FIRE
PROTECTION DISTRICT**

ACCESS & WATER SUPPLY PERMIT APPLICATION RESIDENTIAL / COMMERCIAL / ACCESSORY BUILDING

(Refer to Fee Schedule)

Parcel Number _____ Applicant Email Address: _____

APPLICANT NAME _____ PHONE _____

SITE ADDRESS _____ CITY _____ ZIP _____

OWNER _____ PHONE _____

MAILING ADDRESS _____ CITY _____ ZIP _____

- ☐ Home is located on 5+ acres outside of Impact Area (Idaho Administrative Procedure Act. Title 41, Chapter 2, 41-253)
- ☐ Home is located 10+ miles from a fire station (Idaho Administrative Procedure Act. 18, 18.08.01)

REQUIREMENTS FOR ROAD ACCESS AND WATER SUPPLY SEE PG. 2 & 3

ROAD ACCESS

A SITE PLAN IS REQUIRED FOR EACH PERMIT APPLICATION

- ☐ Home is in a platted subdivision (provide plat plan):

Subdivision _____ Lot _____ Block _____

Width _____ Turning Radius _____

Show on your site plan how you will comply with the access requirements on the reverse side of this form.

Distance from Access of Roadway to farthest point of structure _____

Vertical Clearance _____ Grade _____

Turnaround ☐ YES ☐ NO

(If driveway is longer than 150 ft., turnaround is required)

Bridges ☐ YES ☐ NO

Surface _____

WATER SUPPLY

Minimum fire suppression water supply requirement:

- ☐ Less than 3,600 sq ft. *No additional water supply required.*

Over 3,600 sq ft. under roof, including garage. One of the following options is required:

- ☐ Annexation to Municipal Water System

- ☐ Elevated Tank ☐ Pressure Tank

- ☐ Private/Community Well providing required fire flow

OR:

- ☐ An NFPA 13D Fire Sprinkler System installed in the residence

- ☐ AHJ alternative method accepted

Note: Separation through construction will not be accepted

****By signing this application, the owner/applicant agrees to the statements made on this application.***

OWNER/APPLICANT SIGNATURE: _____ DATE _____

OFFICE USE ONLY

☐ Application: Approved as submitted

Permit Fee: _____

☐ Application: Approved with the following conditions:

☐ PAID: Check # _____ Credit Card _____

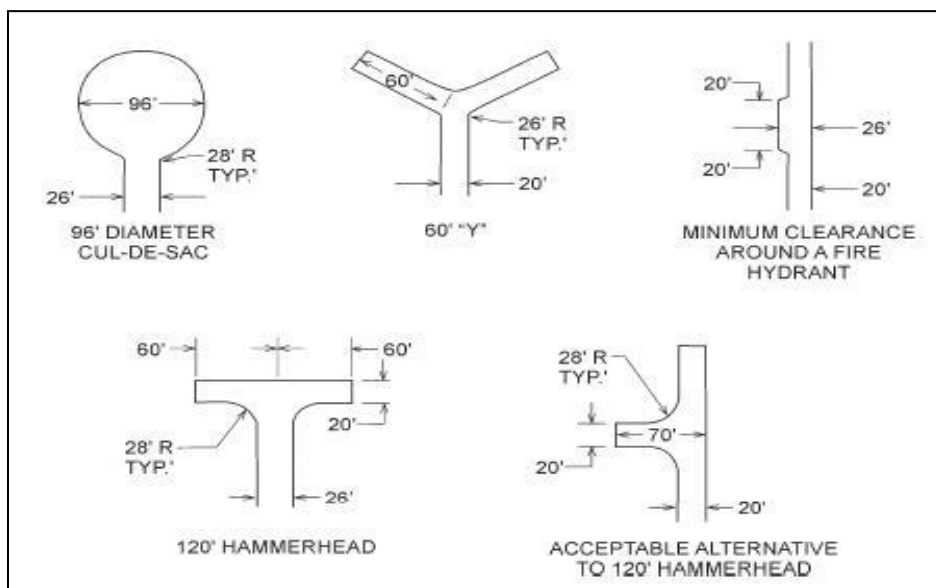
Fire Official Signature: _____ DATE _____

Certificate of Occupancy APPROVED: _____ DATE _____

Access Road Guidelines

Privately maintained Roadway Width, Surface and Turnaround Requirements:

- All access roads serving dwellings shall have a minimum improved driving surface width of 20 feet.
- All roads and bridges shall be designed to meet a 75,000 lb fire apparatus load. Roads and bridges shall be inspected and certified by the applicant's engineer prior to obtaining a certificate of occupancy.
- If the access road exceeds 150 feet in length then a turnaround is required to be placed within 150 feet of the dwellings. See turnaround examples below.
- A vertical clearance of 13 feet 6 inches is required over the width of the access road.
- Existing driveways that add a second residence shall meet the minimum requirements of 4" thick $\frac{3}{4}$ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted with a 20 foot wide all weather driving surface.
- New driveways shall provide a subbase if longer than 150 feet. The subbase shall be 9" of uncrushed aggregate (pit-run). The base shall be 4" thick $\frac{3}{4}$ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted with a 20 foot wide all weather driving surface.
- Driveways serving two (2) properties and all private roads shall have a recorded road users maintenance agreement that describes the responsible parties for construction and maintenance, including repairs, and necessary improvements to accommodate additional accesses in the future. The agreement shall also list any construction warranties applicable to the specific driveway or private road.



Water Supply for Fire Suppression Fire flow square footage is determined by total occupiable space under the roof deck, including garages, bonus rooms, basements, and exterior porches/patios. (Building plans are required for review to calculate the actual square footage). Dwellings over 3,600 SF are required to have approved fire suppression water supply. The following are the only approved water supply options:

Municipal Water System- A fire hydrant, supplied by a municipal water system capable of the required fire flow per 2018 International Fire Code, Appendix B.

Private and/or Community Well- A fire hydrant, supplied by a private and/or community water system, located within 1,200 feet driving distance of the residence. The hydrant shall be capable of supplying the required fire flow for the structure. To be considered as a water supply the owner/applicant will be required to provide fire flow information from the water purveyor that verifies the well is capable of the required fire flow.

Elevated and Pressure Tanks- A fire hydrant, supplied by a tank with a water capacity of 180,000 gallons, located within 1,200 feet driving distance of the residence.

NFPA 13D Fire Sprinkler System- In lieu of the water systems above an NFPA 13D fire sprinkler system may be installed in the residence. Plans for the design of the fire sprinkler system are required to be submitted to the fire jurisdiction for review and approval. Installation inspections of the system will be carried out by the fire jurisdiction.

The Wilder Fire Board of Commissioners does hereby adopt and enact the following fee schedule to be imposed and collected by this District as a condition of conducting the service of inspection and/or plan review, hereinafter specified, effective October 1, 2024.

FEE SCHEDULE

Service Type	Fee
Commercial Project	
Accessory Building Plan Review	\$35.00
Commercial Hood Review/Inspection	\$150.00
Access & Water Supply Permit	\$200.00
Fire Alarm System Plan Review/Inspection	\$200.00+\$2.50/Device
Fire Sprinkler Plan Review/Inspection	\$200.00+\$2.50/Device
Plan Review Fire Code / Special Events Permit	\$100.00
Residential Project	
Commercial Hood Review/Inspection	\$150.00
Access & Water Supply Permit	\$100.00
Fire Alarm System Plan Review/Inspection	\$200.00+\$2.50/Device
Fire Sprinkler Plan Review/Inspection	\$200.00+\$2.50/Device
Planned Unit Development / Multi-Family Plan Review	\$150.00
Preliminary/Final Plat Review	\$150.00
Other Inspections	
Change of Occupancy	\$30.00
Day Care Inspections	\$30.00
Fireworks Stands	\$50.00
Fireworks Public Displays	\$50.00
Food Truck/Mobile Preparation Vehicle	\$25.00
Hazardous Material Tank/Storage	\$100.00
Manufactured Home Park Review	\$200.00
Re-Zoning Application	\$100.00
Tents, Canopies & Temporary Membrane Structures	\$25.00

Emily Bunn

From: Wilder Rural Fire Protection District <jmaloney@wilderfire.org>
Sent: Thursday, May 15, 2025 7:56 PM
To: Emily Bunn
Subject: Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

It would be the same for an EMS response. Our Fire and EMS employees are at the same location.

Get [Outlook for iOS](#)

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, May 15, 2025 6:48:59 PM
To: Wilder Rural Fire Protection District <jmaloney@wilderfire.org>
Subject: RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Thank you for the information.

Does this also include EMS response time? Or would this only be fire department response time?

Sincerely,



Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.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 **

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From: Wilder Rural Fire Protection District <jmaloney@wilderfire.org>
Sent: Thursday, May 15, 2025 5:09 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hi Emily, estimated response time to this location is 6-8 minutes.

Jeanne Maloney, District Secretary
Wilder Rural Fire Protection District
601 Patriot Way, Wilder ID 83676
Tel: (208) 482-7563
<https://wilderfire.org/>



From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, May 14, 2025 3:52 PM
To: Wilder Rural Fire Protection District <jmaloney@wilderfire.org>
Subject: RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hello,

Thank you for sending this comment letter over to our office, it is very helpful. Do you happen to know an estimated response time to this property?

Thank you,



Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Wilder Rural Fire Protection District <jmaloney@wilderfire.org>
Sent: Tuesday, February 18, 2025 4:52 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>; Joshua Johnson <Joshua.Johnson@canyoncounty.id.gov>

Emily Bunn

From: Michael Stowell <mstowell@ccparamedics.com>
Sent: Saturday, May 17, 2025 3:14 PM
To: Emily Bunn
Subject: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.
Attachments: Gravelly Response.pdf

Good afternoon Emily,

I have attached a map that shows the data below. These are estimated response times from CCP to the listed address.

Please let me know if you need anything else.

Response Times:

- ALS58 is 7.2 minutes
- Medic 51 is 22.8 minutes
- Medic 52 is 25.5 minutes



Michael D. Stowell

Chief

Canyon County Ambulance District

6116 Graye Lane, Caldwell, ID 83607

(208) 795-6920 *office*

(208) 795-6922 *direct*

(208) 795-6921 *fax*

Confidentiality Notice: This e-mail, or letter and any files or attachments transmitted with it contains information that is confidential and privileged. This information is intended for the use of the individual(s) and entity (ies) to whom it is addressed. If you are the intended recipient, further disclosures are prohibited without proper authorization. If you are not the intended recipient, any disclosure, copying, printing, or use of this information is strictly prohibited and possibly a violation of federal or state law and regulations. If you have received this information in error, please notify the sender immediately and arrange for the return or destruction of these documents.

Health Insurance Portability and Accountability Act (HIPAA): Canyon County Ambulance District (CCAD), as an ambulance service provider, provides health care services directly to patients. As such, CCAD is a "covered entity" under the HIPAA Privacy Rule. 45 C.F.R. §160.103. The HIPAA Privacy Rule expressly permits covered entities, to share PHI with another covered entity, such as CCAD, for treatment and payment activities of the entity receiving the PHI. 45 C.F.R. §164.506(c).

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, May 14, 2025 2:57 PM
To: Michael Stowell <mstowell@ccparamedics.com>
Subject: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hello,

I wanted to touch base to see if Canyon County Paramedics had any comments for this conditional rezone and comprehensive plan amendment application? The applicant is requesting to rezone Parcel R36963013 (20762 Gravelly Ln Wilder, ID 83676) with the intention of creating three (3) lots later on via a subdivision plat.

If you have any comments about EMS response time in this area, where the nearest station is, etc., please let me know.

Sincerely,



Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, February 3, 2025 9:29 AM
To: 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; Wilder Rural Fire Protection District <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <eIngram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov'

<file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'idahoooo@gmail.com' <idahoooo@gmail.com>

Subject: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Please see the attached agency notice. You are invited to provide written testimony or comments by **March 5, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Josh Johnson** at joshua.johnson@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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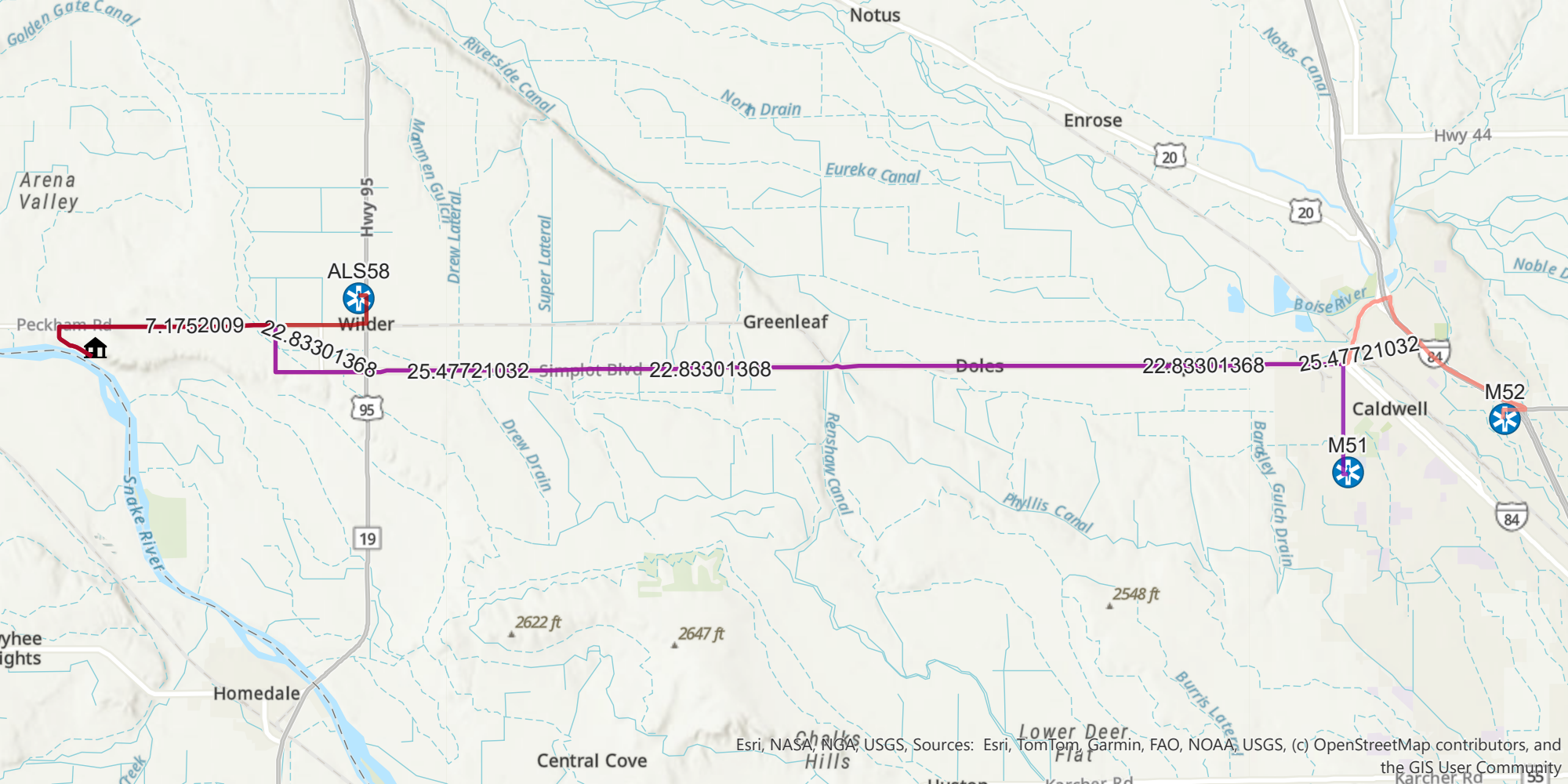
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Cc: Chad Christiansen <chad@wilderfire.org>

Subject: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Joshua/Caitlin, attached is Wilder Fire's response to your request. Also attached is our Access & Water Supply Permit Application Form as mentioned in our letter.

Let us know if you have any questions.

Thank you.

Jeanne Maloney, District Secretary
Wilder Rural Fire Protection District
601 Patriot Way, Wilder ID 83676
Tel: (208) 482-7563
<https://wilderfire.org/>



From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Monday, February 3, 2025 9:29 AM

To: 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; Wilder Rural Fire Protection District <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <e Ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'idahoooo@gmail.com' <idahoooo@gmail.com>

Subject: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Please see the attached agency notice. You are invited to provide written testimony or comments by **March 5, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Josh Johnson** at joshua.johnson@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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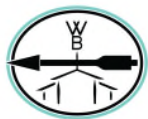
Emily Bunn

From: Matt Wilke <matt@mywhitebarn.com>
Sent: Thursday, May 29, 2025 8:00 AM
To: Emily Bunn
Subject: Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.
Attachments: Map Amendment Receipt.pdf

Good morning Emily,

I was checking in to see when you think this application will be scheduled for the first hearing, and if it will be with the Hearing Examiner or P&Z. Looks like the case number has been changed to OR2025-0016.

Thank you!



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, May 12, 2025 8:54 AM
To: Matt Wilke <matt@mywhitebarn.com>
Cc: Eric Hibbard <info@soilsapplication.com>
Subject: RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hello,

Yes, you can pay the full fee today (\$3850) and then be partially refunded later if the fee waiver is approved.

Sincerely,



Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Matt Wilke <matt@mywhitebarn.com>

Sent: Friday, May 9, 2025 12:00 PM

To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Cc: Eric Hibbard <info@soilsapplication.com>

Subject: Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Good morning Emily,

Please see the attached Legal Affidavit's.

We can deposit the fees whenever you would like. I don't want to hold up your process while we wait for the BOCC to respond to the fee modification request if the Director would like the \$3,850 fee now.

We are fine with a refund of the fees in question later on, if the BOCC rules in favor of the request. Or we could deposit \$2,800 and if the BOCC doesn't agree, we can deposit the additional \$1,050 difference.

Thank you!



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Matt Wilke <matt@mywhitebarn.com>

Sent: Thursday, May 1, 2025 11:47 AM

To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Cc: Eric Hibbard <info@soilsapplication.com>

Subject: Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

OK, that's great he got the ball rolling.

Attached is the signed Comp Plan Amendment app, and the signed Amended LOI.

On the checklist I marked the Text Amendment box "N/A" for a proposed policy change but checked the box for the Map Amendment legal description. I attached a clean copy of the warranty deed with metes and bounds legal description, and this was in the original application as well. We don't need to amend a policy, just the comp plan map correct?

I have the Hibbard's scheduled for signing the legal affidavit with the Notary next week, May 9th. I plan to get those to you with the extra fees the same day.

Thank you!



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, May 1, 2025 11:15 AM
To: Matt Wilke <matt@mywhitebarn.com>
Cc: Eric Hibbard <info@soilsapplication.com>
Subject: RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Thanks for the pre-development notes, that will be very helpful.

Josh Johnson was assigned the case earlier this year, but his cases got reassigned due to him becoming Assistant Director.

Sincerely,



Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Matt Wilke <matt@mywhitebarn.com>
Sent: Thursday, May 1, 2025 10:58 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Cc: Eric Hibbard <info@soilsapplication.com>

Subject: Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hi Emily,

SWDH

I had a pre-development meeting with Anthony Lee @ SWDH for this project 8/21/2023. I attached the docs from that meeting above.

Pre-App Request

I didn't realize there was a planner assigned before you working on this case either. Did it happen to be Debbie Root that sent out the agency notice? I submitted a pre-application meeting request with DSD and she

responded back with these findings over email 6/14/2023.

[Email from](#)

[Debbie.pdf](#)

[Scanned and Emailed from ITP01 \(2\).pdf](#)

Thank you,



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Sent: Thursday, May 1, 2025 9:29 AM

To: Matt Wilke <matt@mywhitebarn.com>

Cc: Eric Hibbard <info@soilsapplication.com>

Subject: FW: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hi Matt,

I realized agency notice already has been sent out when a different planner was assigned to the case, so I have been working through those comments.

Please see Southwest District Health's comments below. Anthony says towards the end "if this development is proposed as a subdivision, the applicant must schedule a pre-development meeting with SWDH." Have you scheduled a pre-development meeting with SWDH?

It would be great if you could have a pre-development meeting if you have not had one so I have more information to answer criteria #7 "Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed conditional rezone?"

Sincerely,



Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, February 4, 2025 9:11 AM
To: Joshua Johnson <Joshua.Johnson@canyoncounty.id.gov>
Subject: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hi Joshua,

1. Will a Nutrient Pathogen Study be required? **Development is in a designated Nitrate Priority Area but does not meet all the criteria for conducting a Nutrient Pathogen Study.**
2. Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been conducted on-site, and septic systems have not been determined.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **Currently, SWDH does not have any concerns with the conditional rezoning from "A" (Agricultural) to "CR-RR" (Conditional Rural Residential).**

If this development is proposed as a subdivision, the applicant must schedule a pre-development meeting with SWDH.

Please let me know if you have any questions.

Thank you,



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

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Monday, February 3, 2025 9:29 AM

To: 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <eIngram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'idahoooo@gmail.com' <idahoooo@gmail.com>

Subject: Agency Notification CR2023-0013 / White Barn Ventures Inc.

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **March 5, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Josh Johnson** at joshua.johnson@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Emily Bunn

From: Matt Wilke <matt@mywhitebarn.com>
Sent: Wednesday, April 30, 2025 11:52 AM
To: Emily Bunn
Subject: Re: [External] Re: CR2023-0013

Received, thanks Emily.



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, April 30, 2025 11:43 AM
To: Matt Wilke <matt@mywhitebarn.com>
Cc: Eric Hibbard <info@soilsapplication.com>
Subject: RE: [External] Re: CR2023-0013

Matt,

The fee schedule was adopted at the end of January, but was not fully effective until March 28, 2025. See attached for the fee schedule resolution.

Sincerely,



Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Matt Wilke <matt@mywhitebarn.com>
Sent: Wednesday, April 30, 2025 9:19 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Eric Hibbard <info@soilsapplication.com>
Subject: Re: [External] Re: CR2023-0013

Thanks for the feedback Emily. I will make that change and correct some other minor errors. Do you happen to know when the fee schedule changed from \$2,800 to the current fee?



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, April 30, 2025 8:59 AM
To: Matt Wilke <matt@mywhitebarn.com>
Cc: Eric Hibbard <info@soilsapplication.com>
Subject: RE: [External] Re: CR2023-0013

Hi Matt,

I talked to Dan Lister about your fee question and he stated we unfortunately cannot honor the fee from before. So if you plan on turning in the comprehensive plan amendment, it will need to be under today's fee schedule.

The letter of intent looks fine, the only suggestion I have is adding in the first sentence that your request is also to amend the comprehensive plan map so it is clear it also part of your request.

Sincerely,



Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Matt Wilke <matt@mywhitebarn.com>

Sent: Tuesday, April 29, 2025 4:57 PM

To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Cc: Eric Hibbard <info@soilsapplication.com>

Subject: Re: [External] Re: CR2023-0013

Hi Emily,

I think part of the confusion with staff (and I) when I submitted the application in December 2023 was that it shows on the zoning amendment checklist that a map amendment is implied with a conditional rezone for \$1,400, and the additional text amendment for \$2,800 was not needed because we weren't modifying the text of the ordinance under the new 2030 comp plan. (page 2 of the attached Master App .pdf)

Deed or evidence of property interest to the subject property	<input checked="" type="checkbox"/>	
Fee: \$ 950 Rezone	<input checked="" type="checkbox"/>	
\$1,400 Conditional Rezone		
\$2,800 Text Amendment		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: Matt Wilke Date 12/14/2023

DSD Planner: _____ Date _____

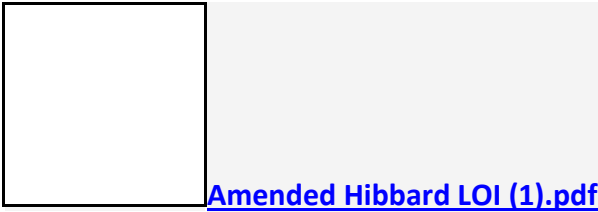
CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/29/21

The "Comp Plan Amendment" form you sent me has a map amendment, and a separate text amendment checkbox which makes much more sense than just the "zoning amendment checklist" form I submitted with the application. I should have submitted both forms.

Since the applicant intended to amend the comp plan map with the application in December 2023, can you please honor the original additional fee of \$2,800? I attached the refund I issued to the Hibbard's, and their original deposit of \$4,200 to White Barn Ventures for the application fee. (\$1,400 conditional rezone, and \$2,800 for the text amendment) to show that was the original intent of the applicant.

Amended LOI Draft

I amended the Original LOI to add the Comp Plan Map Amendment verbiage and added a little more language to the LOI to fulfill the standards required for the Comp Plan Map Amendment. Will this work for the application?



Thanks Emily,



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, April 29, 2025 8:56 AM
To: Matt Wilke <matt@mywhitebarn.com>
Cc: Eric Hibbard <info@soilsapplication.com>
Subject: RE: [External] Re: CR2023-0013

Hi Matt,

Thank you for your quick response.

For the comprehensive plan amendment, I would need a letter of intent, affidavit of legal interest, followed by the fee.

Fee breakdown based on new fee schedule:
Comprehensive Plan Amendment Base Fee - \$3200
Noticing for two (2) public hearings: \$600
Case Mapping: \$50
Fee: \$3850

After this, I will send out the first agency notice.

Thank you for your thoughts and comments related to the lot size and slopes, I will get back to you on more questions I may have while working through the staff report.

Sincerely,



Emily Bunn,

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Matt Wilke <matt@mywhitebarn.com>
Sent: Monday, April 28, 2025 7:03 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Eric Hibbard <info@soilsapplication.com>
Subject: [External] Re: CR2023-0013

Hi Emily,

Thank you for your email and questions. Its great to see this application finally moving forward!

I cc'd Eric Hibbard in this email. His email is: info@soilsapplication.com

Answers to your questions:

1. I see a Comprehensive Plan Map Amendment was not turned in with this application. The future land use for this parcel is zoned "Agriculture" and the Rural Residential Zone is not mapped out in this area in our Comprehensive Plan for 2030. The first criteria in the conditional rezone code states: "Is the proposed conditional rezone generally consistent with the comprehensive plan?" At this time, the Comprehensive Plan does not support the Rural Residential zone in this area, so without a Comprehensive Plan Map Amendment, I will not be able to provide findings in the affirmative for the first criteria. Please let me know if you plan on submitting a Comprehensive Plan map Amendment with this application.

Yes, we would like to submit a Comprehensive Plan Map Amendment with this application. We fully intended on amending the comp plan map and pay for the map amendment, but when I turned in the application the planner of the day said that because the 2030 ordinance hadn't been completed at the time (12/14/2023), & we didn't need to pay to amend the comp plan map. I even sent a \$2,800 credit back to the Hibbard's because they had overpaid me for the application I submitted.

Please let me know if there is anything I need to do to add the Comp Plan Map Amendment to this application.

2. I am also concerned about the lot sizes you are requesting. The area does have previously approved conditional use permits or administrative land divisions that created lot sizes that are more in the 4-5-acre

range (such as the parcels south of the property and off of River Ridge Rd). Proposing two (2) lots with 2.5 acres does not appear to align with the character of the area, so I would consider altering the application to reflect larger lot sizes.

1. *Recent land use decision: CR2022-0011 (Parcel R36963020) was recently denied for rezoning to R-1, and the option that may be taken to gain approval was to apply for a conditional rezone to the CR-RR zone with a development agreement limiting development to three (3) lots/3-acre lot sizes.*

The nearby CR2022-0011rezone that was given the option for a conditional rezone for (three) 3-acre average lots, is almost exactly the size of lots the Hibbard's are proposing with their 2.82-acre average lots sizes. Will that be enough to help get a staff recommendation for approval? This site is not taking any farm ground out of production and will have no negative impact to farm uses in the area. The property is not contiguous to any active farms and the small amount of traffic generated will be very minimal.

There are many other positives to developing this site that meet the policies and goals of the 2030 Comp plan, and these were listed in the letter of intent with the application. I highlighted the goals in green, and the policies in yellow.

2030 Comp Plan Analysis

The following goals and policies in the Canyon County 2030 comprehensive plan support the request:

Property Rights

1. G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and
2. P1.01.01 No person should be deprived of private property without due process of law.
3. P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.
4. G1.02.00 Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.

Population

1. G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.
2. P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.

Economic Development

1. G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

Land Use Community and Design

1. G4.01.00 Support livability and high quality of life as the community changes over time
2. P4.01.01 Maintain a balance between residential growth and agriculture that protects the rural character.

3. P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.
4. G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.
5. P4.03.02 Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
6. P4.04.01 Support development in locations where services, utilities, and amenities are or can be provided.
7. P4.05.01 Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.
8. P4.05.02 Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area.
9. P4.06.02 Encourage development design that accommodates topography and promotes conservation of agricultural land.
10. G4.07.00 Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.

Housing

1. G11.01.00 Encourage opportunities for a diversity of housing choices in the County.
2. P11.01.01 Encourage a variety of housing sizes that meet the needs of families, various age groups, and incomes.
3. G11.02.00 Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.
4. P11.02.01 Encourage subdivisions to locate where adequate services and infrastructure exists or can be provided.

Agriculture

1. P12.01.05 Direct development to land with lower irrigatable soil classifications as determined by Canyon Soil Conservation District or by the USDA Natural Resources Conservation Service.
2. P12.03.01 Restrict residential development that impacts aerial application flight patterns and operations.
3. P12.03.02 Place new structures appropriately to minimize disruption to aerial application flight patterns.

3. I am also concerned about the 15% or more slopes on the property as it could disrupt the surrounding area. Additionally, Canyon County's Comprehensive Plan for 2030 outlines that Canyon County discourages development in hazardous areas. Do you have any documentation that states it is safe to develop, such as a geologic, geotechnical, and hydrologic report? Although I am concerned about building residences on these steep slopes, I am also concerned that the private road may not be safe to travel (especially in the case of EMS response) with the steepness of the road.

The applicant is working with Golden Gate Highway District and the Wilder Fire District in regard to the driveway access(es). This application will not need a private road. GGHD met on site and did not have any preliminary concerns regarding the 2 (two) proposed driveway accesses.

The applicant also has an engineer available to assist with hillside development concerns as may be needed for preliminary/final plat approval. There has not been site engineering done yet, as we have

been waiting for this application to be assigned a planner and go through the process. Today marks 501 days since we turned in the application. It is tough to pay upfront for engineering reports when the County has been so backlogged on applications, and we don't know when the Rezone will be approved, or what reports may be needed. The reports are also time sensitive. For instance, a geo-tech is typically only considered valid for 1-2 years without updating.

The current driveway has been in constant use since the home was built in 1995 and has not been an issue for EMS or Fire in the past. That being said, the two new proposed homesites will be much closer to Gravelly Lane, and we do not anticipate any issues with access & approval from either GGHD or Fire/EMS.

Please let me know if my responses will help you make a staff recommendation of approval, or if you have any other questions.

Thank you,



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Sent: Monday, April 28, 2025 3:51 PM

To: Matt Wilke <matt@mywhitebarn.com>

Subject: CR2023-0013

Hello,

I got an email saying the property owner's email address (eric@soilapplication.com) was undeliverable. Can you please make sure he gets the below email?

Sincerely,



Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Emily Bunn
Sent: Monday, April 28, 2025 3:47 PM
To: 'Matt Wilke' <matt@mywhitebarn.com>
Cc: 'eric@soilsapplication.com' <eric@soilsapplication.com>
Subject: CR2023-0013

Hello,

I am the planner assigned to CR2023-0013. I reviewed your case and have some questions/comments:

1. I see a Comprehensive Plan Map Amendment was not turned in with this application. The future land use for this parcel is zoned "Agriculture" and the Rural Residential Zone is not mapped out in this area in our Comprehensive Plan for 2030. The first criteria in the conditional rezone code states: "Is the proposed conditional rezone generally consistent with the comprehensive plan?" At this time, the Comprehensive Plan does not support the Rural Residential zone in this area, so without a Comprehensive Plan Map Amendment, I will not be able to provide findings in the affirmative for the first criteria. Please let me know if you plan on submitting a Comprehensive Plan map Amendment with this application.
2. I am also concerned about the lot sizes you are requesting. The area does have previously approved conditional use permits or administrative land divisions that created lot sizes that are more in the 4-5-acre range (such as the parcels south of the property and off of River Ridge Rd). Proposing two (2) lots with 2.5 acres does not appear to align with the character of the area, so I would consider altering the application to reflect larger lot sizes.
 1. Recent land use decision: CR2022-0011 (Parcel R36963020) was recently denied for rezoning to R-1, and the option that may be taken to gain approval was to apply for a conditional rezone to the CR-RR zone with a development agreement limiting development to three (3) lots/3-acre lot sizes.
3. I am also concerned about the 15% or more slopes on the property as it could disrupt the surrounding area. Additionally, Canyon County's Comprehensive Plan for 2030 outlines that Canyon County discourages development in hazardous areas. Do you have any documentation that states it is safe to develop, such as a geologic, geotechnical, and hydrologic report? Although I am concerned about building residences on these steep slopes, I am also concerned that the private road may not be safe to travel (especially in the case of EMS response) with the steepness of the road.

Let me know if you have any questions, concerns, or alternations of the application you wish to add. If a response is not received by May 12, 2025, staff will process the application as is, which will lead to staff recommendation of denial to the hearing bodies.

Sincerely,



Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov

Website: www.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 **

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