Planning and Zoning Commission
Hearing Date: July 17, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**SD2022-0011**
APPLICANT/REPRESENTATIVE:	**Todd Lakey, Borton Lakey Law** **Nate Mitchell, LWD Development, Inc.**
PROPERTY OWNER:	**LWD Development, Inc.**
APPLICATION:	**Preliminary Plat – Cloud Nine Subdivision: 44 residential lots and four (4) common lots.**
LOCATION:	**Northeast of the intersection of Kingsbury Rd and Foothill Rd, Middleton. Parcel # R33827 is located in the NW ¼ of Section 02, T4N, R2W, BM, Canyon County, ID and Parcel # R37624 is located in the SW ¼ of Section 35, T5N, R2W, BM, Canyon County, ID**
ANALYST:	**Michelle Barron, Principal Planner**
REVIEWED BY:	**Dan Lister, Planning Supervisor**

REQUEST:

The applicant, Borton Lakey Law, representing LWD Development, Inc., requests approval of the preliminary plat for Cloud Nine Subdivision consisting of 44 buildable lots and four common lots on Parcels R33827 and R37624, approximately 72.8 acres. The request includes development on slopes 15% or greater and requires hillside development approval per Canyon County Code of Ordinances (CCCO) 07-17-09 and §07-17-33.

PUBLIC NOTICFICATION:

Neighbor notification within 600 feet was mailed on:	June 13, 2025
Newspaper notice published on:	June 17, 2025
Notice posted on-site on:	June 18, 2025

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1. BACKGROUND:

Prior to 2020, parcels R33827 and R37624 were deemed original parcels (CCCO §07-02-03). In 2020, a Property Boundary Adjustment was approved (AD2020-0048) to retain a 6.66-acre parcel with the home on it, with a remainder of approximately 72.81 acres. Both of the parcels cross a section line, and they cross a tax code area; therefore, there are four parcel numbers associated with the two

parcels. Parcels R33827 and R37624 represent the 72.81 acres, R33827010 and R37642010 represent the 6.66-acre parcel.

In March 2025, the subject parcel was rezoned from an "A" Zone to a "CR-R-1" zone (CR2022-0003, ***Exhibit B.4a***). The approval included a development agreement (#25-002, ***Exhibit B.4b***) subject to the following conditions:

1. *The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.*
2. *The subject parcel shall be in subjection to the Canyon County Code of Ordinance Chapter 7, Article 17 for platting with a maximum of 46 buildable lots.*
3. *Secondary dwellings must be approved through a Conditional Use Permit process.*
4. *The developer shall meet with school district officials to determine the location for bus stops and a safe route to planned stops to service the development.*
5. *The developer shall comply with CCCO §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."*

2. HEARING BODY ACTION:

Pursuant to Canyon County Ordinance Article 07-17-09(4) Commission Review:

A. *The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:*
   1. *The ordinance and standards used in evaluating the application;*
   2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*
   3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
   4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.*

B. *Upon recommendation by the commission, the preliminary plat, together with the commission's recommendation, shall be transmitted to the board.*

OPTIONAL MOTIONS:
The commission should consider the aforementioned procedures outlined per Canyon County Zoning Ordinance §07-17-09(4).

Approval of the Application: "I move to recommend approval of the preliminary plat for Cloud Nine Subdivision, Case #SD2022-0011, finding the application **does** meet the criteria for approval under Article 07-17-09 of Canyon County Zoning Ordinance **subject to the conditions listed in the staff report.**

Denial of the Application: "I move to recommend denial of the preliminary plat for Cloud Nine Subdivision, Case #SD2022-0011, finding the application **does not** meet the criteria for approval under Article 07-17-09 of Canyon County Zoning Ordinance **finding that** *[cite findings for denial based on the*

express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)].

Table the Application: "I move to continue the hearing of Cloud Nine Subdivision, Case #SD2022-0011 to a *[date certain or to a date uncertain].*

3. Preliminary Plat

Compliant			County Ordinance and Staff Review	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
			07-17-09(1)	**Application: The applicant shall file with DSD a copy of the completed subdivision application form as prescribed by the director and a copy of the preliminary plat with data as required in this section including, but not limited to, preliminary irrigation plans, the availability of irrigation water to the property, and a preliminary drainage plan. All applicable fees shall be paid at this time.**
☒	☐	☐	***Staff Analysis***	On March 4, 2022, the applicant submitted a preliminary plat application (**Exhibit A**). Preliminary plat summary and consistency review per CCCO Section 07-17-09(1)A through F, are summarized as follows (See **Exhibit B.2** *for details*): A. Form of Presentation • The preliminary plat is compliant with the required scale and drawing size (**Exhibit A.4.d**). B. Identification and Descriptive Data 1. The proposed name, Cloud Nine Subdivision, with location, section township, and range, is shown on the plat (**Exhibit A.4.D**). The name complies with Idaho Code Section 50-1307. 2. Reference by dimension and bearing to a quarter section corner is stated on page P1.0 of the plat (**Exhibit A.4.D**). 3. The name, address, and phone number of the developer, LWD Development, Inc., are located on page P1.0 of the plat (**Exhibit A.4.D**). 4. The person preparing the plat, Chad Kinkela, CK Engineering, is shown on page P1.0 of the plat (**Exhibit A.4.D**). 5. A north arrow is provided on page P1.0 of the plat (**Exhibit A.4.D**). 6. The date of preparation is stated within the surveyor's stamp on page P1.0 of the plat (**Exhibit A.4.D**). 7. A revision block with revision dates is provided on page P1.0 of the plat (**Exhibit A.4.D**). 8. A vicinity map drawn to scale is provided on the first page of the plat showing the adjacent subdivisions, Sloviaczek Subdivision, Wyatt's Hollow Subdivision, Kingsbury Estates, Lanktree Subdivision, Blessinger West Subdivision and View Ridge Estates, as well as adjacent arterial and/or collector streets (**Exhibit A.4.D**). C. Existing Conditions Data 1. Two-foot contours and slopes greater than 15% are shown on page P1.0 of the plat (**Exhibit A.4.D**).

2. Locations of existing streets, utilities, and wells are located on page P1.0 of the plat. The plat shows the location of an existing well on the parcel that this subdivision wraps around, but is not a part of. See **Exhibit A.4.D.**
3. The name, book, and page number of all adjacent subdivisions are shown on page P1.0 of the plat (**Exhibit A.4.D**).
4. The existing zoning classification is found on page P1.0 of the plat under Preliminary Development Features (**Exhibit A.4.D**).
5. The approximate acreage of the tract is found on page P1.0 of the plat under Preliminary Development Features (**Exhibit A.4.D**).
6. The boundary dimension of the tract is shown on page P1.0 of the plat (**Exhibit A.4.D**).
7. Names and addresses of adjoining property owners within 300' of the exterior boundary are shown on page P1.0 of the plat (**Exhibit A.4.D**).

D. Proposed Conditions Data

1. A 56' wide public road system is proposed (Page P1.0 of the plat; **Exhibit A.4.D**). The public street names were accepted and reserved for the subject parcel on May 6, 2025 (**Exhibit C.1**).
2. Lot dimensions including curvilinear data to scale provided on page P1.0 and P1.1 of the plat (**Exhibit A.4.D**). All lots are numbered individually. The total number of lots by type and the total are located under Preliminary Development Features on page P1.0 of the plat. No private roads are proposed.
3. Location, width, and use of easement are shown on P1.0 of the plat and described in notes on page P1.0 of the plat (**Exhibit A.4.D**).
4. A 100' wide public right-of-way and 56' wide public right-of-way shown on page P1.0 of the plat will be dedicated to Highway District #4 (**Exhibits A.4.D & C.8**).
5. The plat does not include multifamily, commercial, or industrial uses (**Exhibit A**).
6. The subdivision is not part of a larger area intended for development. Therefore, a development master plan is not required (**Exhibit A**).
7. The request does include special development - hillside. *See Section F – Special Development (below) for more information.*
8. All public roads shall be labeled "public". Spruce Grouse Ct, Dusky Hollow Dr, Quail Hollow Dr, Chukar Gulch Dr, Chukar Gulch Ct, and Grey Partridge Ct need to be updated to have (Public) following the name (**Exhibit A.4.D**).

E. Proposed Utility Methods

1. Sewage: Individual septic systems are proposed (Preliminary Engineering Note #2, 3 & 4, Page P1.0; **Exhibit A.4.D**).
2. Water Supply: Individual wells (Preliminary Engineering Note #1, 3, and 4) Page P1.0; **Exhibit A.4.D**).

				• The conditional rezone approval and development agreement conditions in 2022 did not require community systems but were based on individual well and septic systems (**Exhibit B.4a & B.4b**). The proposed water supply and sewage to each lot meet the minimum requirement. Canyon County Code currently does not have any requirements for community systems. Therefore, community systems are under the jurisdiction of DEQ and SWDH. o CCCO Section 07-17-31(2) – Subdivision Improvements states: *The commission or hearing examiner may recommend and the Board may require improvements in the subdivision, for example, curbs, gutters, sidewalks, streetlights, ribbon curbing, swales, and stormwater retention and disposal.* 3. Storm Water Disposal: Storm drainage from the roadways and lots shall be collected in roadside swales that meet the Idaho Department of Environmental Quality and Canyon Highway District No. 4's requirements. (Preliminary Engineering Notes #4, 5, and 6 Page P1.0; **Exhibit A.4.D**). Storm drainage retention locations are shown on Page P1.0 (Note 12). The retention basins will be located within easements or in the common lots (Lot 6, Block 1, and Lots 8 and 27 in Block 4). o Preliminary Plat Note #13 on Page P1.0: The Homeowners Association, underlying property owner, or adjacent property owner is responsible for all storm drainage facilities, outside the public right of way, including all routine and heavy maintenance. 4. Irrigation System: The parcels have no irrigation water rights and have never been watered for agricultural purposes. Irrigation will be delivered via individual wells for up to ½ acre, with requirements in the CCR documents for the subdivision (Preliminary Engineering Note #1, Page P1.0; **Exhibit A.4.D**). F. Utility Easement: Utility easements are shown and noted on the plat under Preliminary Development Features. (**Exhibit A.4.D**) G. Special Developments • Special development – Hillside Development is proposed. *See analysis below of CCCO 07-17-33 and **Exhibits A.4.D.*** No condominiums, planned unit developments, subdivisions for a cemetery, or areas of critical concern, such as floodplain, are proposed or contained herein.
☒	☐	☐	**07-17-09(2)**	**Acknowledgment: Upon receipt of the application, preliminary plat, and applicable fees, DSD shall acknowledge, sign, and date the application and deem it accepted.**
			Staff Analysis	On March 4, 2022, the application and plat were accepted by DSD (**Exhibit A**).
☒	☐	☐	**07-17-09(3)**	**Agency Review: A: The DSD shall transmit one copy of the preliminary plat to county departments and any such other agencies that may have jurisdiction or an interest in the proposed subdivision for their review and recommendation. B. If no written reply is received from any of the various departments or interested agencies within thirty (30) calendar days from the date of notification, approval of the preliminary plat by such department or agency will be considered to be granted.**

			Staff Analysis	A. Affected agencies were notified on June 13, 2025. *See Section 4 of this report for the list of agencies notified.* B. The following agency comments were received within 30 days of notification: 1. DSD Engineering Department (**Exhibit C.6**): • Initial DSD Engineering checklist review dated April 17, 2024, noted some changes that need to be made for the Preliminary Plat. 2. DSD GIS (**Exhibit C.1**): • The subdivision and public street names were accepted per Idaho Code Section 50-1307 and reserved for the subject parcel on May 6, 2025. A correction to the subdivision title block was requested and included in the latest version of the preliminary plat (**Exhibit A.4.D**) 3. DEQ (**Exhibit C.4**): • Troy Smith, Regional Administrator at Idaho DEQ, provided generalized comments for subdivision standards dated June 23, 2025. 4. City of Star (**Exhibit C.3**): • Shawn Nickel, Planning Director and Zoning Administrator for the City of Star, approved a waiver of the development requirements for street width, sidewalks, and streetlights for Cloud Nine Estates that is located within Star's Area of City Impact. 5. Keller Associates (County Engineer) (**Exhibit B.2.f**) • Justin Walker, PE, Keller Associates, reviewed the application package for conformance with the Canyon County Code Ordinances Article 17 and recommended approval with 5 conditions of approval. The review was based on the plat dated April 3, 2023. The plat was adjusted per Highway District requirements on October 4, 2023, and forwarded to the DSD Engineering Department on April 17, 2024. The changes were in regards to Highway District #4 road requirements. (**Exhibit A.4.D**) Although new comments were not received by the deadline for the July 17, 2025, hearing, comments were received by the following agencies for the approved rezone application (CR2022-0003): 6. Highway District #4 – HD4 (**Exhibit C.8 and A.5.h**); • The Highway District board approved a preliminary plat for the subdivision on December 6, 2023. There are five (5) conditions of approval from their September 17, 2024, letter under Preliminary Plat on page 2 of the letter. (**Exhibit C.8).** • A Kingsbury Meander CHD4 Concept plan was included with the original application (**Exhibit A.5.h)** 7. Southwest District Health Pre-Development Meeting (**Exhibit C.5**);

				• The Pre-Development Meeting notes show that there was discussion on a potential community water system. The development is not in a Nitrate Priority Area.
07-17-09(4)				**<u>Commission Review</u>: A. The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for the action taken shall specify:**
Compliant			**Code Section**	
Yes	**No**	**N/A**	**07-17-09(4)A.1**	**The ordinance and standards used in evaluating the application.**
☒	☐	☐	***Staff Analysis***	A. Idaho Code Section 67-6513 (Subdivisions); B. Idaho Code Sections 50-1301 through 50-1329 (Platting); C. Idaho Code Section 22-4503 (Right-to-Farm Act, Plat note #2); D. Idaho Code, Sections 31-3805 & 42-111 (Irrigation); and E. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).
☒	☐	☐	**07-17-09(4)A.2**	**Recommendations for conditions of approval that would minimize adverse conditions, if any.**
			Staff Analysis	Should the Commission wish to approve the subject application, staff recommends the following conditions be attached: 1) All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat. a. Construction plans/drawings shall be submitted per CCCO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning. b. Hillside Development shall show compliance with the Canyon County Zoning Ordinance 07-17-33(1)C through F. 2) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved. 3) Development shall comply with the requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and the highway district's signature on the final plat. 4) Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from Southwest District Health prior to the Board of County Commissioners' public hearing and Southwest District Health's signature on the final plat. 5) Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the Board of County Commissioners' public hearing held for the preliminary plat and prior to the Board of County Commissioners' signature on the final plat. 6) After preliminary plat approval, applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping.

				7) Draft CCR document shall be provided to DSD showing the requirement of ½ acre or less irrigation via private well prior to the Board of County Commissioners public hearing for the Preliminary Plat. 8) Construction plans are to be reviewed and approved by the County Engineer prior to construction beginning. 9) The recorded development agreement #25-025 shall be referenced on the final plat as a plat note. 10) Prior to the Board of County Commissioners public hearing on the Preliminary Plat, the applicant shall show the location of the bus stops and a safe route to planned stops to service the development per conditions in DA25-025. 11) Prior to the Board signing the final plat, a location shall be provided for a United States Postal Service community mailbox unless waived by the United States Postal Service. <u>If the commission requires community systems</u>: *12) Potable water shall be provided by a community water system.* *13) The development shall be served by a centralized sewer system meeting all applicable regulations unless theapplicant can demonstrate how individual septic systems prevent contamination of groundwater to the maximum extent practical.*
☒	☐	☐	**07-17-09(4)A.3**	**The reasons for recommending the approval, conditional approval, modification, or denial, and**
			Staff Analysis	*See Sections 2, 3 & 6 of this report*
☒	☐	☐	**07-17-09(4)A.4**	**If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.**
			Staff Analysis	*See Section 2 of this report*

Special Developments 07-17-33(1)A - Hillside Development Evaluation				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-17-33 (1)**	**A. Hillside Development Evaluation:** **1. All hillside development proposals shall give consideration to desirable land use planning, soil mechanics, engineering geology, hydrology, and civil engineering. The evaluation includes, but is not limited to:** **(A) Planning of development to fit the topography, soils, geology, hydrology and other conditions existing on the proposed site;** **(B) Orienting development to the site so that grading and other site preparation is kept to a minimum; i.e., use of building or road envelopes, and no build areas;** **(C) Shaping of essential grading to complement the natural landforms and to minimize padding and terracing of building sites;** **(D) Division of land tracts into smaller workable units on which construction can be completed within one construction season, so**

				that large areas are not left bare and exposed during the winter-spring runoff period; and **(E) Completion of paving as rapidly as possible after grading.** **2. Areas having soil, geology, or hydrology hazards shall not be developed unless it is shown that their limitations can be overcome; that hazard to life or property will not exist; and that the safety, use, or stability of a public way or drainage channel is not jeopardized.** **B. Required Data: The developer shall retain professional expertise to obtain the following information, which is required by the commission:** **1. Soil Reports: For any proposed hillside development, a soils report shall be submitted with the preliminary plat. This report shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures, design criteria for corrective measures, and opinions and recommendations covering the adequacy of sites to be developed.** **2. Geology Reports: For any proposed hillside development, a geology report shall be submitted with the preliminary plat. This report shall include an adequate description of site geology and an evaluation of the relationship between the proposed development and the underlying geology, and recommendations for remedial actions.** **3. Hydrology Report:** **(A) For any proposed hillside development, a hydrology report shall be submitted with the preliminary plat. This report shall include an adequate description of the hydrology, conclusions, and recommendations regarding the effect of hydrologic conditions on the proposed development, and opinions and recommendations covering the adequacy of sites to be developed.** **(B) Flood frequency information shall be provided for the area proposed for the development, if applicable.** **C. Grading and Drainage Plan:** **1. A preliminary grading and drainage plan shall be submitted with each hillside preliminary plat proposal and shall include the following information:** **(A) Approximate limiting dimensions, elevations or finish contours to be achieved by the grading, including all cut and fill slopes, proposed drainage channels and related construction;** **(B) Preliminary plans and approximate locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed; and** **(C) A description of methods to be employed in disposing of soil and other material that is removed from the grading site, including the location of the disposal site.**

				2. A final grading plan shall be submitted with each final plat and include the following information: **(A) Limiting dimensions, elevations or finish contours to be achieved by the grading, including all proposed cut and fill slopes and proposed drainage channels and related construction;** **(B) Detailed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed; and** **(C) A schedule showing when each stage of the project will be completed, including the total area of soil surface which is to be disturbed during each stage together with estimated starting and completion dates. In no event shall the existing "natural" vegetative ground cover be destroyed, removed or disturbed more than fifteen (15) calendar days prior to the grading.** **D. Development Standards:** **1. Soils:** **(A) Fill areas shall be prepared by removing organic material, such as vegetation and rubbish and any other material which is determined by the soils engineer to be detrimental to proper compaction or otherwise not conducive to stability.** **(B) Cuts and fills shall be designed to provide safety, stability and adequate setback from property lines in accordance with County standards, drawings and specifications.** **2. Roadways:** **(A) Road alignments shall reasonably follow natural terrain and no unnecessary cuts or fills shall be allowed.** **(B) One-way streets, in interior subdivision roads only, shall be permitted and encouraged where appropriate for the terrain and when public safety would not be jeopardized. When approved by the County, the one-way street may have a thirty-foot (30') right-of-way instead of a sixty-foot (60') right-of-way.** **(C) The width of the graded section shall extend three feet (3') beyond the curb back or edge of pavement on both the cut and fill sides of the roadway. If sidewalks are to be installed parallel to the roadway, the graded section shall be increased by the width of the sidewalk plus one foot (1') beyond the curb back.** **(D) Ribbon curbing and swales or concrete curb and gutter shall be installed along both sides of paved roadways, when required by the Board.** **(E) A pedestrian walkway plan may be required.** **3. Driveways And Parking Areas: Combinations of collective private driveways, cluster parking areas and on street, parallel parking ways may be used to attempt to optimize the objectives of minimum soil**

				disturbance, minimize impervious cover, and enhance the excellence of design and aesthetic sensitivity. **E. Vegetation and Revegetation:** **1. The developer shall submit a slope stabilization and revegetation plan which shall include a complete description of the existing vegetation, the vegetation to be removed and the method of disposal, the vegetation to be planted, and slope stabilization measures to be installed. The plan shall include an analysis of the environmental effects of such operations, including the effects it may have on slope stability, soil erosion, water quality and fish and wildlife.** **2. Vegetation sufficient to stabilize the soils shall be established on all disturbed areas as each stage of grading is completed. Areas not contained within lot boundaries shall be protected with perennial vegetal cover after all construction is completed. Efforts shall be made to plant those species that tend to recover from fire damage and do not contribute to a rapid rate of fire spread.** **3. The developer shall be fully responsible for any destruction of native vegetation proposed and approved for retention. He shall carry the responsibility both for his own employees and for all subcontractors from the first day of construction until the notice of completion is filed. The developer shall be responsible for replacing such destroyed vegetation in kind or its equivalent.** **F. Maintenance: The owner of any private property on which grading or other work has been performed, pursuant to a grading plan approved or a building permit granted under the provisions of this chapter, shall continuously maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures or means, and other protective devices, plantings and ground cover installed or completed.**
			Staff Analysis	Geotechnical reports and plans have been submitted (**See Exhibits within A.4.D and A.5**) and reviewed by the County Engineer, and any requirements have been addressed with the approval of the Preliminary Plat by Keller Associates with the conditions of approval. (**Exhibit B.2.f)**

4. AGENCY COMMENTS:

Agencies including the Middleton Fire Protection District, State Fire Marshall, Black Canyon Irrigation District, Highway District No. 4, Middleton School District, Idaho Transportation Department, Caldwell Transportation, Idaho Power, Intermountain Gas, CenturyLink, Ziply, US Postal Service, Canyon County Building Department, Canyon County Code Enforcement Department, Canyon County Engineering Department; Canyon County GIS Department; Idaho Department of Environmental Quality, Idaho Department of Water Resources (Water Rights), Southwest District Health, the City of Middleton and the City of Star were notified of the subject application.

Pursuant to Canyon County Ordinance §01-17-07B Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow

sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

Staff received agency comments from the Idaho Transportation Department, DSD GIS Department, the City of Star, DEQ, and DSD Engineering Department. All agency comments received by the materials deadline are located in ***Exhibit C.***

5. PUBLIC COMMENTS:

Staff received three (3) written public comment by the materials deadline of July 7, 2025. The comments received all expressed concerns for traffic and the road building, dust and erosion control, septic concerns, noise during construction and wells. (**Exhibit D.1, 2 and 3**).

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed preliminary plat is **compliant** with Canyon County Ordinance 07-17-09. A full analysis is detailed within the staff report. Should the Commission wish to approve the preliminary plat, staff-recommended conditions may be found in section 5 of this report, criteria 07-17-09(4)A.2.

7. EXHIBITS:

A. Application Packet & Supporting Materials:

1. Master Application
2. Preliminary Plat Application Narrative
3. Subdivision Worksheet
4. Preliminary Plat
    a. Preliminary Plat dated December 9, 2021
    b. Preliminary Plat dated March 31, 2023
    c. Preliminary Plat dated October 5, 2023 (due to HD4 required changes for roads)
    d. Preliminary Plat dated June 10, 2025 (after planner and GIS review)
5. Applicant Engineered Reports and Documentation
    a. Lot Slope Exhibit, dated January 2, 2022
    b. Geotechnical Report by Site Consulting LLC, dated June 30, 2022
    c. Grading Exhibit, dated August 9, 2022
    d. Preliminary Drainage, dated August 10, 2022
    e. Revegetation Report, dated March 28, 2023
    f. Drainage Area Exhibit, dated October 5, 2023
    g. Preliminary Drainage Calculations, dated October 5, 2023
    h. Kingsbury Meander CHD4 Concept Plan

B. Supplemental Documents:

1. Property Tool Report – R33827 and R37624
2. <u>DSD Preliminary Plat Review</u>
    a. Preliminary Plat Checklist DSD Planner Review – June 9, 2025
    b. Preliminary Plat Review markup by Planner – June 9, 2025
    c. Preliminary Plat Checklist DSD Engineering Review– April 17, 2024
    d. Keller Associates (as County Engineer) – January 17, 2023

e. CK Engineering Comments – March 31, 2023
f. Keller Associates (as County Engineer) approval of Preliminary Plat - April 4, 2023

3. Case Maps
   a. Aerial
   b. Vicinity
4. Previous Approvals
   a. Conditional Rezone - CR2022-0003 – Findings of Fact, Conclusions of Law and Order, signed by the Board of County Commissioners on March 11, 2025.
   b. Development Agreement #25-002 recorded on March 12, 2025 (Inst. No. 2025-008414)
   c. Property Boundary Adjustment – AD2022-0048 recorded on April 22, 2022 (Inst. No. 2022-019260)

C. Agency Comments:

1. DSD GIS Department, received May 6, 2025
2. Idaho Transportation Department (ITD), received June 17, 2025
3. City of Star, received June 3, 2025
4. DEQ, received June 23, 2025
5. SWDH Pre-Development Meeting Notes, dated September 13, 2024
6. DSD Engineering Department, received April 17, 2024
7. DSD Engineering Department, received October 10, 2024
8. Highway District #4 (HD4), received September 17, 2024

D. Public Comments:

1. David Meine, received July 1, 2025
2. Dean Coombs, received July 7, 2025
3. George Quenzer, received July 7, 2025

Exhibit A.1

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME: LWD. Development, INC
	MAILING ADDRESS: 210 E Murray Street, Boise 83714
	PHONE: 208-941-2688 EMAIL: nate.mitchelleymail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: [signature] Vice President *Date:* 1-12-2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: TODD LAKEY
	COMPANY NAME: BORTON-LAKEY
	MAILING ADDRESS: 141 E CARLTON AVE MERIDIAN, ID
	PHONE: 208-908-4415 EMAIL: todd@borton-lakey.com

SITE INFO	STREET ADDRESS: 7924 West Kingsbury Drive
	PARCEL #: A LOT SIZE/AREA: 72.18 AC
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SW 1/4 SECTION: 35 TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: FLOODZONE (YES/NO): NO

HEARING LEVEL APPS	____CONDITIONAL USE	____COMP PLAN AMENDMENT	X CONDITIONAL REZONE
	X ZONING AMENDMENT (REZONE)	____DEV. AGREEMENT MODIFICATION	____VARIANCE > 33%
	____MINOR REPLAT	____VACATION	____APPEAL
	____SHORT PLAT SUBDIVISION	X PRELIMINARY PLAT SUBDIVISION	____FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	____ADMINISTRATIVE LAND DIVISION	____EASEMENT REDUCTION	____SIGN PERMIT
	____PROPERTY BOUNDARY ADJUSTMENT	____HOME BUSINESS	____VARIANCE 33% >
	____PRIVATE ROAD NAME	____TEMPORARY USE	____DAY CARE
	____OTHER____		

CASE NUMBER: CR2022-0003 DATE RECEIVED: 3.4.22

RECEIVED BY: SD2022-0011 APPLICATION FEE: $3245 CK MO CC CASH

CL

SD $2010.00
CR $1,235.00
$3245.00

SCANNED

Revised 1/3/21

Initial:_____ Date:_____

15-370

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140 • Caldwell, Idaho • 83605 • Phone (208) 454-7458
Fax: (208) 454-6633 • www.canyoncounty.org/dsd

APPLICATION FOR HILLSIDE DEVELOPMENT

(Canyon County Zoning Ordinance § 07-17-33)

Applicant(s): LWD, Development, LLC (Name) 208-941-2688 (Daytime Telephone Number)

210 E. Murray St. (Street Address) Boise, ID (City, State) 83714 (Zip)

Location of Subject Property: Foothill + Kingsbury (Two Nearest Cross Streets or Property Address) (City)

Assessor's Account Number(s): R_____ Section _____ Township _____ Range _____

Hillside development is defined by the Canyon County Code of Ordinances §07-02-03: Any development or that portion of a development located in terrain having a maximum slope exceeding fifteen percent (15%), except where evidence is provided that no construction or development shall take place on slopes greater than fifteen percent (15%).

In order to preserve, enhance, and promote the existing and future appearance and resources of hillsides, maximum retention of natural topographic features and qualities of the following shall be considered during the subdivision review process:

- Skyline and ridge tops;
- Rolling grassy land forms, including knolls, ridges, and meadows;
- Tree and shrub masses, grass, wild flowers and topsoil;
- Rock outcroppings;
- Stream beds, draws and drainage swails, especially where tree and plant formations occur; and
- Characteristic vistas and scenic panoramas.

All hillside development proposals shall take into account current application of desirable land use planning, soil mechanics, engineering geology, hydrology, civil engineering, environmental and civic design, architecture and landscape architecture.

Please answer the following questions:

1. Is any portion of your property within a flood way or flood zone? ☒ No ☐ Yes

2. Does any portion of your property have slopes of more than fifteen percent (15%)?
   ☐ No ☒ Yes If Yes, what percentage 40%

3. What is the proposed name of your subdivision? Cloud Nine Estates

4. How many total nonresidential and residential lots is your proposing?
   Residential 46 Non-residential 1

5. Of the total lots you are requesting, how many lots are affected by the proposed hillside development? Residential 40 Non-residential 1 Road(s) ALL

REQUIRED SUBMISSION INFORMATION

The subdivider shall retain professional expertise to obtain the following information:

C. **Grading and Drainage Plan** (CCZO 07-17-33 (1)(C)

Preliminary Grading Plan and Drainage Plan shall be submitted with each hillside preliminary plat proposal and shall include the following information (CCZO 07-17-33(1)(C)):

A. Approximately limiting dimensions, elevations or finish contours to be achieved by the grading, including all cut and fill slopes, proposed drainage channels and related construction;

B. Preliminary plans and approximate locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed;

C. A description of methods to be employed in disposing of soil and other material that is removed from the grading site, including the location of the disposal site.

Final Grading Plan shall be submitted with each final plat and include the following information (CCZO 07-17-33(1)(C)(2)):

A. Limiting dimensions, elevations or finish contours to be achieved by the grading, including all proposed cut and fill slopes and proposed drainage channels and related construction;

B. Detailed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed;

C. A schedule showing when each stage of the project will be completed, including the total area of soil surface which is to be disturbed during each stage together with estimated starting and completion dates.

NOTE: *In no event shall existing "natural" vegetative ground cover be destroyed, removed or disturbed more than fifteen (15) days prior to the grading.*

D. **Development Standards (CCZO 07-17-33(1)(D))**

1. **Soils:**

A. Fill areas shall be prepared by removing organic material, such as vegetation and rubbish and any other material which is determined by the soils engineer to be detrimental to proper compaction or otherwise not conducive to stability.

B. Cuts and fills shall be designed to provide safety, stability, and adequate setback from property lines in accordance with county standards drawings and specifications.

2. **Roadways:**

A. Road alignments shall reasonably follow natural terrain and no unnecessary cuts or fills shall be allowed.

B. One-way streets, in interior subdivision roads only, shall be permitted and encouraged where appropriate for terrain and when public safety would not be jeopardized. When approved by the county the one-way street may have a thirty foot (30') right-of-way instead of a sixty foot (60') right-of-way.

C. The width if the graded section shall extend three feet (3') beyond the curb back or edge of pavement on both the cut and fill sides of the roadway. If sidewalks are to be installed parallel to the roadway, the graded section shall be increased by the width if the sidewalk plus one foot (1') beyond the curb back.

D. Ribbon curbing and swales or concrete curb and gutter shall be installed along both sides of paved roadways, when required by the Board.

E. A pedestrian walkway plan may be required.

3. **Driveways and Parking Areas:** Combinations of collective private driveways, cluster parking areas and on-street, parallel parking ways may be used to attempt to optimize the objectives of minimum soil disturbance, minimum impervious cover, and enhance the excellence of design and aesthetic sensitivity.

E. **Vegetation and Revegetation Plan** (CCCO 07-17-33(1)(E)(1-3))

The ***Slope Stabilization and Re-Vegetation Plan*** shall be submitted with the hillside application and include the following:

1. A complete description of the existing vegetation, the description of the vegetation to be removed and the method of disposal, the vegetation to be planted and slope stabilization measures to be installed. The plan shall include an analysis of the environmental effects of such operations, including the effects it may have on slope stability, soil erosion, water quality and fish and wildlife.

2. Vegetation sufficient to stabilize the soils shall be established on all disturbed areas as each stage of grading is completed. Areas not contained within lot boundaries shall be protected with perennial vegetal cover after all construction is completed. Efforts shall be made to plant those species that tend to recover from fire damage and do not contribute to a rapid rate of fire spread.

3. The developer shall be fully responsible for any destruction of native vegetation proposed and approved for retention. He shall carry the responsibility both for his own employees and for all subcontractors from the first day of construction until the notice of completion is filed. The developer shall be responsible for replacing such destroyed vegetation in kind or its

equivalent.

F. **Maintenance Plan** (CCZO 07-17-33(1)(F))

The owner of any private property on which grading or other work has been performed pursuant to a grading plan approved or a building permit granted under the provisions of this ordinance shall continually maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures or means, and other protective devices, plantings and ground cover installed or completed.

Hillside Development Requirements

The following checklist may be utilized by the Subdivision Review Team when reviewing your Hillside Development application to determine if you comply with Canyon County standards and ordinances. As the applicant, we welcome you to copy this form and use it for your own checklist.

YES	NO	Standard Assessed
☐	☐	Planning of development to fit the topography, soils, geology, hydrology and other conditions existing on the proposed site.
☐	☐	Orienting development to the site so that grading and other site preparation is kept to a minimum.
☐	☐	Shaping essential grading to complement the natural landforms and to minimize padding and terracing of building sites.
☐	☐	Division of land tracts into smaller workable units on which construction can be completed within one construction season so that large areas are not left bare and exposed during the winter-spring runoff period.
☐	☐	Completion of paving as rapidly as possible after grading.
☐	☐	Allocation of areas not well suited for development because of soil, geology or hydrology limitations for open space and recreation uses.
☐	☐	Consideration of view from and of the hills.
☐	☐	Areas having soil, geology or hydrology hazards shall not be developed unless it is shown that their limitation can be overcome.

========== Applicant Acknowledgement and Signature ==========

I, the undersigned acknowledge that the required hillside development plans have been submitted according to the requirements outlined in Canyon County Code 07-17-33.

I acknowledge that the Development Services Department may uphold the processing of my plat until all appropriate paperwork has been submitted and approvals obtained.

Signed: _____ LWD, Dev. _____ Date: 9 / 27 / 2022
Applicant/Property Owner (Application Submitted)

ACCEPTED BY THE DEVELOPMENT SERVICES DEPARTMENT

Signed: _____ Date: _____/_____/_____
Director / Staff

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

THORNTON BYRON LLP
P.O. BOX 7156
BOISE, IDAHO 83707-1156

2021-085657
RECORDED
12/17/2021 08:53 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 SCARDENAS $15.00
TYPE: DEED
THORNTON BYRON LLP
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED
(Kingsbury Parcel A)

For Value Received, Richard M. Phillips, an unmarried man ("Grantor"), does hereby grant, bargain, sell and convey unto LWD Development, Inc., an Idaho corporation ("Grantee"), whose current address is 210 Murray Street, Boise, Idaho 83714, all of his right, title and interest in and to that certain real property located in Canyon County, Idaho, more particularly described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises with its appurtenances unto Grantee and its heirs and assigns forever. And Grantor does hereby covenant to and with Grantee that Grantor is the owner in fee simple of the said premises; that the said premises is free from all encumbrances except the current year's taxes, levies and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument effective the 16th day of December, 2021.

Grantor:

Richard M. Phillips

SCANNED
Page 1 of 4
04/05/2022 12:28 PM
Initial: Date:

EXHIBIT A
LEGAL DESCRIPTION

A portion of the SW 1/4 of the SW 1/4 of Section 35, T.5N., R.2W. of Boise Meridian, Canyon County, Idaho and a portion of Government Lot 4 of Section 2, T.4N., R.2W. of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

BEGINNING at a common corner of said Section 2 and said Section 35;

thence along the West boundary line of said Section 35 North 00°20'12" East, 1,317.87 feet to the S 1/16 corner of said Section 35;

thence along the North boundary line of said SW 1/4 of the SW 1/4 of Section 35 South 89°43'05" East, 1,320.81 feet to the SW 1/16 corner of said Section 35;

thence along the East boundary line of said SW 1/4 of the SW 1/4 of Section 35 South 00°18'55" West, 1,317.61 feet to the NE corner of said Government Lot 4 of Section 2;

thence along the East boundary line of said Government Lot 4 South 00°55'56" West, 1,303.61 feet to the SE corner of said Government Lot 4;

thence South boundary line of said Government Lot 4 North 89°15'01" West, 1,329.90 feet to the SW corner of said Government Lot 4;

thence along the West boundary line of said Government Lot 4 North 01°19'00" East, 1,292.62 feet to the **POINT OF BEGINNING.** Containing 79.47 acres, more or less.

EXCEPTING THEREFROM:

A portion of the SW 1/4 of the SW 1/4 of Section 35, T.5N., R.2W. of Boise Meridian, Canyon County, Idaho and a portion of Government Lot 4 of Section 2, T.4N., R.2W. of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

Commencing at a common corner of said Section 2 and said Section 35;

thence along the West boundary line of said Section 35 North 00°20'12" East, 99.07 feet;

thence leaving said West boundary line South 89°37'39" East, 40.00 feet to the **REAL POINT OF BEGINNING;**

thence continuing South 89°37'39" East, 342.46 feet; thence

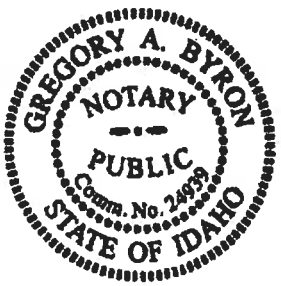
North 22°51'51" East, 54.33 feet;

thence 106.89 feet along the arc of a non-tangent curve to the left, said curve having a radius of 278.12 feet, a central angle of 22°01'17" and a long chord which bears South 72°59'21" East, 106.24 feet;

STATE OF IDAHO)
SS.
COUNTY OF ADA)

On this 16th day of December, 2021, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared Richard M. Phillips, known or identified to me to be the person who executed the within and foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



NOTARY PUBLIC, State of Idaho
Residing at: Nampa, Idaho
Commission expires: November 13, 2025

thence 45.48 feet along the arc of said reverse curve to the right, said curve having a radius of 32.50 feet, a central angle of 80°10'20" and a long chord which bears South 43°54'50" East, 41.86 feet;

thence South 03°49'39" East, 311.37 feet;

thence 32.02 feet along the arc of curve to the left, said curve having a radius of 330.00 feet, a central angle of 05°33'32" and a long chord which bears South 06°36'26" East, 32.00 feet;

thence South 09°23'12" East, 185.38 feet;

thence South 10°03'06" East, 7.66 feet;

thence North 89°25'51" West, 488.90 feet;

thence South 33°28'05" West, 135.44 feet;

thence North 01°19'00" East, 555.19 feet to a point on the North boundary line of said Section 2;

thence North 00°20'12" East, 99.38 feet to the **REAL POINT OF BEGINNING.** Containing 6.66 acres, more or less.

CONTAINING A NET OF 72.81 ACRES, MORE OR LESS.

PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT

CLOUD NINE ESTATES

A PARCEL OF LAND BEING LOCATED IN THE SW 1/4 OF SW 1/4 OF SECTION 35, T. 5N., R. 2W., BOISE MERIDIAN
CANYON COUNTY IDAHO
JULY 2021

NOTES:

- BENCHMARKS -
-MAG RISE-
CONTROL POINT 1/2" IRON PIN
NORTHING 8716.69
EASTING 1820.70
ELEVATION 2970.67

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACREAGE	71.50 AC
TOTAL NUMBER OF LOTS/UNITS	39
GROSS DENSITY	1.7
TYPICAL LOT SIZE	11,000 SQ FT
MINIMUM LOT SIZE	10,000 SQ FT
AVERAGE LOT SIZE	12,000 SQ FT
STREETS	5,000 SQ FT/LINEAR FOOT
COMMON AREA	5.00 AC (7.0% OF GROSS)
PROPOSED ZONING	R-1
PROPOSED SEWER/WATER	CENTRAL SEWER & WATER
FRONT YARD SETBACK	20 FT
SIDE	5 FT
REAR	30 FT
MIN. WIDTH AND DEPTH	80 FT
TOTAL	100 FT

MANAGER

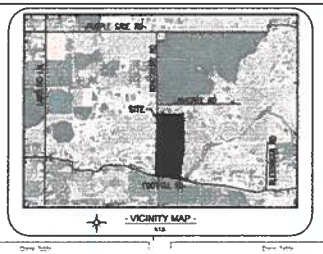
SURVEYOR

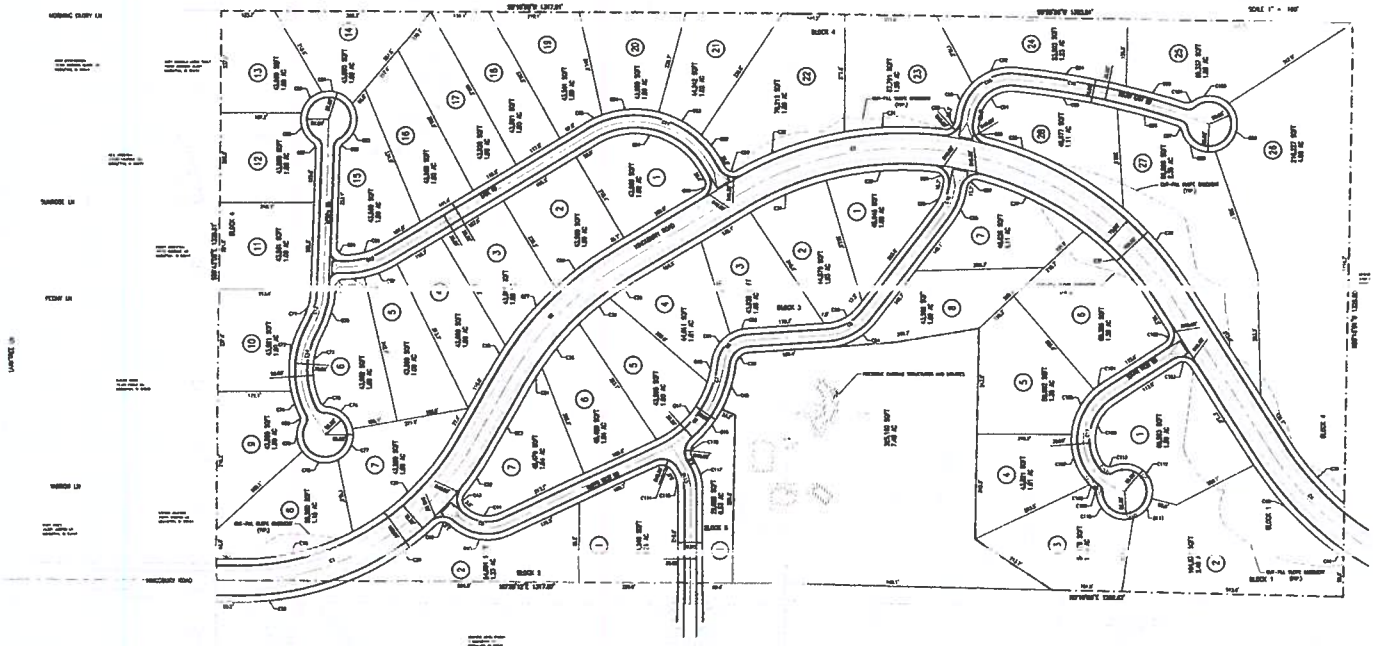
ENGINEER

- LEGEND -

EXISTING PROPERTY BOUNDARY LINE	PROPERTY BOUNDARY LINE
EXISTING LOT LINE	LOT LINE
EXISTING SECTION LINE	SECTION LINE
EXISTING RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EXISTING EASEMENT LINE	EASEMENT LINE
EXISTING FENCE	FENCE
EXISTING SANITARY SEWER LINE W/ MANHOLE	SANITARY SEWER LINE W/ MANHOLE
EXISTING GAS LINE	WATER MAIN
EXISTING IRRIGATION RISER	IRRIGATION RISER
EXISTING EDGE OF PAVEMENT	EDGE OF PAVEMENT
EXISTING EDGE OF DIRT ROAD	EDGE OF DIRT ROAD
EXISTING BOTTOM OF DITCH	BOTTOM OF DITCH
EXISTING TOP OF BANK	TOP OF BANK
EXISTING SIDEWALK	

- VICINITY MAP -

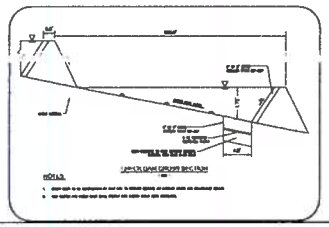


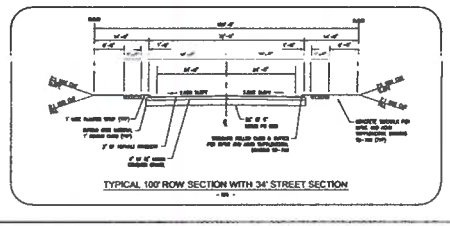


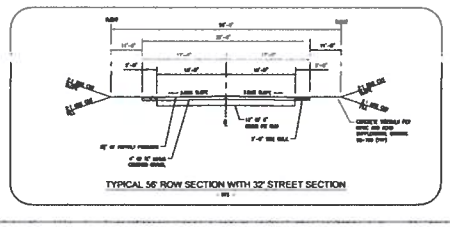
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C1	844.48	610.16	088.5169	S22° 57' 02"E	814.84
C2	384.88	775.15	028.3410	S49° 28' 17"E	381.01
C3	1122.25	738.21	086.1178	S13° 05' 39"W	1023.02
C4	346.91	716.68	049.8058	S47° 13' 03"W	340.67
C5	118.32	900.00	007.3927	S88° 45' 34"W	118.24
C6	488.66	258.13	036.5576	S42° 34' 29"E	157.53
C7	98.15	258.12	022.0344	S72° 59' 31"E	95.34
C8	84.66	68.50	070.1723	S43° 34' 30"E	77.92
C9	104.57	122.00	049.1082	S38° 22' 34"E	101.39
C10	58.84	125.00	026.5932	S66° 13' 31"E	58.48
C11	314.16	200.00	090.0000	S14° 09' 57"W	282.84
C12	113.76	200.00	032.3907	S34° 48' 20"E	112.24
C13	84.67	200.63	027.1164	S70° 48' 04"E	83.78
C14	197.84	228.00	056.5788	N69° 42' 00"E	189.87
C15	148.48	100.00	085.0780	S30° 56' 27"E	135.21
C16	482.15	1000.00	014.7988	S12° 54' 08"W	480.80
C17	391.68	125.00	133.6886	S69° 16' 25"W	238.85
C18	276.56	960.67	008.5433	S19° 15' 39"E	276.56
C19	258.27	925.57	022.5731	S48° 53' 58"E	256.49
C20	246.58	685.19	021.2297	S37° 15' 08"E	243.19
C21	228.89	568.19	032.0113	S63° 48' 24"E	226.44
C22	101.41	600.47	008.7073	S52° 48' 31"E	101.31
C23	165.39	6339736.89	0000.0242	S89° 13' 31"E	165.39
C24	49.88	600.11	004.3950	S88° 02' 09"E	49.79
C25	52.43	765.11	003.5261	S86° 14' 44"E	52.42
C26	133.78	857.00	011.4502	S80° 09' 23"E	133.64
C27	177.39	765.11	013.2791	S48° 38' 44"E	176.98
C28	168.79	704.36	012.6868	S38° 38' 17"E	168.46
C29	92.32	685.86	007.7577	S48° 25' 34"E	92.25
C30	53.88	685.11	005.4857	N33° 47' 34"W	53.63
C31	198.82	685.87	013.4227	S23° 03' 05"E	198.41
C32	284.72	765.21	019.3949	S18° 41' 13"E	283.67
C33	234.84	985.21	021.4448	S04° 22' 47"E	238.33
C34	256.67	765.21	017.1046	S04° 29' 34"W	255.80
C35	263.88	765.12	019.7599	S27° 05' 23"W	262.56
C36	173.87	685.10	023.8094	S36° 46' 07"W	172.66
C37	220.37	685.22	019.9988	S17° 17' 37"W	219.41
C38	229.96	765.21	049.7065	S48° 48' 18"W	229.14
C39	161.36	685.86	013.7332	S68° 23' 28"E	160.62
C40	264.38	765.86	019.8059	N4° 12' 03"E	262.85
C41	26.37	765.86	002.1762	S30° 52' 42"W	26.36
C42	30.69	30.69	085.3534	N88° 21' 16"E	27.77
C43	30.69	30.69	085.3534	S00° 25' 54"W	27.77
C44	65.19	77.85	047.7927	S20° 43' 31"W	63.31
C45	151.17	138.00	047.8051	S00° 36' 47"W	142.53
C46	88.33	218.12	018.4238	S52° 46' 38"E	88.15
C47	181.73	222.12	046.8788	S46° 36' 32"E	176.79

Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C48	46.34	222.12	011.8530	N59° 01' 21"W	46.25
C49	108.88	278.19	022.0214	S72° 08' 31"E	108.24
C50	45.48	22.50	083.1733	S43° 36' 58"E	41.66
C51	81.37	60.50	052.5442	N52° 44' 27"W	78.45
C52	43.36	60.50	027.3541	S31° 38' 17"E	42.15
C53	68.57	94.00	041.4483	N38° 22' 54"W	76.12
C54	126.26	139.00	048.4882	S38° 22' 54"E	134.67
C55	43.82	97.00	025.5902	N68° 13' 37"E	44.81
C56	71.01	153.00	026.3982	N68° 13' 31"E	70.37
C57	22.89	20.00	094.1317	S32° 27' 36"E	20.39
C58	22.89	20.00	094.1317	S52° 24' 29"W	20.39
C59	26.82	20.00	085.3852	N14° 56' 58"E	27.69
C60	31.42	20.00	090.0000	S76° 38' 04"E	28.28
C61	276.19	172.00	092.0200	N14° 01' 57"E	343.34
C62	86.51	228.00	018.7143	N58° 48' 31"E	86
C63	112.56	228.00	028.2857	S38° 56' 31"W	
C64	134.39	228.00	033.6225	S67° 08' 08"E	
C65	43.91	228.00	011.0340	N79° 11' 19"E	43.84
C66	61.90	172.00	020.5406	N72° 41' 41"W	98.84
C67	92.39	229.00	070.5055	S31° 57' 38"E	91.94
C68	47.85	229.00	012.0256	S50° 38' 35"E	47.77
C69	28.88	19.69	088.8252	N44° 09' 12"W	27.97
C70	107.30	229.00	026.8854	N24° 53' 38"W	106.30
C71	82.26	172.00	027.3883	S72° 06' 25"W	81.48
C72	162.85	229.00	040.8243	S80° 52' 28"E	159.41
C73	160.27	172.00	053.3886	N68° 06' 54"W	154.54
C74	36.33	229.00	044.8579	S70° 28' 08"W	36.17
C75	31.39	20.00	081.1306	N39° 37' 15"E	28.35
C76	83.99	65.00	073.8844	S40° 50' 28"E	77.67
C77	84.52	65.00	074.5044	N33° 08' 17"E	78.68
C78	62.71	65.00	051.7236	S13° 08' 38"W	60.65
C79	68.88	65.00	060.7423	S84° 08' 38"W	65.53
C80	16.88	20.00	053.9828	N58° 08' 08"W	16.19
C81	31.71	20.00	090.8418	N52° 08' 08"E	28.48
C82	15.41	20.00	035.3181	S01° 24' 04"E	15.03
C83	102.36	65.00	090.2263	N37° 54' 08"W	92.13
C84	83.79	53.50	071.8753	S77° 22' 08"W	78.54
C85	71.32	65.00	062.8304	S48° 37' 34"E	67.80
C86	76.12	65.00	067.1002	N68° 33' 18"E	71.85
C87	75.91	20.00	015.6161	N53° 46' 51"E	16.88
C88	28.29	20.00	080.5887	N30° 13' 37"W	27.43
C89	28.29	20.00	080.5887	S50° 16' 00"W	27.43
C90	78.85	139.00	034.8378	N82° 03' 25"W	78.85
C91	168.88	73.00	080.8985	S36° 08' 37"E	97.35
C92	112.08	138.00	080.1328	S49° 31' 16"E	108.48
C93	242.32	1772.00	007.8415	S08° 37' 05"W	242.33
C94	237.24	1628.00	008.0731	N08° 34' 28"E	237.33

Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C95	141.40	1020.00	004.4247	S12° 36' 02"W	141.28
C96	142.44	1772.00	004.6058	S12° 41' 20"W	142.41
C97	19.81	30.00	056.7575	S46° 22' 14"W	19.01
C98	98.01	60.00	093.5728	N31° 05' 41"E	68.71
C99	148.36	66.00	123.7482	N34° 33' 56"W	114.85
C100	90.38	65.00	088.1393	S82° 37' 36"W	83.74
C101					
C102	31.42	20.00	089.9970	N27° 55' 25"W	28.28
C103	31.41	20.00	089.9886	N17° 05' 25"E	28.28
C104	23.75	153.00	008.8938	S33° 17' 48"E	23.72
C105	113.82	153.00	044.2981	N52° 46' 08"W	114.75
C106	135.45	97.00	091.7994	S78° 44' 44"E	124.21
C107	126.44	153.00	048.2886	S76° 09' 24"W	124.70
C108	13.48	153.00	005.0483	S43° 38' 08"W	13.48
C109	14.89	36.00	042.9432	S82° 31' 39"W	14.84
C110	118.37	65.00	102.3884	N32° 42' 32"E	101.44
C111	84.31	65.00	056.9979	N48° 25' 18"W	81.77
C112	148.77	65.00	130.4825	S48° 25' 18"E	117.88
C113	27.83	20.00	079.1702	S73° 47' 38"E	25.68
C114	38.24	27.00	084.2222	S13° 36' 22"E	34.93
C115	38.77	72.00	030.8987	N04° 36' 33"E	38.30
C116	53.84	100.00	030.8987	N04° 36' 33"E	53.19
C117	66.93	136.00	028.2482	N04° 36' 33"E	66.26
C118	37.22	27.00	078.9753	S81° 02' 28"E	34.37







PRELIMINARY PLAT FOR
CLOUD NINE ESTATES

CK ENGINEERING
1309 E. IDAHO ST., SUITE 102
CALDWELL ID 83605
PHONE 208-630-7962

LOT DIMENSION PLAN VIEW

SHEET P1.0

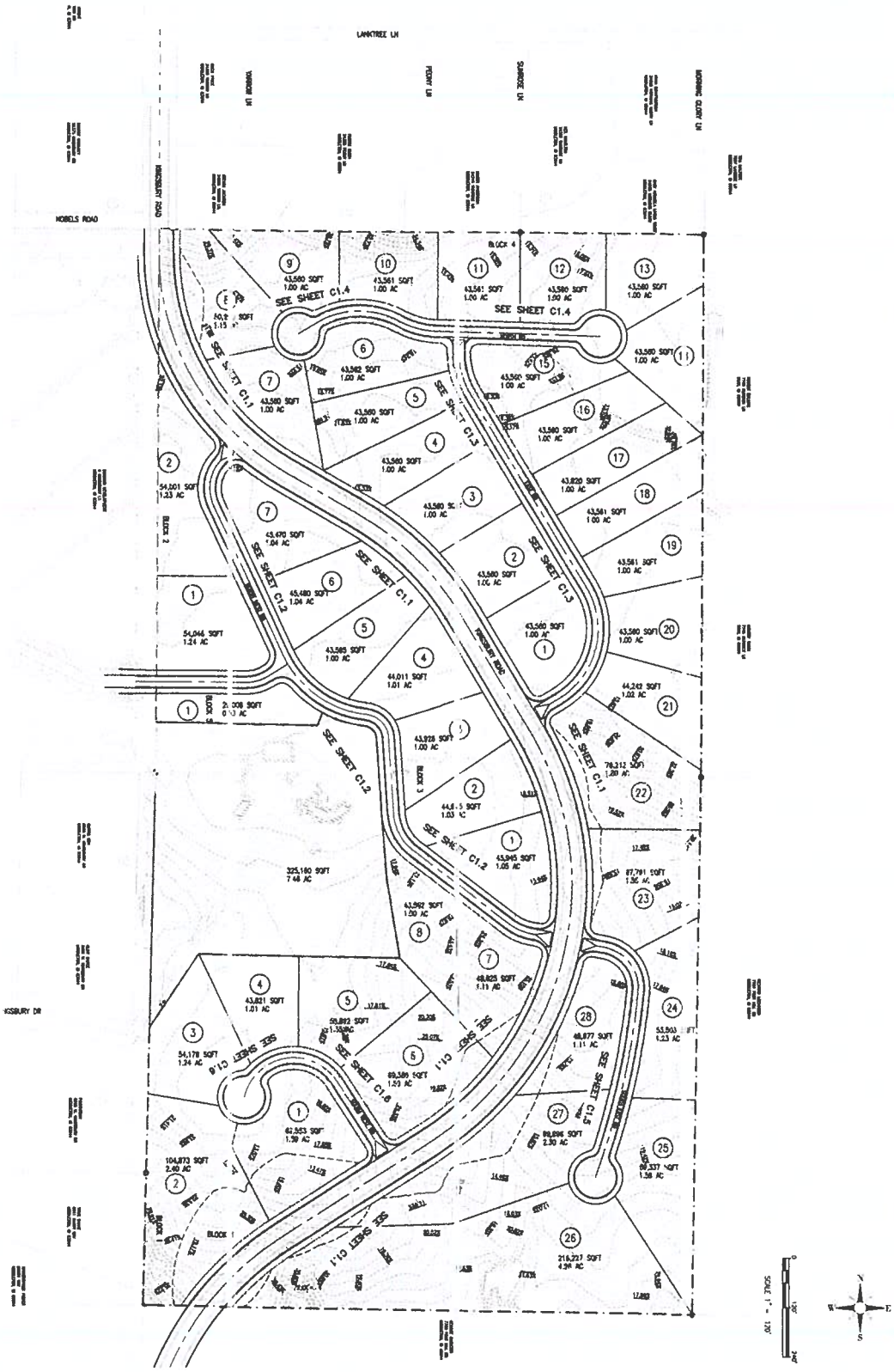
42-1585

BEFORE DIGGING, CALL DIGLINE AT

SCANNED

Initials

Date



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET C1.0

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-830-1992

DRAWN BY: JKE
CHECKED BY: CNL
DATE: 08/19/21
FILE:
DIR:

CUT-FILL EXHIBIT
PLAN VIEW

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

REVISIONS:

Exhibit A.2

BORTON - LAKEY

~ *LAW AND POLICY* ~

141 E. Carlton Ave., Meridian, Idaho 83642

(208) 908-4415 (office) (208) 493-4610 (fax)

February 28, 2022

Canyon County Development Services
1115 Albany St.
Caldwell, ID 83605

RE: LWD Development, Inc. Conditional Rezone to R1 and Preliminary Plat

Dear Development Services:

I am writing on behalf of my client LWD Development, Inc. in support of our request that the property be conditionally rezoned from Agriculture "A" to "CR-1" Single Family Residential and that the county also approve the preliminary plat for the project. We are also proposing to execute a development agreement with the county which will include conditions regarding the development of the property. The subject property consists of approximately 72 acres and is located at the southern terminus of portion of Kingsbury Rd. that extends south from Purple Sage Rd. This property is part of an extended area of dry ground running along the top of the bluff North and East of Middleton. The subject property contains varying topography that has not been farmed. This rezone does not take farm ground out of production. Some of these lands have been used to graze cattle historically but not in the recent past. These dry rolling hills throughout the area have been developed into quality rural estate parcels.

My client is proposing to develop 46 residential estate lots on the subject property which yields a density of approximately 0.63 dwelling units (DU) per acre. The lot sizes range from 1 to 4.96 acres with most lots being between 1-1.5 acres in size. The project will have an HOA and CCR's that maintain the quality of the project and support larger custom built homes. This project will extend Kingsbury further to the south from Purple Sage Rd. to the edge of the applicant's property. This is a benefit to the highway district and the public. The project also provides further connectivity with the subdivision adjacent to the West. This will be a high end residential estate project with custom built homes that will fit well with the other homes in the residential developments adjacent to this project and in the immediate area. The property is located near the southern edge of the bluff that extends West to East in this area. The site contains varying topography and based on that topography the extension of Kingsbury Road does not follow the section line. In meeting with the neighbors, they also strongly preferred that the Kingsbury extension not follow the section line but meander through this new development. The highway district staff also viewed this approach favorably.

SCANNED

Initial:_____ Date:_____

The character of the area consists of residential estate parcels. There are numerous very compatible acre plus residential development and estate type lots in the area. The County's Future Land Use Map designates the subject property for residential use. The subject property is also located in the area of impact for the City of Middleton. We met with the City and they did not object to our proposed rezone. The Future Land Use Map for the City of Middleton shows that the property is located within the large Residential designation area comprising the northern portion of the future land use map. There is existing RR and R-1 zoning in the area. Much of the existing RR was approved and developed under prior ordinances, some going back to the 1970's, when the RR zoning allowed one acre lots thus the smaller lot sizes in the 1-2 acre range in the nearby RR zoning. The Willowbrook conditional rezone to the North for CR-RR consists of 463 acres and allows two dwelling units per acre with community wells or city water. We are providing connectivity to the subdivision being developed adjacent to the west. This proposed rezone fits well with the character of the area. Our desire is to align with the county development on top of the bench and not to follow the higher density levels preferred by the City of Middleton and City of Star for residential uses. Our proposal is more consistent with the nearby Canyon County development and the higher density residential use under the city. This property is in the area that is specifically planned and designated by the County as the proper location for our proposed type of low-density residential growth to occur.

This proposal is strongly supported by the County's Comprehensive Plan. The County's Comprehensive Plan describes the purpose of the areas classified as "Residential" on the land use map as follows:

"The residential designation is a zone specifically set aside for residential development. A minimum lot size is established in order to accommodate a septic system and well on the same parcel."

The plan goes on to note that Impact Areas are negotiated between the City and County and are areas where growth outside city limits may occur.

The following goals and policies in the Canyon County 2020 Comprehensive Plan support the application.

PROPERTY RIGHTS

Goals:

1. Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.

Policies:

1. No person shall be deprived of private property without due process of law.
8. Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.

SCANNED
Initial: Date:

11. Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.

POPULATION

Goals

Goal 1. Consider population growth trends when making land use decisions.

Goal 2. To encourage economic expansion and population growth throughout the county plus increase economic diversity for continued enhancement of our quality of life to meet citizen needs.

Goal 3. To guide future growth in order to enhance the quality and character of the county while providing and improving the amenities and services available to Canyon County residents.

This proposal is certainly at the low end of the planned density for the property. The area could develop into much higher density in the future as the cities of Middleton and Star grow and city services become available. Impact areas are appropriate for residential growth. In this case the City of Middleton has planned this property for residential development. The City of Star has planned the area for higher density residential and has approved annexation of property near the subject property. It is also worth noting that most development occurs in the city and involves small more dense development; however, not everyone wants to live on those smaller urban lots. There is a large demand for these larger sized parcels and this type of development is generally supported by the neighbors.

ECONOMIC DEVELOPMENT

Goals

5. To ensure that land use policies, ordinances and processes allow for a viably economic environment for development.

Policies

6. Encourage commercial and residential development in a controlled, planned, and constructive manner, which will enhance, not destroy, the existing lifestyle and environmental beauty of Canyon County.

LAND USE

The property is in the designated Residential area in the comprehensive plan. The Land Use component of the Comprehensive Plan specifically states the following:

"The residential designation is a zone specifically set aside for residential development."

"Residential development should be encouraged **in or near** Areas of City Impact or **within areas that demonstrate a development pattern of residential land uses."**

"Development close to urban areas where public utilities and central services are more accessible should be encouraged. **However, there are certain land use patterns that exist in the county that provide suitable residential development for a rural lifestyle."**

The Land Use Component of the Comprehensive Plan states that "residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses." As previously mentioned this property is in the area of impact of the City of Middleton. The area and immediate vicinity has experienced an extensive pattern of similar county approved lower density residential development. There are some agricultural uses in the area but with this property's rolling topography and lack of irrigation water rights most of the land like this property has historically remained in sage brush and may have been used for grazing but not agricultural production. The property around the subject property has been developed into residential uses per the residential zoning some area still in sage brush. This project will not present any negative impact on existing agricultural uses in the area as it is consistent with the character of the area. The nearest significant property in Ag use is the property to the north that is the subject property under the Willowbrook conditional rezone that allows up to two dwelling units per acre.

LAND USE

Goals

1. To provide for the orderly growth and accompanying development of the resources within the county that is compatible with the surrounding area.

5. Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

6. Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur.

Policies

1. Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.

2. Encourage orderly development of subdivisions and individual land parcels and require development agreements when appropriate.

This project is proposed in the area designated for Residential Uses. It is also in an Impact Area. Agricultural uses are no longer the planned use or priority for this property. The Agricultural provisions of the Land Use section of the Comprehensive Plan also note that residential and higher density development should occur in the impact areas. Although this is not higher density the area is appropriate for residential development of this type. We recognize that there are still agricultural operations being conducted in the area. The property to the north that is being farmed is the same property approved in the Willowbrook rezone for up to two dwelling units per acre via its CRR zoning and applicable development agreement. There are some agricultural operations to the south below the bench but there is also higher density city development proceeding in that area. The subject property is separated significantly from the city development and Ag uses to the south by the elevation related to the bluff. This property is on top of the bench and city services are not readily available and this project. The subject property is separated from and will not impact those remaining Ag operations below the bench. Idaho's right to farm laws protect those operations as they are lawfully conducted. The subject property has significant slopes in some areas and is not viable farm ground for crop production. It also has no irrigation water rights. It consists mostly of sage bush and has not been used to raise crops to our knowledge.

HOUSING

Goals

1. Encourage opportunities for a diversity of housing choices in Canyon County.

Policies

1. Encourage a variety of housing choices that meet the needs of families, various age groups and incomes.

As mentioned these will be larger high quality homes on larger parcels. The vast majority of growth in Canyon County is occurring within the various cities and is much smaller in size and more dense than our proposed rural estate parcels. The comprehensive plan recognizes that not everyone wants to live on a city sized urban lot. Canyon County is known for its more rural residential living opportunities. There remains a high demand and need for these types of acreage estate lots with a limited supply compared to demand. These acreage lots provide a diversity or variety of housing choices compared to all the urban higher density growth occurring in the cities. These higher value properties will provide needed tax revenue to support public services and generate less demand for services in light of their tax contribution compared to the higher density residential property that has a lower property value.

The subject property is located deep within the area designated for residential use. The county in its comprehensive plan has recognized that this area is more appropriate for

residential use – thus the residential designation. The property is in the impact area for the city of Middleton. The area has experienced significant residential growth and uses. The area also has historic and recent residential zoning – both R1 and RR in the area that generated similar lot sizes. The property is not farm ground and has not been in agricultural production. Based on the property's location in the impact area, that it is not farm ground, the county's residential designation for the area and the existing residential uses and zoning in the vicinity this proposed CR-1 zoning is more appropriate than the current A zoning designation for this property.

We are proposing a development agreement to accompany the conditional rezone. Our preliminary plat lays out the project. We are proposing to include the following conditions in the development agreement:

1. Comply with the applicable requirements of the federal, state and local agencies with jurisdiction.

2. The project on the Subject Property will be limited to 46 residential lots.

The proposed preliminary plat conforms with the requirements of the Canyon County subdivision ordinance. The subject property is not in the nitrate priority area. We will comply with the requirements of Southwest District Health (SWDH), the Highway District and Idaho Department of Water Resources (IDWR) regarding the development of this property. We have lots ranging in size from 1 acre to 4.96 acres in the plat. Therefore, we believe we have more than sufficient area on each lot to meet the requirements of SWDH for well and septic. Ultimately SWDH and the highway district have to approve and sign the final plat and this may result in a reduction in the number of lots.

I would respectfully request that the County approve my client's application for a conditional rezone to CR-1, a development agreement and a preliminary plat pertaining to the Subject Property which lies in the area designated and planned for residential development by the County.

Sincerely,

BORTON-LAKEY LAW AND POLICY

Todd M. Lakey

Exhibit A.3

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

GENERAL

1. **HOW MANY LOTS ARE YOU PROPOSING?**
   Residential 46 Non-buildable _____ Common 1

2. **AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS**
   52,441 SF ACRES

IRRIGATION

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

2. **WHAT PERCENTAGE OF THE PROPERTY HAS WATER?** _____%

3. **HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY?** _____

4. **HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?**

   _____

   _____

5. **HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?**

   _____

   _____

ROADS

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

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

HILLSIDE DEVELOPMENT

1. **OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?**
   Residential 30 Non-Buildable N/A Common Ø

2. **WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?**
   ☐ YES ☒ NO

***If YES, a grading plan is required.**

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. **WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?**
   ☒ YES ☐ NO

2. **IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?**
   ☒ CURBS ☒ GUTTERS ☒ SIDEWALKS ☒ STREETLIGHTS ☒ LANDSCAPING

Exhibit A.4.a

PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT

CLOUD NINE ESTATES

A PARCEL OF LAND BEING LOCATED IN THE SW 1/4 OF SW 1/4 OF SECTION 35, T. 5N., R. 2W., BOISE MERIDIAN
CANYON COUNTY IDAHO
JULY 2021

NOTES:

1. DOMESTIC WATER AND PRESSURIZED IRRIGATION SERVICE WILL BE PROVIDED TO EACH LOT VIA PRIVATE WELL.
2. SANITARY SEWER FOR EACH LOT WILL BE PROCESSED USING AN ON-SITE SEPTIC TANK SYSTEM.
3. ALL DOMESTIC WATER WELLS AND SANITARY SEWER SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, SECTION 58.01.03 AS WELL AS CANYON COUNTY REQUIREMENTS.
4. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH CANYON COUNTY CODES AND SPECIFICATIONS: WATER; DRAINAGE; SEWER; AND PRESSURE IRRIGATION.
5. ALL STREETS SHALL BE IN DEDICATION TO CANYON HIGHWAY DISTRICT NO.4 ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CANYON HIGHWAY DISTRICT NO.4 STANDARDS. SEE ROADWAY SECTION, THIS SHEET.
6. STORM DRAINAGE FROM THE PUBLIC ROADWAYS SHALL BE COLLECTED IN BORROW DITCHES WITHIN THE RIGHT-OF-WAY.
7. ALL RESIDENCIES WILL BE OUTFITTED WITH A RESIDENTIAL FIRE SPRINKLER PROTECTION SYSTEM.
8. ALL EXISTING WELLS ARE APPROXIMATE IN LOCATION. ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH ROB WHITNEY AT IDWR WESTERN REGION (334-2190).
9. ALL RADII ON LOCAL RURAL ROADS ARE 20'. LOCAL RURAL ROAD TO CUL-DE-SAC TRANSITION HAVE A 20' RADIUS.

- BENCHMARKS -

-NAVD 1988-

CONTROL POINT 5/8" IRON PIN
NORTHING: 9276.68
EASTING: 7820.20
ELEVATION: 2570.02

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	71.99 AC
TOTAL COMMON LOT ACREAGE	0.66 AC
TOTAL LOTS	47
SINGLE FAMILY LOTS	46
COMMON LOTS	1
AVERAGE BLDG. LOT SIZE	52,649 SF
DENSITY	0.63 UNITS/ACRE
CURRENT ZONING	CANYON COUNTY AG
PROPOSED ZONING	"R-R" RURAL
GENERAL UTILITY EASEMENT	
FRONT AND REAR	10FT
SIDE	5FT
LOT SET BACK	
FRONT, REAR, AND CORNER	20FT
SIDE	10FT

MANAGER

NATE MITCHEL
210 MURRAY ST
BOISE, ID 83714
208-941-2688

SURVEYOR

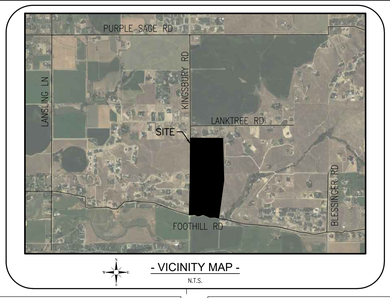
IDAHO SURVEY GROUP
GREG CARTER P.L.S.
1450 E. WATERTOWER
SUITE 102
MERIDIAN, ID 83642
208-846-8570

ENGINEER

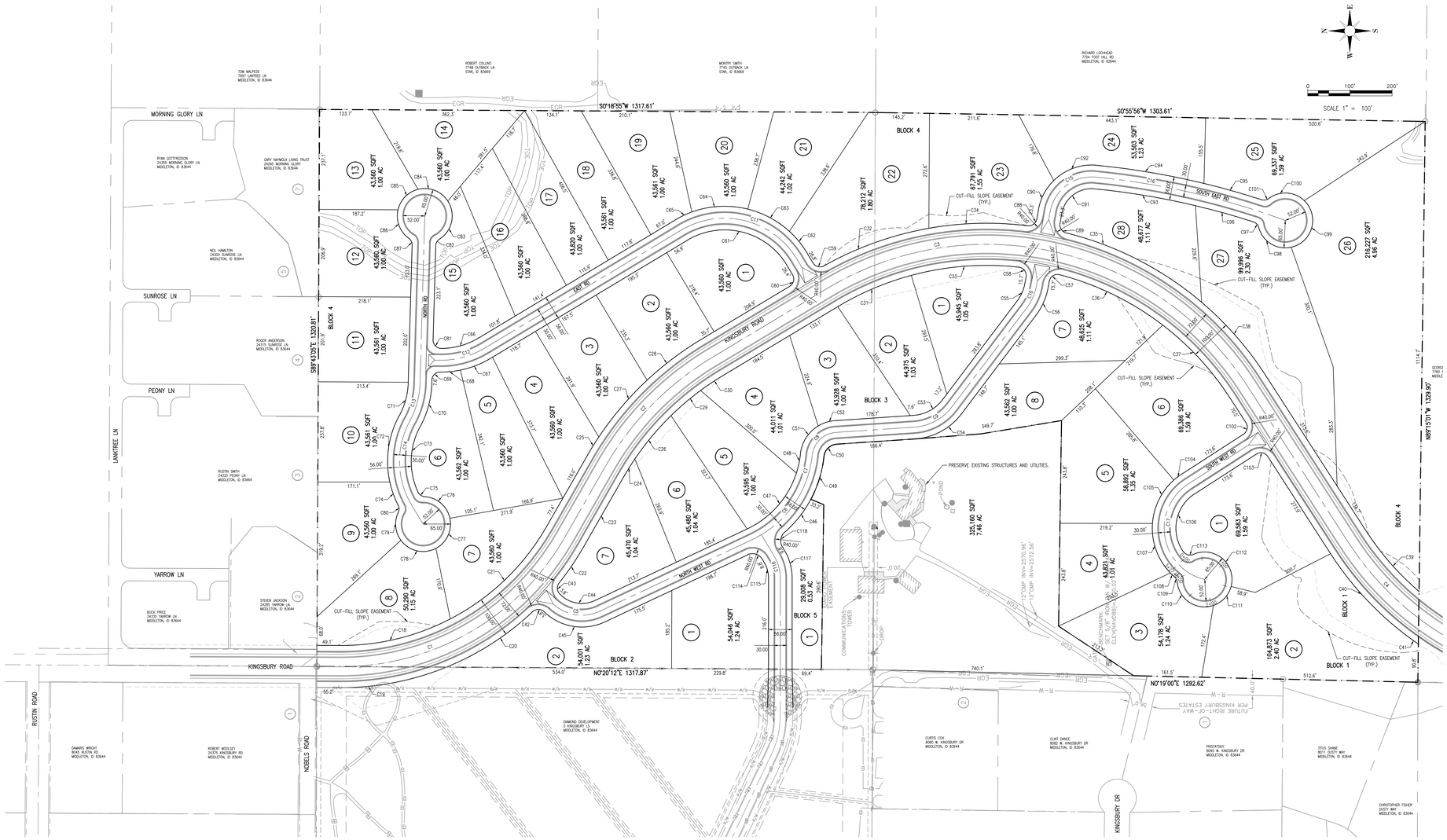
CK-ENGINEERING
CHAD KINKELA
1300 E. STATE ST
SUITE 102
EAGLE, ID 83616
208-639-1992

- LEGEND -

EXISTING PROPERTY BOUNDARY LINE	PROPERTY BOUNDARY LINE
EXISTING LOT LINE	LOT LINE
EXISTING SECTION LINE	SECTION LINE
EXISTING RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EXISTINGEASEMENT LINE	EASEMENT LINE
EXISTINGFENCE	FENCE
EXISTING SANITARY SEWER LINE W/ MANHOLE	SANITARY SEWER LINE W/ MANHOLE
EXISTING GAS LINE	WATER MAIN
EXISTING OVERHEAD POWER LINE	IRRIGATION LINE
EXISTING WATER MAIN	EDGE OF PAVEMENT
EXISTING IRRIGATION LINE	EDGE OF DIRT ROAD
EXISTING EDGE OF PAVEMENT	BOTTOM OF DITCH
EXISTING EDGE OF DIRT ROAD	TOP OF BANK
EXISTING BOTTOM OF DITCH	
EXISTING TOP OF BANK	
EXISTING SIDEWALK	



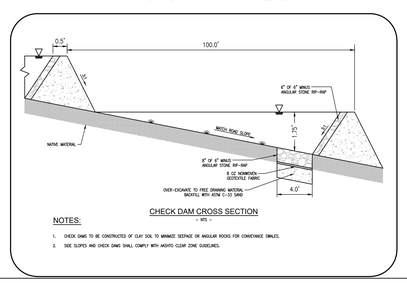
- VICINITY MAP -
N.T.S.



Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C1	644.48	610.19	060.5160	S29° 57' 02"E	614.94
C2	364.96	715.11	029.2410	S45° 35' 17"E	361.01
C3	1132.25	736.21	088.1178	S13° 05' 29"W	1023.92
C4	246.91	710.68	019.9059	S47° 12' 03"W	245.67
C5	118.32	100.00	067.7927	S08° 43' 31"W	111.54
C6	160.68	250.12	036.8076	S43° 34' 29"E	157.93
C7	96.13	250.12	022.0214	S72° 59' 21"E	95.54
C8	84.66	60.50	080.1723	S43° 54' 50"E	77.92
C9	104.57	122.00	049.1082	S28° 22' 54"E	101.39
C10	58.01	125.00	026.5902	S66° 13' 51"E	57.49
C11	314.16	200.00	090.0000	S14° 01' 57"W	282.84
C12	113.76	200.00	032.5907	S14° 40' 20"E	112.24
C13	94.67	200.03	027.1164	S74° 49' 04"E	93.78
C14	197.84	200.00	056.6766	N89° 45' 00"W	189.87
C15	148.48	100.00	085.0705	S36° 59' 27"E	135.21
C16	462.15	1800.00	014.7108	S12° 54' 00"W	460.88
C17	291.66	125.00	133.6868	S80° 18' 25"W	229.86
C18	276.94	560.69	028.3000	S13° 15' 38"E	274.14
C19	258.27	655.57	022.5721	S10° 53' 56"E	256.60
C20	244.58	660.19	021.2267	S32° 43' 06"E	243.19
C21	320.80	560.19	032.8113	S43° 49' 24"E	316.44
C22	101.41	660.47	008.7973	S55° 49' 31"E	101.31
C23	193.39	9328759.65	000.0012	S60° 12' 31"E	193.39
C24	49.80	665.11	004.2900	N58° 03' 49"W	49.79
C25	52.43	765.11	003.9261	S58° 14' 44"E	52.42
C26	133.76	667.60	011.4802	S50° 09' 25"E	133.54
C27	177.26	765.11	013.2741	S49° 38' 44"E	176.86
C28	160.79	764.36	012.0528	N36° 59' 17"W	160.49
C29	92.22	663.98	007.9577	S40° 25' 24"E	92.15
C30	63.66	665.11	005.4837	N33° 42' 34"W	63.63
C31	190.02	688.07	015.8227	S23° 02' 05"E	189.41
C32	264.72	786.21	019.2919	S19° 41' 13"E	263.47
C33	256.83	686.21	021.4440	S04° 22' 47"E	255.33
C34	234.67	786.21	017.1016	S01° 29' 24"E	233.80
C35	363.69	786.12	026.5076	S27° 08' 22"W	360.46
C36	273.97	686.19	022.8764	S26° 02' 37"W	272.16
C37	235.57	686.22	019.6686	S47° 18' 57"W	234.41
C38	229.96	786.21	016.7585	S48° 46' 16"W	229.14
C39	181.38	660.68	015.7302	N48° 23' 33"E	180.82
C40	264.28	760.68	019.9059	N47° 12' 03"E	262.95
C41	36.37	760.68	002.7392	S35° 52' 42"W	36.36
C42	30.00	20.00	085.9534	N00° 21' 18"W	27.27
C43	30.00	20.00	085.9534	S85° 35' 54"W	27.27
C44	85.19	72.00	067.7927	S08° 43' 31"W	80.31
C45	151.17	128.00	067.6651	S08° 39' 42"W	142.53
C46	89.33	278.12	018.4038	S52° 46' 36"E	88.95
C47	181.73	222.12	046.8760	N48° 36' 32"W	176.70

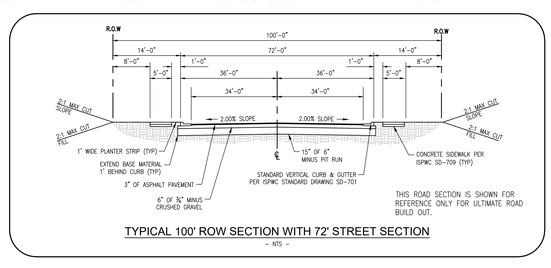
Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C48	46.34	222.12	011.9530	N78° 01' 24"W	46.25
C49	106.89	278.12	022.0214	S72° 59' 21"E	106.24
C50	45.48	32.50	080.1723	S43° 54' 50"E	41.86
C51	81.27	88.50	052.6182	N57° 41' 27"W	78.45
C52	42.56	88.50	027.5541	S17° 36' 17"E	42.15
C53	80.57	94.00	049.1082	N28° 22' 54"W	78.12
C54	128.56	150.00	049.1082	S28° 22' 54"E	124.67
C55	45.02	97.00	026.5902	N66° 13' 51"W	44.61
C56	71.01	153.00	026.5902	S66° 13' 51"E	70.37
C57	32.86	20.00	094.1317	S32° 27' 36"E	29.29
C58	32.86	20.00	094.1317	S53° 24' 29"W	29.29
C59	30.85	20.00	088.3652	N14° 50' 59"E	27.88
C60	31.42	20.00	089.9995	S75° 58' 04"E	28.28
C61	270.18	172.00	090.0000	N14° 01' 57"E	243.24
C62	66.51	228.00	016.7143	N50° 40' 31"E	66.28
C63	112.56	228.00	028.2857	S28° 10' 31"W	111.42
C64	134.59	228.00	033.8225	S03° 00' 08"E	132.65
C65	43.99	228.00	011.0540	N25° 26' 26"W	43.92
C66	91.70	172.00	030.5456	N15° 41' 41"W	90.61
C67	82.39	229.20	020.5955	S21° 57' 38"E	81.94
C68	47.85	228.00	012.0256	S05° 38' 35"E	47.77
C69	30.98	19.99	088.8252	N44° 00' 13"W	27.97
C70	107.30	228.00	026.9651	N74° 53' 39"W	106.32
C71	82.26	172.09	027.3883	N75° 06' 35"W	81.48
C72	162.85	228.00	040.9243	S81° 52' 26"E	159.41
C73	160.27	172.00	053.3896	N88° 06' 24"W	154.54
C74	58.33	228.00	014.6578	S70° 20' 06"W	58.17
C75	21.35	20.00	061.1556	N34° 37' 15"E	20.35
C76	83.50	65.00	073.6014	N40° 50' 38"E	77.87
C77	84.52	65.00	074.5044	S65° 06' 12"E	78.69
C78	92.71	65.00	081.7235	S13° 00' 38"W	85.05
C79	68.68	65.00	060.5435	S84° 08' 39"W	65.53
C80	18.88	20.08	053.8828	N90° 00' 00"W	18.19
C81	31.71	20.00	090.8439	N45° 00' 00"E	28.49
C82	19.41	20.00	055.6181	S60° 34' 04"E	18.66
C83	102.39	65.00	090.2503	N77° 53' 02"W	92.12
C84	80.56	65.00	071.0153	S21° 29' 00"W	75.51
C85	71.32	65.00	062.8704	S45° 27' 34"E	67.80
C86	76.12	65.00	067.1002	N69° 33' 18"E	71.85
C87	19.41	20.00	055.6181	N63° 48' 51"E	18.66
C88	30.22	20.00	086.5867	N36° 13' 57"W	27.43
C89	30.22	20.00	086.5867	S57° 10' 50"W	27.43
C90	78.05	128.00	034.9379	N62° 03' 25"W	76.85
C91	106.90	72.00	085.0705	S36° 59' 27"E	97.35
C92	112.00	128.00	050.1326	S19° 31' 18"E	108.46
C93	242.52	1772.00	007.8415	S09° 27' 55"W	242.33
C94	257.54	1828.00	008.0721	N09° 34' 50"E	257.33

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C95	141.49	1828.00	004.4347	S15° 50' 03"W	141.45
C96	142.44	1772.00	004.6058	S15° 41' 20"W	142.41
C97	19.81	20.00	056.7575	S46° 22' 14"W	19.01
C98	99.01	65.00	087.2759	N31° 06' 41"E	89.71
C99	140.39	65.00	123.7462	N74° 23' 59"W	114.65
C100	90.98	65.00	080.1993	S03° 37' 39"W	83.74
C101	19.03	20.00	054.5226	N09° 12' 39"W	18.32
C102	31.42	20.00	089.9978	N77° 50' 55"W	28.28
C103	31.41	20.00	089.9966	N12° 08' 55"E	28.28
C104	23.75	153.00	008.8930	S37° 17' 46"E	23.72
C105	117.62	153.00	044.0481	N63° 46' 00"W	114.75
C106	155.40	97.00	091.7914	S78° 44' 44"E	139.31
C107	128.44	153.00	048.0995	S70° 09' 34"W	124.70
C108	13.48	153.00	005.0483	S43° 35' 08"W	13.48
C109	14.99	20.00	042.9432	S62° 31' 59"W	14.64
C110	116.37	65.00	102.5801	N32° 42' 52"E	101.44
C111	64.31	65.00	056.6919	N46° 55' 18"W	61.72
C112	145.77	65.00	128.4926	S40° 29' 10"W	117.09
C113	27.62	20.00	079.1190	N15° 47' 58"E	25.48
C114	39.74	27.00	084.3222	N16° 59' 25"E	36.25
C115	38.77	72.00	030.8487	N74° 34' 32"E	38.30
C116	53.84	100.00	030.8487	N74° 34' 32"E	53.19
C117	68.92	128.00	030.8487	N74° 34' 32"E	68.09
C118	37.52	27.00	079.6153	S81° 02' 28"E	34.57



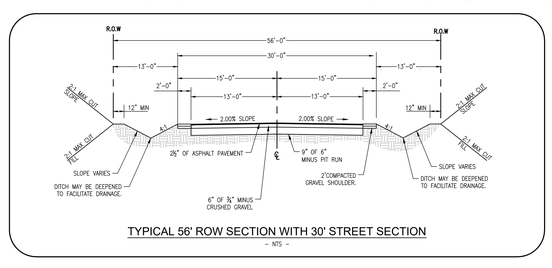
CHECK DAM CROSS SECTION
- NTS -

NOTES:
1. CHECK DAMS TO BE CONSTRUCTED OF CLAY SOIL TO MINIMIZE SEEPAGE OR ANGULAR ROCKS FOR CONVEYANCE SWALES.
2. SIDE SLOPES AND CHECK DAMS SHALL COMPLY WITH ASCHTO CLEAR ZONE GUIDELINES.



THIS ROAD SECTION IS SHOWN FOR REFERENCE ONLY FOR ULTIMATE ROAD BUILD OUT.

TYPICAL 100' ROW SECTION WITH 72' STREET SECTION
- NTS -



TYPICAL 56' ROW SECTION WITH 30' STREET SECTION
- NTS -

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

PRELIMINARY PLAT FOR
CLOUD NINE ESTATES

REVISIONS:

PROFESSIONAL ENGINEER 9412 12/9/21 STATE OF IDAHO CHAD S. KINKELA

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 12/09/21
FILE: KINGSBURY RD 100FT ROW_9-9-21_CUT_FILL_EX.DWG
DIR: D:\AKB WORK\KINGSBURY SUBDIVISION\PRELIMINARY PLAT\CONCEPT DRAWING 100FT ROW...

LOT DIMENSION PLAN VIEW

SHEET P1.0

Exhibit A.4.b

PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT

CLOUD NINE ESTATES

A PARCEL OF LAND BEING LOCATED IN THE SW 1/4 OF SW 1/4 OF SECTION 35, T. 5N., R. 2W., B.M. CANYON COUNTY IDAHO

MARCH 2023

NOTES:

1. DOMESTIC WATER AND PRESSURIZED IRRIGATION SERVICE WILL BE PROVIDED TO EACH LOT VIA PRIVATE WELL.
2. SANITARY SEWER FOR EACH LOT WILL BE PROCESSED USING AN ON-SITE SEPTIC TANK SYSTEM.
3. ALL DOMESTIC WATER WELLS AND SANITARY SEWER SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, SECTION 58.01.03 AS WELL AS CANYON COUNTY REQUIREMENTS.
4. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH CANYON COUNTY CODES AND SPECIFICATIONS: WATER; DRAINAGE; SEWER; AND PRESSURE IRRIGATION.
5. ALL STREETS SHALL BE IN DEDICATION TO CANYON HIGHWAY DISTRICT NO.4 ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CANYON HIGHWAY DISTRICT NO.4 STANDARDS. SEE ROADWAY SECTION, THIS SHEET.
6. STORM DRAINAGE FROM THE PUBLIC ROADWAYS SHALL BE COLLECTED IN BORROW DITCHES WITHIN THE RIGHT-OF-WAY.
7. ALL RESIDENCES WILL BE OUTFITTED WITH A RESIDENTIAL FIRE SPRINKLER PROTECTION SYSTEM.
8. ALL EXISTING WELLS ARE APPROXIMATE IN LOCATION. ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH ROB WHITNEY AT IDWR WESTERN REGION. (334-2190).
9. ALL R&Ds ON LOCAL RURAL ROADS ARE 20'. LOCAL RURAL ROAD TO CUL-DE-SAC TRANSITION HAVE A 20' RADIUS.

SCALE 1" = 100'

- BENCHMARKS -

-NAVD 1988-

CONTROL POINT 5/8" IRON PIN

NORTHING: 9276.68

EASTING: 7820.20

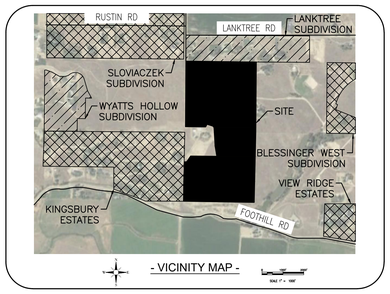
ELEVATION: 2570.02

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	71.99 AC
TOTAL COMMON LOT ACREAGE	0.66 AC
TOTAL LOTS	47
SINGLE FAMILY LOTS	46
COMMON LOTS	1
AVERAGE BLDG. LOT SIZE	52,649 SF
DENSITY	0.63 UNITS/ACRE
CURRENT ZONING	CANYON COUNTY AG
PROPOSED ZONING	"R-R" RURAL
GENERAL UTILITY EASEMENT	
FRONT	
FROM EXTERIOR OF LOT	10FT
FROM INTERIOR OF LOT	5FT
LOT SET BACK	
FRONT, REAR, AND CORNER	20FT
SIDE	10FT

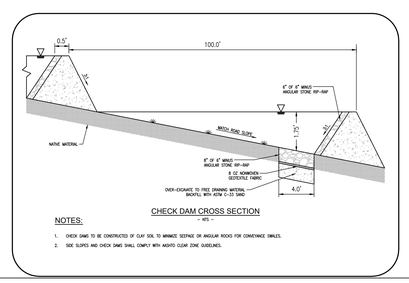
- LEGEND -

EXISTING PROPERTY BOUNDARY LINE	PROPERTY BOUNDARY LINE
EXISTING LOT LINE	LOT LINE
EXISTING SECTION LINE	SECTION LINE
EXISTING RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EXISTINGEASEMENT LINE	EASEMENT LINE
EXISTINGFENCE	FENCE
EXISTING SANITARY SEWER LINE W/ MANHOLE	SANITARY SEWER LINE W/ MANHOLE
EXISTING GAS LINE	WATER MAIN
EXISTING OVERHEAD POWER LINE	IRRIGATION LINE
EXISTING WATER MAIN	EDGE OF PAVEMENT
EXISTING IRRIGATION LINE	EDGE OF DIRT ROAD
EXISTING EDGE OF PAVEMENT	BOTTOM OF DITCH
EXISTING EDGE OF DIRT ROAD	TOP OF BANK
EXISTING BOTTOM OF DITCH	
EXISTING TOP OF BANK	
EXISTING SIDEWALK	



- VICINITY MAP -

MANAGER	SURVEYOR	ENGINEER
NATE MITCHEL 210 MURRAY ST BOISE, ID 83714 208-941-2688	IDAHO SURVEY GROUP GREG CARTER P.L.S. 1450 E. WATERTOWER SUITE 102 MERIDIAN, ID 83642 208-846-8570	CK-ENGINEERING CHAD KINKELA 1300 E. STATE ST SUITE 102 EAGLE, ID 83616 208-639-1992

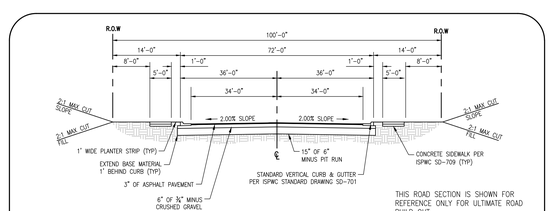


CHECK DAM CROSS SECTION

- NTS -

NOTES:

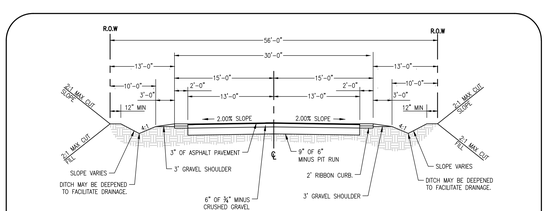
1. CHECK DAMS TO BE CONSTRUCTED OF CLAY SOIL TO MINIMIZE SEEPAGE OR ANGULAR ROCKS FOR CONVEYANCE SWALES.
2. SIDE SLOPES AND CHECK DAMS SHALL COMPLY WITH AASHTO CLEAR ZONE GUIDELINES.



THIS ROAD SECTION IS SHOWN FOR REFERENCE ONLY FOR ULTIMATE ROAD BUILD OUT.

TYPICAL 100' ROW SECTION WITH 72' STREET SECTION

- NTS -



TYPICAL 56' ROW SECTION WITH 30' STREET SECTION

- NTS -

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

PRELIMINARY PLAT FOR CLOUD NINE ESTATES

REVISIONS:
1. CANYON COUNTY COMMENTS 12-09-2021

PROFESSIONAL ENGINEER — 9412 — 4/3/23 — STATE OF IDAHO — CHAD S. KINKELA

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 03/14/23
FILE: KINGSBURY RD 7-PLAT + 100FT ROW_TEST.DWG
DIR: S:\AKE WFDOC\KINGSBURY SUBDIVISION\PRELIMINARY PLAT\CONCEPT DRAWING 100FT ROW...

LOT DIMENSION PLAN VIEW

SHEET
P1.0

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C1	644.48	610.19	060.5160	S29° 57' 02"E	614.94
C2	364.96	715.11	029.2410	S45° 35' 17"E	361.01
C3	1132.25	736.21	088.1178	S13° 05' 29"W	1023.92
C4	246.91	710.68	019.9059	S47° 12' 03"W	245.67
C5	118.32	100.00	067.7927	S08° 43' 31"W	111.54
C6	160.68	250.12	036.8076	S43° 34' 29"E	157.93
C7	96.13	250.12	022.0214	S72° 59' 21"E	95.54
C8	84.66	60.50	080.1723	S43° 54' 50"E	77.92
C9	104.57	122.00	049.1082	S28° 22' 54"E	101.39
C10	58.01	125.00	026.5902	S66° 13' 51"E	57.49
C11	314.16	200.00	090.0000	S14° 01' 57"W	282.84
C12	113.76	200.00	032.5907	S14° 40' 20"E	112.24
C13	94.67	200.03	027.1164	S74° 49' 04"E	93.78
C14	197.84	200.00	056.6766	N89° 45' 00"W	189.87
C15	148.48	100.00	085.0705	S36° 59' 27"E	135.21
C16	462.15	1800.00	014.7108	S12° 54' 00"W	460.88
C17	291.66	125.00	133.6868	S80° 18' 25"W	229.86
C18	276.94	560.69	028.3000	S13° 15' 38"E	274.14
C19	258.27	655.57	022.5721	S10° 53' 56"E	256.60
C20	244.58	660.19	021.2267	S32° 43' 06"E	243.19
C21	320.80	560.19	032.8113	S43° 49' 24"E	316.44
C22	101.41	660.47	008.7973	S55° 49' 31"E	101.31
C23	193.39	9328759.65	000.0012	S60° 12' 31"E	193.39
C24	49.80	665.11	004.2900	N58° 03' 49"W	49.79
C25	52.43	765.11	003.9261	S58° 14' 44"E	52.42
C26	133.76	667.60	011.4802	S50° 09' 25"E	133.54
C27	177.26	765.11	013.2741	S49° 38' 44"E	176.86
C28	160.79	764.36	012.0528	N36° 59' 17"W	160.49
C29	92.22	663.98	007.9577	S40° 25' 24"E	92.15
C30	63.66	665.11	005.4837	N33° 42' 34"W	63.63
C31	190.02	688.07	015.8227	S23° 02' 05"E	189.41
C32	264.72	786.21	019.2919	S19° 41' 13"E	263.47
C33	256.83	686.21	021.4440	S04° 22' 47"E	255.33
C34	234.67	786.21	017.1016	S01° 29' 24"E	233.80
C35	363.69	786.12	026.5076	S27° 08' 22"W	360.46
C36	273.97	686.19	022.8764	S26° 02' 37"W	272.16
C37	235.57	686.22	019.6686	S47° 18' 57"W	234.41
C38	229.96	786.21	016.7585	S48° 46' 16"W	229.14
C39	181.38	660.68	015.7302	N48° 23' 33"E	180.82
C40	264.28	760.68	019.9059	N47° 12' 03"E	262.95
C41	36.37	760.68	002.7392	S35° 52' 42"W	36.36
C42	30.00	20.00	085.9534	N00° 21' 18"W	27.27
C43	30.00	20.00	085.9534	S85° 35' 54"W	27.27
C44	85.19	72.00	067.7927	S08° 43' 31"W	80.31
C45	151.17	128.00	067.6651	S08° 39' 42"W	142.53
C46	89.33	278.12	018.4038	S52° 46' 36"E	88.95
C47	181.73	222.12	046.8760	N48° 36' 32"W	176.70

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C48	46.34	222.12	011.9530	N78° 01' 24"W	46.25
C49	106.89	278.12	022.0214	S72° 59' 21"E	106.24
C50	45.48	32.50	080.1723	S43° 54' 50"E	41.86
C51	81.27	88.50	052.6182	N57° 41' 27"W	78.45
C52	42.56	88.50	027.5541	S17° 36' 17"E	42.15
C53	80.57	94.00	049.1082	N28° 22' 54"W	78.12
C54	128.56	150.00	049.1082	S28° 22' 54"E	124.67
C55	45.02	97.00	026.5902	N66° 13' 51"W	44.61
C56	71.01	153.00	026.5902	S66° 13' 51"E	70.37
C57	32.86	20.00	094.1317	S32° 27' 36"E	29.29
C58	32.86	20.00	094.1317	S53° 24' 29"W	29.29
C59	30.85	20.00	088.3652	N14° 50' 59"E	27.88
C60	31.42	20.00	089.9995	S75° 58' 04"E	28.28
C61	270.18	172.00	090.0000	N14° 01' 57"E	243.24
C62	66.51	228.00	016.7143	N50° 40' 31"E	66.28
C63	112.56	228.00	028.2857	S28° 10' 31"W	111.42
C64	134.59	228.00	033.8225	S03° 00' 08"E	132.65
C65	43.99	228.00	011.0540	N25° 26' 26"W	43.92
C66	91.70	172.00	030.5456	N15° 41' 41"W	90.61
C67	82.39	229.20	020.5955	S21° 57' 38"E	81.94
C68	47.85	228.00	012.0256	S05° 38' 35"E	47.77
C69	30.98	19.99	088.8252	N44° 00' 13"W	27.97
C70	107.30	228.00	026.9651	N74° 53' 39"W	106.32
C71	82.26	172.09	027.3883	N75° 06' 35"W	81.48
C72	162.85	228.00	040.9243	S81° 52' 26"E	159.41
C73	160.27	172.00	053.3896	N88° 06' 24"W	154.54
C74	58.33	228.00	014.6578	S70° 20' 06"W	58.17
C75	21.35	20.00	061.1556	N34° 37' 15"E	20.35
C76	83.50	65.00	073.6014	N40° 50' 38"E	77.87
C77	84.52	65.00	074.5044	S65° 06' 12"E	78.69
C78	92.71	65.00	081.7235	S13° 00' 38"W	85.05
C79	68.68	65.00	060.5435	S84° 08' 39"W	65.53
C80	18.88	20.08	053.8828	N90° 00' 00"W	18.19
C81	31.71	20.00	090.8439	N45° 00' 00"E	28.49
C82	19.41	20.00	055.6181	S60° 34' 04"E	18.66
C83	102.39	65.00	090.2503	N77° 53' 02"W	92.12
C84	80.56	65.00	071.0153	S21° 29' 00"W	75.51
C85	71.32	65.00	062.8704	S45° 27' 34"E	67.80
C86	76.12	65.00	067.1002	N69° 33' 18"E	71.85
C87	19.41	20.00	055.6181	N63° 48' 51"E	18.66
C88	30.22	20.00	086.5867	N36° 13' 57"W	27.43
C89	30.22	20.00	086.5867	S57° 10' 50"W	27.43
C90	78.05	128.00	034.9379	N62° 03' 25"W	76.85
C91	106.90	72.00	085.0705	S36° 59' 27"E	97.35
C92	112.00	128.00	050.1326	S19° 31' 18"E	108.46
C93	242.52	1772.00	007.8415	S09° 27' 55"W	242.33
C94	257.54	1828.00	008.0721	N09° 34' 50"E	257.33

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C95	141.49	1828.00	004.4347	S15° 50' 03"W	141.45
C96	142.44	1772.00	004.6058	S15° 41' 20"W	142.41
C97	19.81	20.00	056.7575	S46° 22' 14"W	19.01
C98	99.01	65.00	087.2759	N31° 06' 41"E	89.71
C99	140.39	65.00	123.7462	N74° 23' 59"W	114.65
C100	90.98	65.00	080.1993	S03° 37' 39"W	83.74
C101	19.03	20.00	054.5226	N09° 12' 39"W	18.32
C102	31.42	20.00	089.9978	N77° 50' 55"W	28.28
C103	31.41	20.00	089.9966	N12° 08' 55"E	28.28
C104	23.75	153.00	008.8930	S37° 17' 46"E	23.72
C105	117.62	153.00	044.0481	N63° 46' 00"W	114.75
C106	155.40	97.00	091.7914	S78° 44' 44"E	139.31
C107	128.44	153.00	048.0995	S70° 09' 34"W	124.70
C108	13.48	153.00	005.0483	S43° 35' 08"W	13.48
C109	14.99	20.00	042.9432	S62° 31' 59"W	14.64
C110	116.37	65.00	102.5801	N32° 42' 52"E	101.44
C111	64.31	65.00	056.6919	N48° 55' 18"W	61.72
C112	145.77	65.00	128.4926	S40° 29' 10"W	117.09
C113	27.62	20.00	079.1190	N15° 47' 58"E	25.48
C114	39.74	27.00	084.3222	N16° 59' 25"E	36.25
C115	38.77	72.00	030.8487	N74° 34' 32"E	38.30
C116	53.84	100.00	030.8487	N74° 34' 32"E	53.19
C117	68.92	128.00	030.8487	N74° 34' 32"E	68.09
C118	37.52	27.00	079.6153	S81° 02' 28"E	34.57

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

PRELIMINARY PLAT FOR
CLOUD NINE ESTATES

REVISIONS:

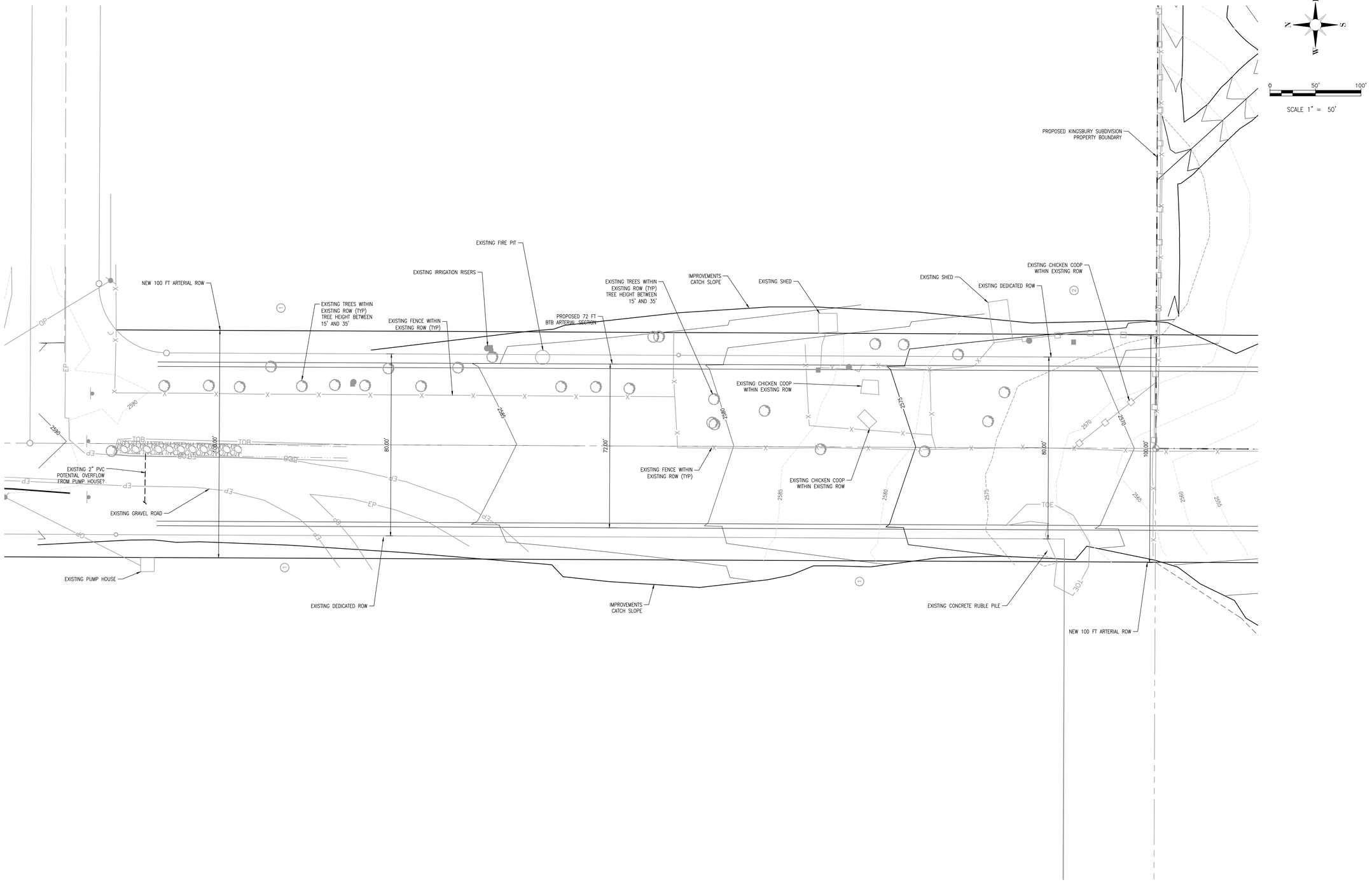
PROFESSIONAL ENGINEER
CHAD S. KINNEY
9412
4/3/23
STATE OF IDAHO

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 12/09/21
FILE: KINGSBURY RD P-PLAT + 100FT ROW_TEST.DWG
DIR: D:\MCE WORKS\KINGSBURY SUBDIVISION\PRELIMINARY PLAT\CONCEPT DRAWING 100FT ROW...

LOT DIMENSION
PLAN VIEW

SHEET
P1.1



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

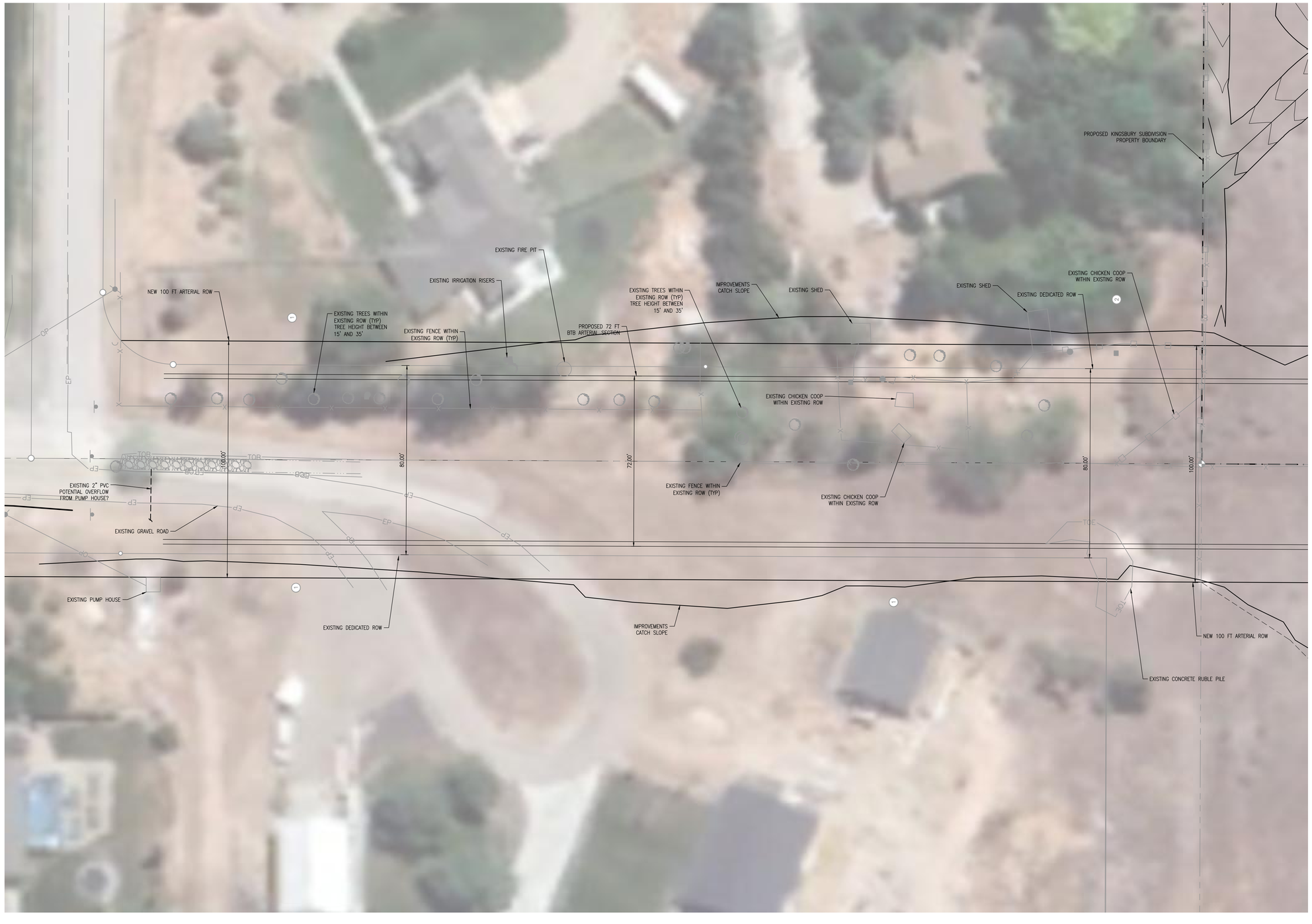
EXISTING ROW EXHIBIT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE: 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 03/06/23
FILE: KS-PRE-GRAD.DWG
DIR: D:\KATE MITCHELL\KINGBURY SUBDIVISION\CK DWG'S

PROFESSIONAL ENGINEER
9412
4/3/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.2



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

EXISTING ROW EXHIBIT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 03/06/23
FILE: KS-PRE-GRAD.DWG
DIR: J:\NATE MITCHELL\KINGSBURY SUBDIVISION\CK DWG'S

PROFESSIONAL ENGINEER
9412
4/3/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.3

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

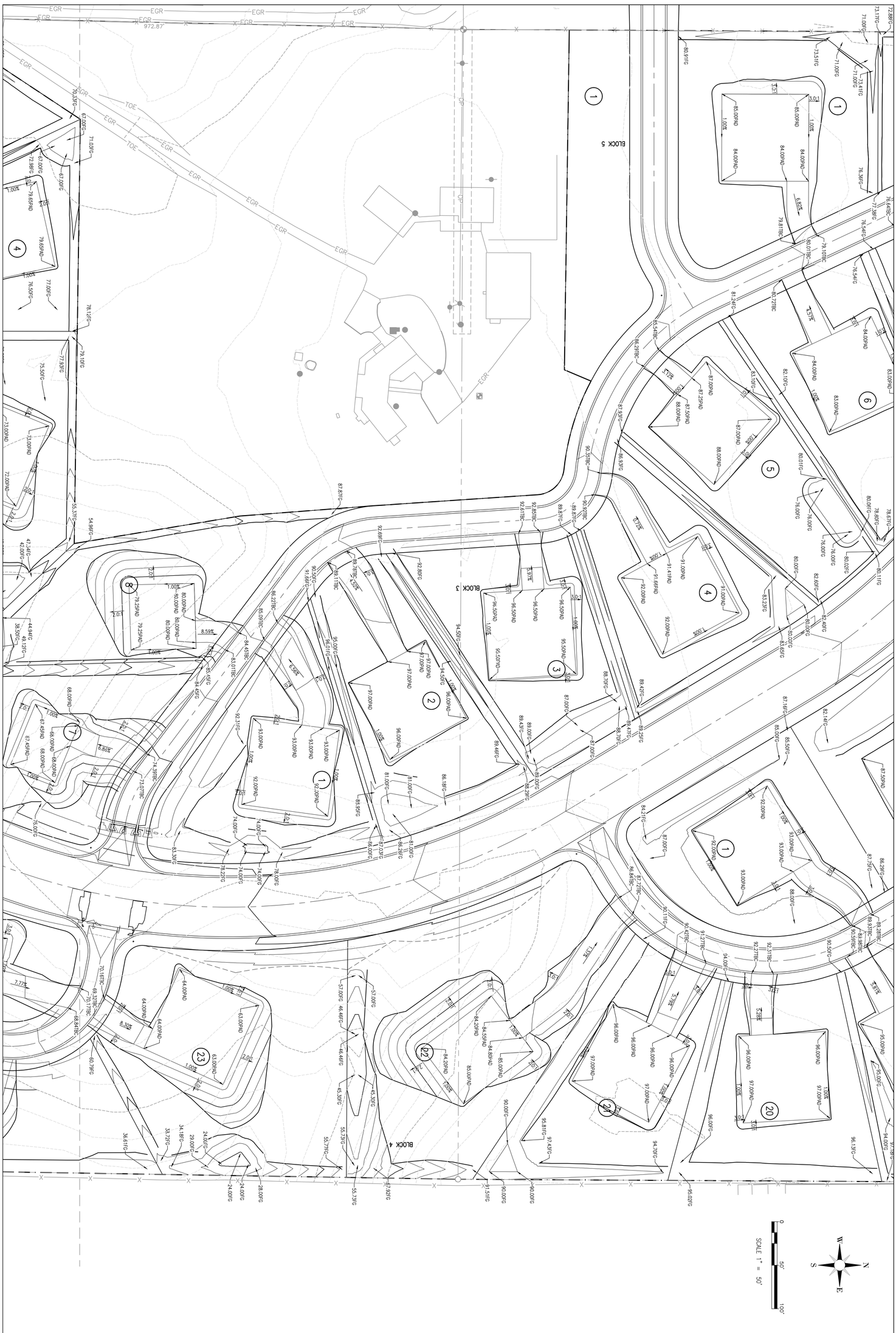
PRELIMINARY GRADING EXHIBIT
(NOT FOR CONSTRUCTION)

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE: 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 03/06/23
FILE: KS-PRE-GRAD.DWG
DIR: D:\MATE MITCHELL\KINGBURY SUBMISSION\CK DWG'S

PROFESSIONAL ENGINEER
STATE OF IDAHO
9412
4/3/23
CHAD S. KINKELA

SHEET
P1.4



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET P1.5

PROFESSIONAL ENGINEER — CHRIS S. KINKELA — 9412 — 4/23

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 03/06/23
FILE: KS-PRE-GRAD.DWG
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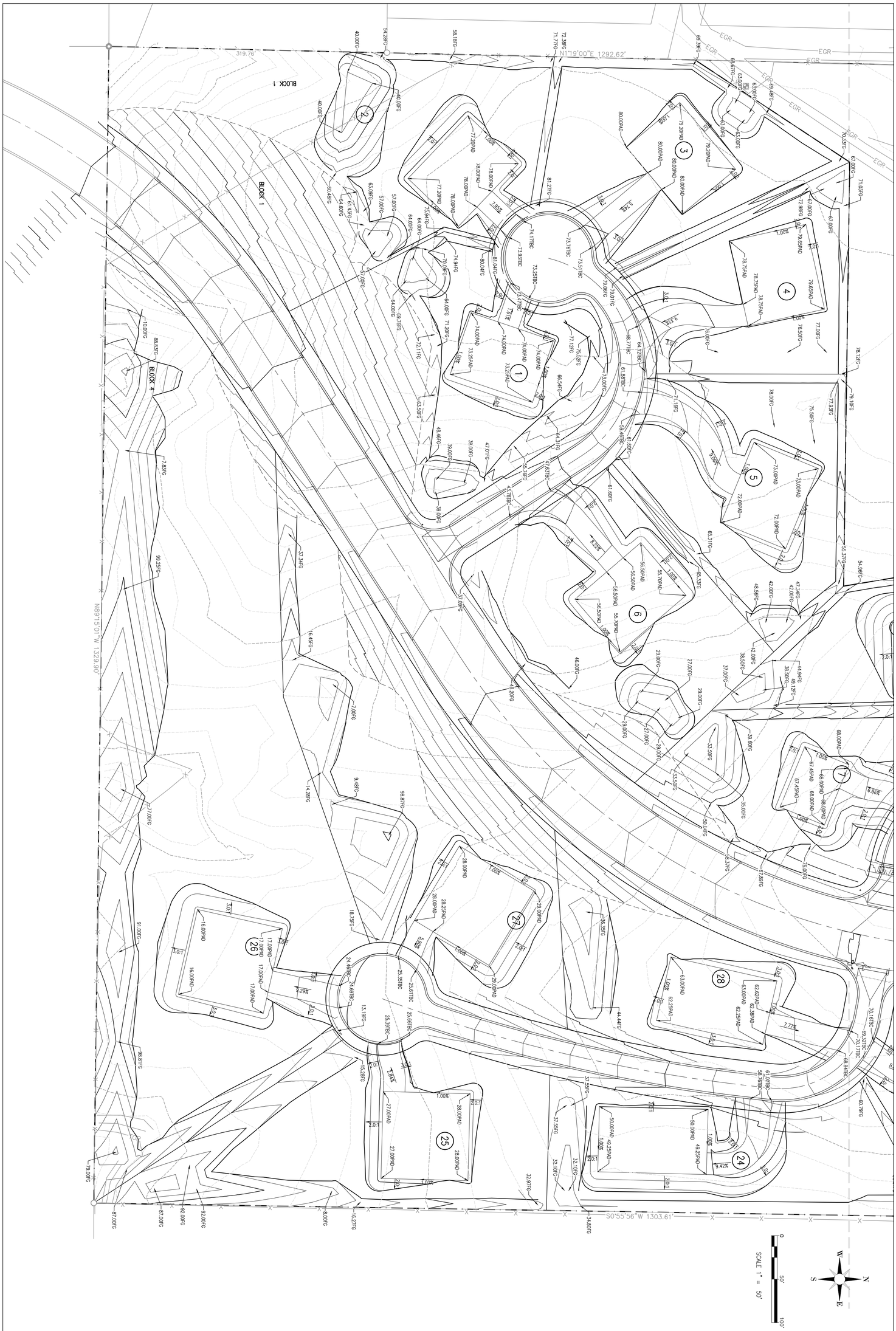
PRELIMINARY GRADING EXHIBIT
(NOT FOR CONSTRUCTION)

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

REVISIONS:



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET
P1.6

PROFESSIONAL ENGINEER
CHRISTOPHER S. KINKELA
9412
04/23
STATE OF IDAHO

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 03/06/23
FILE: KS-PRE-GRAD.DWG
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PRELIMINARY GRADING EXHIBIT
(NOT FOR CONSTRUCTION)

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

REVISIONS:

= GREEN AREA DELINEATES AREA THAT IS GREATER THAN 15.00% GRADE

0 120' 240'

SCALE 1" = 120'

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

CUT-FILL EXHIBIT
PLAN VIEW

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 03/31/23
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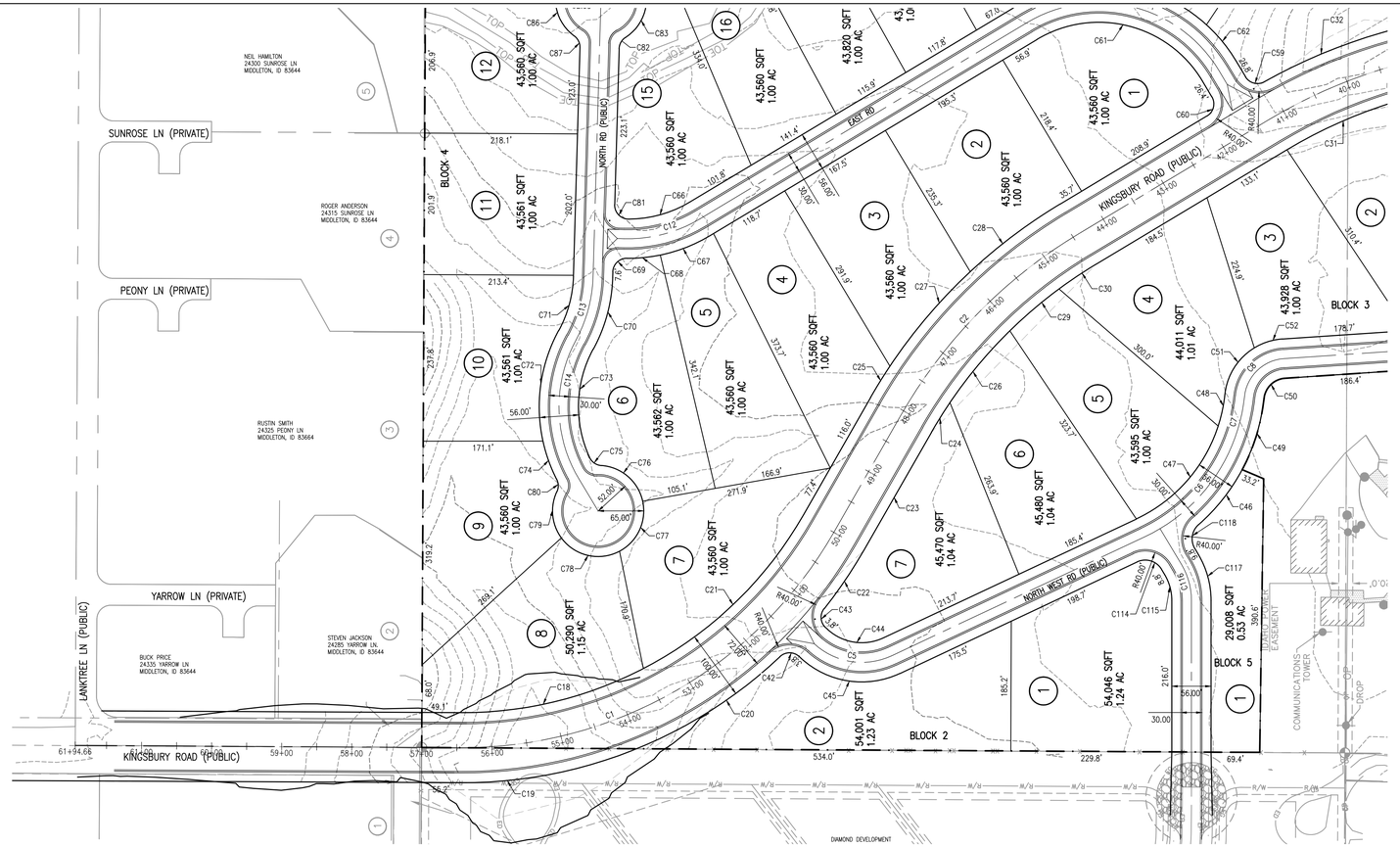
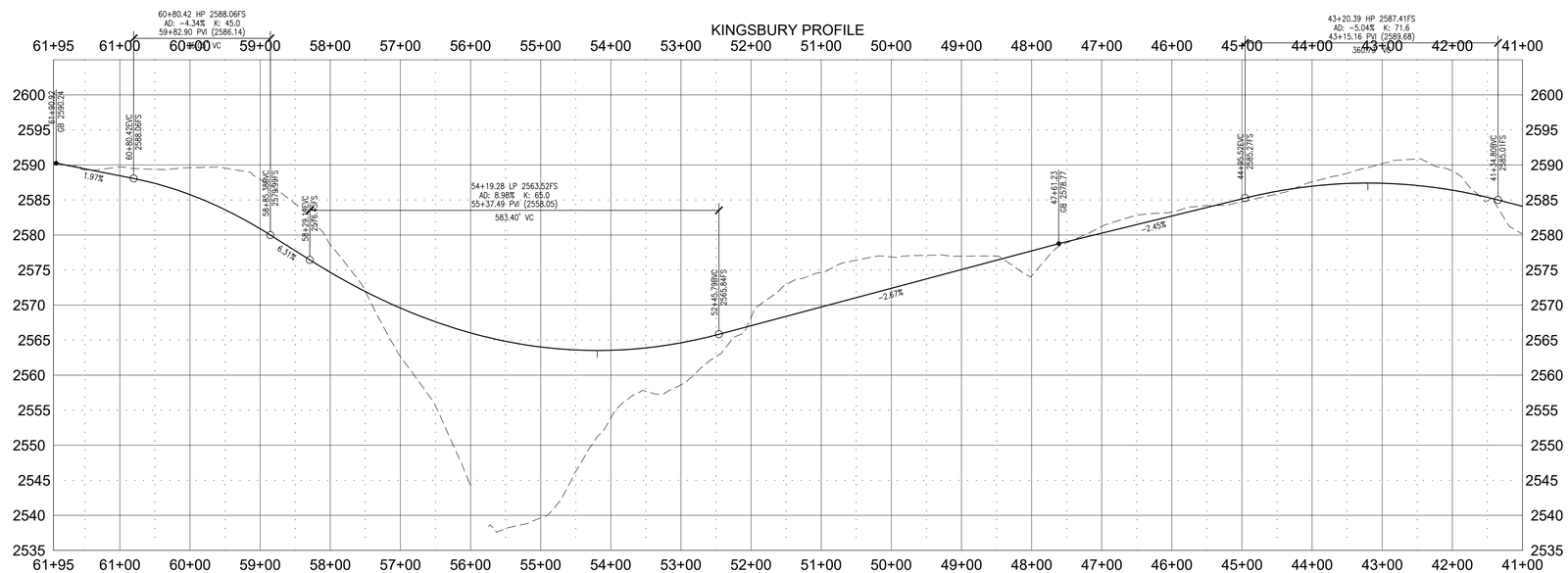
PROFESSIONAL ENGINEER
9412
4/3/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.7





BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

SCALE 1" = 100'

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

PRELIMINARY KINGSBURY ROAD PROFILE
(NOT FOR CONSTRUCTION)

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 3/31/23
FILE: KINGSBURY RD P-PLAT & 11X17 ROW_TEST.DWG
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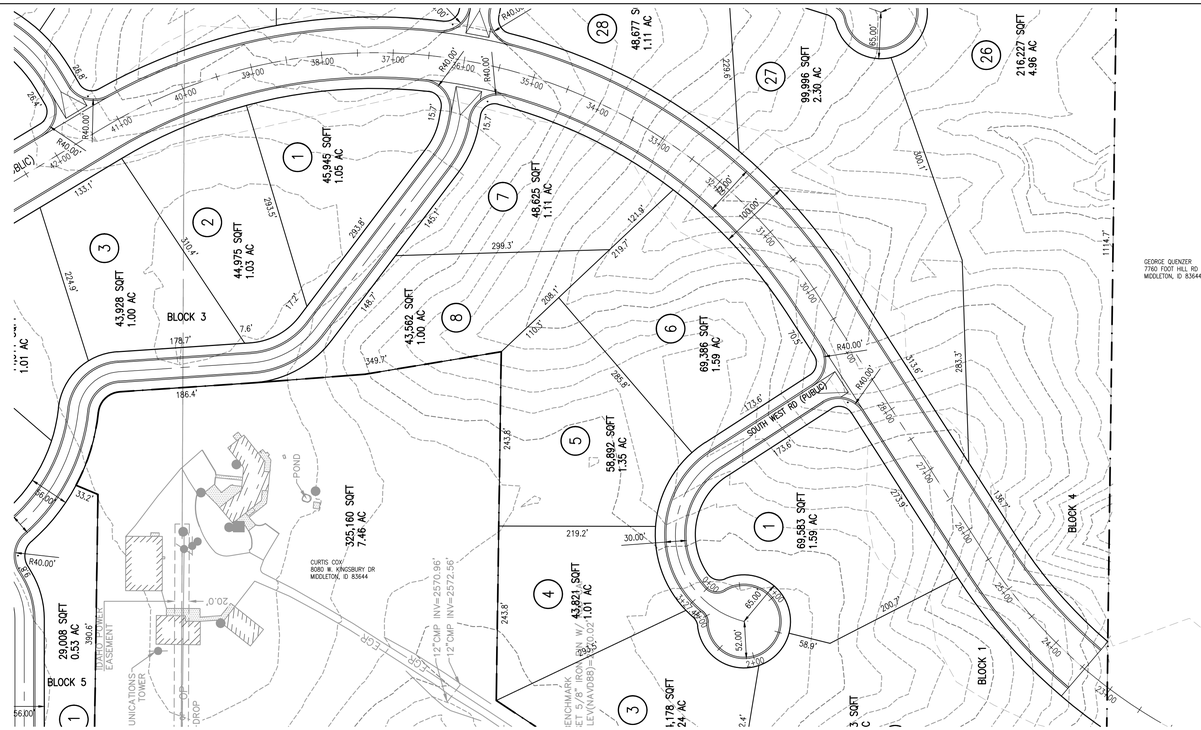
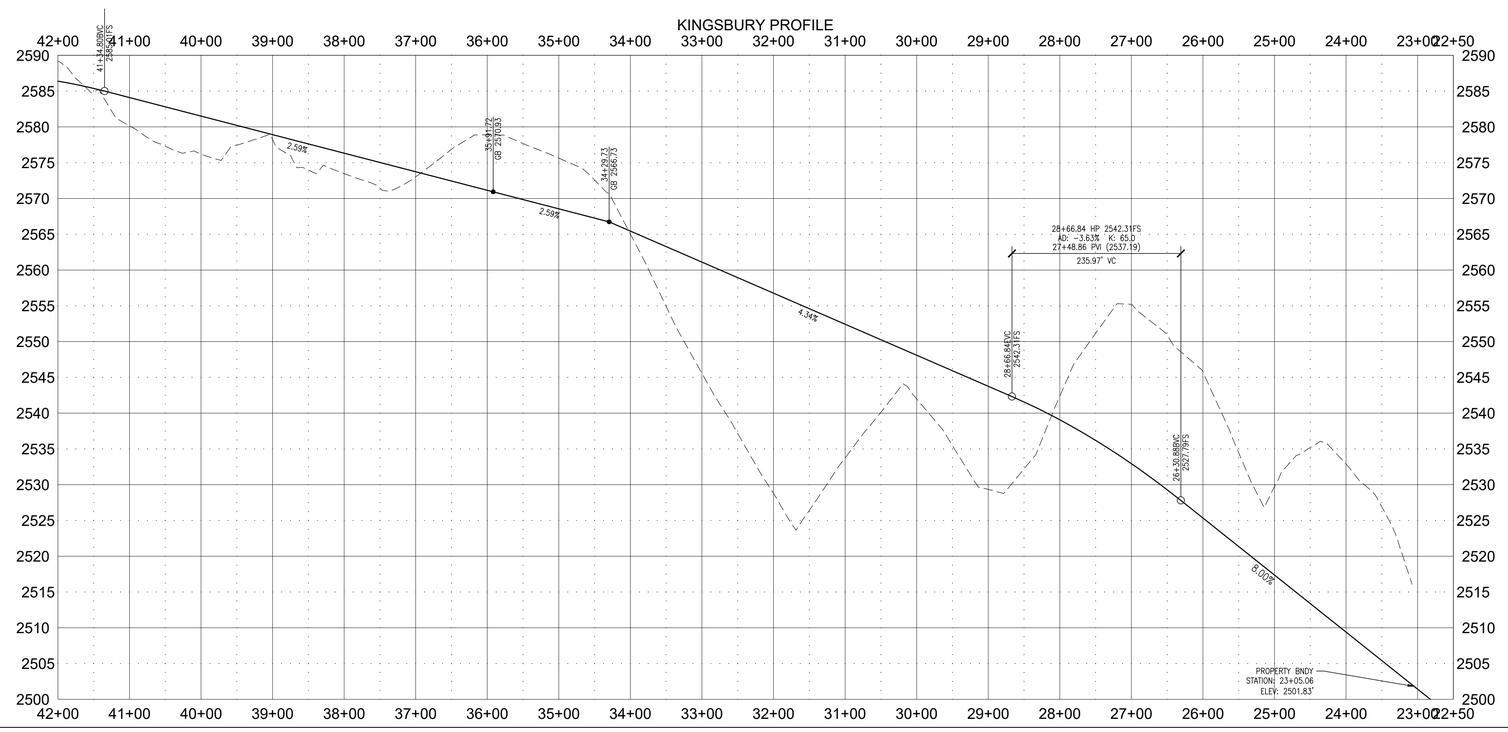
PROFESSIONAL ENGINEER
STATE OF IDAHO
9412
4/3/23
CHAD S. KINKELA

SHEET
P1.8





BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

PRELIMINARY KINGSBURY ROAD PROFILE
(NOT FOR CONSTRUCTION)

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-939-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 3/31/23
FILE: KINGSBURY RD P-PLAT + 100FT ROW_TEST.DWG
DIR: J:\CIVIL WORK\LANDDEV SUBDIVISION\PRELIMINARY PLAT\DWGS\ 24X36(ANSI D) 100FT ROW

PROFESSIONAL ENGINEER
REGISTERED
9412
4/3/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.9

Exhibit A.4.c

PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT

CLOUD NINE ESTATES

A PARCEL OF LAND BEING LOCATED IN THE SW 1/4 OF SW 1/4 OF SECTION 35, T. 5N., R. 2W., B.M. CANYON COUNTY IDAHO

OCTOBER 2023

NOTES:

1. DOMESTIC WATER AND PRESSURIZED IRRIGATION SERVICE WILL BE PROVIDED TO EACH LOT VIA PRIVATE WELL.
2. SANITARY SEWER FOR EACH LOT WILL BE PROCESSED USING AN ON-SITE SEPTIC TANK SYSTEM.
3. ALL DOMESTIC WATER WELLS AND SANITARY SEWER SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, SECTION 58.01.03 AS WELL AS CANYON COUNTY REQUIREMENTS.
4. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH CANYON COUNTY CODES AND SPECIFICATIONS: WATER; DRAINAGE; SEWER; AND PRESSURE IRRIGATION;
5. ALL STREETS SHALL BE IN DEDICATION TO CANYON HIGHWAY DISTRICT NO.4 ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CANYON HIGHWAY DISTRICT NO.4 STANDARDS. SEE ROADWAY SECTION. THIS SHEET.
6. STORM DRAINAGE FROM THE PUBLIC ROADWAYS SHALL BE COLLECTED IN BORROW DITCHES WITHIN THE RIGHT-OF-WAY.
7. ALL RESIDENCES WILL BE OUTFITTED WITH A RESIDENTIAL FIRE SPRINKLER PROTECTION SYSTEM.
8. ALL EXISTING WELLS ARE APPROXIMATE IN LOCATION. ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH ROB WHITNEY AT IDWR WESTERN REGION (334-2190).
9. ALL RNDK ON LOCAL RURAL ROADS ARE 20'. LOCAL RURAL ROAD TO CUL-DE-SAC TRANSITION HAVE A 20' RADIUS.
10. DIRECT LOT ACCESS TO KINGSBURY ROAD SHALL BE PROHIBITED.
11. THIS DEVELOPMENT WILL ONLY BE RESPONSIBLE FOR CONSTRUCTION OF A TWO LANE RURAL SECTION PER ACCHD-101 WITHIN THE PROPOSED 100 FOOT RIGHT-OF-WAY FOR KINGSBURY ROAD.
12. LOT 6 BLOCK 1 AND LOTS 8 AND 27 BLOCK 4 ARE DESIGNATED FOR STORM WATER RETENTION LOTS.
13. THE HOMEOWNERS ASSOCIATION "HOA", UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.

- BENCHMARKS -

-NAVD 1988-

CONTROL POINT 5/8" IRON PIN

NORTHING: 9276.68

EASTING: 7820.20

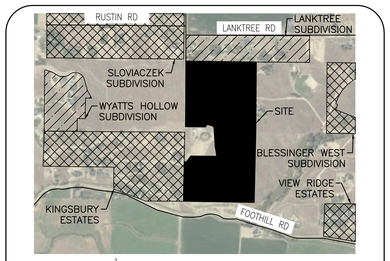
ELEVATION: 2570.02

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	72.06 AC
TOTAL COMMON LOT ACREAGE	0.66 AC
TOTAL LOTS	48
SINGLE FAMILY LOTS	44
COMMON LOTS	1
STORM DRAIN LOTS	3
AVERAGE BLDG. LOT SIZE	50,437 SF
DENSITY	0.61 UNITS/ACRE
CURRENT ZONING	CANYON COUNTY AG
PROPOSED ZONING	"R-R" RURAL
GENERAL UTILITY EASEMENT	
FRONT	
FROM EXTERIOR OF LOT	10FT
FROM INTERIOR OF LOT	5FT
LOT SET BACK	
FRONT, REAR, AND CORNER	20FT
SIDE	10FT

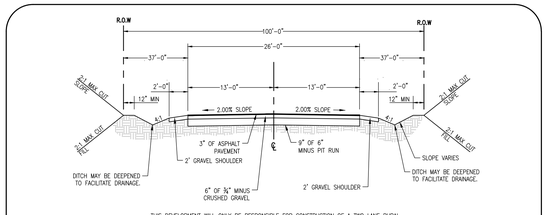
- LEGEND -

EXISTING PROPERTY BOUNDARY LINE	PROPERTY BOUNDARY LINE
EXISTING LOT LINE	LOT LINE
EXISTING SECTION LINE	SECTION LINE
EXISTING RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EXISTINGEASEMENT LINE	EASEMENT LINE
EXISTINGFENCE	FENCE
EXISTING SANITARY SEWER LINE W/ MANHOLE	SANITARY SEWER LINE W/ MANHOLE
EXISTING GAS LINE	WATER MAIN
EXISTING OVERHEAD POWER LINE	IRRIGATION LINE
EXISTING WATER MAIN	EDGE OF PAVEMENT
EXISTING IRRIGATION LINE	EDGE OF DIRT ROAD
EXISTING EDGE OF PAVEMENT	BOTTOM OF DITCH
EXISTING EDGE OF DIRT ROAD	TOP OF BANK
EXISTING BOTTOM OF DITCH	
EXISTING TOP OF BANK	
EXISTING SIDEWALK	



- VICINITY MAP -

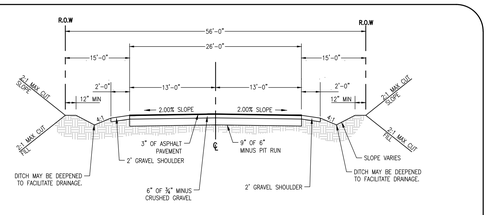
MANAGER	SURVEYOR	ENGINEER
NATE MITCHEL 210 MURRAY ST BOISE, ID 83714 208-941-2688	IDAHO SURVEY GROUP GREG CARTER P.L.S. 1450 E. WATERTOWER MERIDIAN, ID 83642 208-846-8570	CK-ENGINEERING CHAD KINKELA 1300 E. STATE ST SUITE 102 EAGLE, ID 83616 208-639-1992



THIS DEVELOPMENT WILL ONLY BE RESPONSIBLE FOR CONSTRUCTION OF A TWO LANE RURAL SECTION PER ACCHD-101 WITHIN THE PROPOSED 100 FOOT RIGHT-OF-WAY FOR KINGSBURY ROAD.

TYPICAL 100' ROW SECTION WITH 26' STREET SECTION

- NTS -



TYPICAL 56' ROW SECTION WITH 26' STREET SECTION

- NTS -

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

PRELIMINARY PLAT FOR CLOUD NINE ESTATES

REVISIONS:
1. CANYON COUNTY COMMENTS 12-09-2021
2. CANYON HIGHWAY DISTRICT #4 07-10-2023
3. CANYON HIGHWAY DISTRICT #4 09-26-2023

PROFESSIONAL ENGINEER — CHAD S. KINKELA — 9412 — 10/04/23 — STATE OF IDAHO

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB & HN
CHECKED BY: CSK
DATE: 10/04/23
FILE: KINGSBURY RD 7-PLAT + 100FT ROW_TEST.DWG
DIR: D:\AKE MYCAE\KINGSBURY SUBDIVISION\PRELIMINARY PLAT\CONCEPT DRAWING\ 100FT ROW...

LOT DIMENSION PLAN VIEW

SHEET P1.0

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	644.48'	610.19'	060.5160°	S29°57'02"E	614.94'
C2	364.96'	715.11'	029.2410°	S45°35'17"E	361.01'
C3	1132.25'	736.21'	088.1178°	S13°05'29"W	1023.92'
C4	246.91'	710.68'	019.9059°	S47°12'03"W	245.67'
C5	118.32'	100.00'	067.7927°	S08°43'31"W	111.54'
C6	189.18'	250.12'	043.3348°	S46°50'18"E	184.70'
C7	225.77'	200.00'	064.6781°	N36°10'00"W	213.97'
C8	104.57'	122.00'	049.1082°	S28°22'54"E	101.39'
C9	58.01'	125.00'	026.5902°	S66°13'51"E	57.49'
C10	314.16'	200.00'	090.0000°	S14°01'57"W	282.84'
C11	113.76'	200.00'	032.5907°	S14°40'20"E	112.24'
C12	94.67'	200.03'	027.1164°	S74°49'04"E	93.78'
C13	197.84'	200.00'	056.6766°	N89°45'00"W	189.87'
C14	148.48'	100.00'	085.0705°	S36°59'27"E	135.21'
C15	462.15'	1800.00'	014.7108°	S12°54'00"W	460.88'
C16	291.66'	125.00'	133.6868°	S80°18'25"W	229.86'
C17	276.94'	560.69'	028.3000°	S13°15'38"E	274.14'
C18	258.27'	655.57'	022.5721°	S10°53'56"E	256.60'
C19	244.58'	660.19'	021.2267°	S32°43'06"E	243.19'
C20	320.80'	560.19'	032.8113°	S43°49'24"E	316.44'
C21	101.41'	660.47'	008.7973°	S55°49'31"E	101.31'
C22	49.80'	665.11'	004.2900°	N58°03'49"W	49.79'
C23	52.43'	765.11'	003.9261°	S58°14'44"E	52.42'
C24	133.76'	667.60'	011.4802°	S50°09'25"E	133.54'
C25	177.26'	765.11'	013.2741°	S49°38'44"E	176.86'
C26	160.79'	764.36'	012.0528°	N36°59'17"W	160.49'
C27	92.22'	665.11'	007.9441°	N40°25'24"W	92.15'
C28	63.66'	665.11'	005.4837°	S33°42'34"E	63.63'
C29	190.02'	688.07'	015.8227°	S23°02'05"E	189.41'
C30	264.72'	786.21'	019.2919°	S19°41'13"E	263.47'
C31	256.83'	686.21'	021.4440°	S04°22'47"E	255.33'
C32	234.67'	786.21'	017.1016°	S01°29'24"E	233.80'
C33	363.69'	786.12'	026.5076°	S27°08'22"W	360.46'
C34	273.97'	686.19'	022.8764°	S26°02'37"W	272.16'
C35	235.57'	686.22'	019.6686°	S47°18'57"W	234.41'
C36	229.96'	786.21'	016.7585°	S48°46'16"W	229.14'
C38	264.28'	760.68'	019.9059°	N47°12'03"E	262.95'
C39	36.37'	760.68'	002.7392°	S35°52'42"W	36.36'
C40	30.00'	20.00'	085.9534°	N00°21'18"W	27.27'
C41	30.00'	20.00'	085.9534°	S85°35'54"W	27.27'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C42	85.19'	72.00'	067.7927°	S08°43'31"W	80.31'
C43	151.17'	128.00'	067.6651°	S08°39'42"W	142.53'
C44	89.33'	278.12'	018.4038°	S52°46'36"E	88.95'
C45	168.00'	222.12'	043.3348°	S46°50'18"E	164.02'
C46	13.44'	228.00'	003.3777°	S66°49'01"E	13.44'
C47	31.68'	278.12'	006.5272°	N65°14'32"W	31.67'
C48	194.16'	172.00'	064.6781°	N36°10'00"W	184.02'
C49	101.12'	228.00'	025.4117°	N52°25'20"W	100.30'
C50	142.81'	228.00'	035.8887°	S21°46'19"E	140.49'
C51	80.57'	94.00'	049.1082°	N28°22'54"W	78.12'
C52	128.56'	150.00'	049.1082°	S28°22'54"E	124.67'
C53	45.02'	97.00'	026.5902°	N66°13'51"W	44.61'
C54	71.01'	153.00'	026.5902°	S66°13'51"E	70.37'
C55	32.86'	20.00'	094.1317°	S32°27'36"E	29.29'
C56	32.86'	20.00'	094.1317°	S53°24'29"W	29.29'
C57	30.85'	20.00'	088.3652°	N14°50'59"E	27.88'
C58	31.42'	20.00'	089.9995°	S75°58'04"E	28.28'
C59	270.18'	172.00'	090.0000°	N14°01'57"E	243.24'
C60	66.51'	228.00'	016.7143°	N50°40'31"E	66.28'
C61	112.56'	228.00'	028.2857°	S28°10'31"W	111.42'
C62	134.59'	228.00'	033.8225°	S03°00'08"E	132.65'
C63	43.99'	228.00'	011.0540°	N25°26'26"W	43.92'
C64	91.70'	172.00'	030.5456°	N15°41'41"W	90.61'
C65	82.39'	229.20'	020.5955°	S21°57'38"E	81.94'
C66	47.85'	228.00'	012.0256°	S05°38'35"E	47.77'
C67	30.98'	19.99'	088.8252°	N44°00'13"W	27.97'
C68	107.30'	228.00'	026.9651°	N74°53'39"W	106.32'
C69	82.26'	172.09'	027.3883°	N75°06'35"W	81.48'
C70	162.85'	228.00'	040.9243°	S81°52'26"E	159.41'
C71	160.27'	172.00'	053.3896°	N88°06'24"W	154.54'
C72	58.33'	228.00'	014.6578°	S70°20'06"W	58.17'
C73	21.35'	20.00'	061.1556°	N34°37'15"E	20.35'
C74	83.50'	65.00'	073.6014°	N40°50'38"E	77.87'
C75	84.52'	65.00'	074.5044°	S65°06'12"E	78.69'
C76	92.71'	65.00'	081.7235°	S13°00'38"W	85.05'
C77	68.68'	65.00'	060.5435°	S84°08'39"W	65.53'
C78	18.88'	20.08'	053.8828°	N90°00'00"W	18.19'
C79	31.71'	20.00'	090.8439°	N45°00'00"E	28.49'
C80	19.41'	20.00'	055.6181°	S60°34'04"E	18.66'
C81	102.39'	65.00'	090.2503°	N77°53'02"W	92.12'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C82	80.56'	65.00'	071.0153°	S21°29'00"W	75.51'
C83	71.32'	65.00'	062.8704°	S45°27'34"E	67.80'
C84	76.12'	65.00'	067.1002°	N69°33'18"E	71.85'
C85	19.41'	20.00'	055.6181°	N63°48'51"E	18.66'
C86	30.22'	20.00'	086.5867°	N36°13'57"W	27.43'
C87	30.22'	20.00'	086.5867°	S57°10'50"W	27.43'
C88	78.05'	128.00'	034.9379°	N62°03'25"W	76.85'
C89	106.90'	72.00'	085.0705°	S36°59'27"E	97.35'
C90	112.00'	128.00'	050.1326°	S19°31'18"E	108.46'
C91	242.52'	1772.00'	007.8415°	S09°27'55"W	242.33'
C92	257.54'	1828.00'	008.0721°	N09°34'50"E	257.33'
C93	141.49'	1828.00'	004.4347°	S15°50'03"W	141.45'
C94	142.44'	1772.00'	004.6058°	S15°41'20"W	142.41'
C95	19.81'	20.00'	056.7575°	S46°22'14"W	19.01'
C96	99.01'	65.00'	087.2759°	N31°06'41"E	89.71'
C98	90.98'	65.00'	080.1993°	S03°37'39"W	83.74'
C99	19.03'	20.00'	054.5226°	N09°12'39"W	18.32'
C100	31.42'	20.00'	089.9978°	N77°50'55"W	28.28'
C101	31.41'	20.00'	089.9966°	N12°08'55"E	28.28'
C102	23.75'	153.00'	008.8930°	S37°17'46"E	23.72'
C103	117.62'	153.00'	044.0481°	N63°46'00"W	114.75'
C104	155.40'	97.00'	091.7914°	S78°44'44"E	139.31'
C105	128.44'	153.00'	048.0995°	S70°09'34"W	124.70'
C106	13.48'	153.00'	005.0483°	S43°35'08"W	13.48'
C107	14.99'	20.00'	042.9432°	S62°31'59"W	14.64'
C108	116.37'	65.00'	102.5801°	N32°42'52"E	101.44'
C109	64.31'	65.00'	056.6919°	N46°55'18"W	61.72'
C110	145.77'	65.00'	128.4926°	S40°29'10"W	117.09'
C111	27.62'	20.00'	079.1190°	N15°47'58"E	25.48'
C112	39.74'	27.00'	084.3222°	N16°59'25"E	36.25'
C113	38.77'	72.00'	030.8487°	N74°34'32"E	38.30'
C114	53.84'	100.00'	030.8487°	N74°34'32"E	53.19'
C115	68.92'	128.00'	030.8487°	N74°34'32"E	68.09'
C116	37.52'	27.00'	079.6153°	S81°02'28"E	34.57'
C117	53.15'	65.00'	046.8488°	N35°57'03"W	51.68'

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

PRELIMINARY PLAT FOR
CLOUD NINE ESTATES

REVISIONS:
1. CANYON COUNTY COMMENTS 12-09-2021
2. CANYON HIGHWAY DISTRICT #4 07-10-2023
3. CANYON HIGHWAY DISTRICT #4 09-26-2023

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

PROFESSIONAL ENGINEER — 9412 — 10/04/23 — STATE OF IDAHO — CHAD S. KINNEY

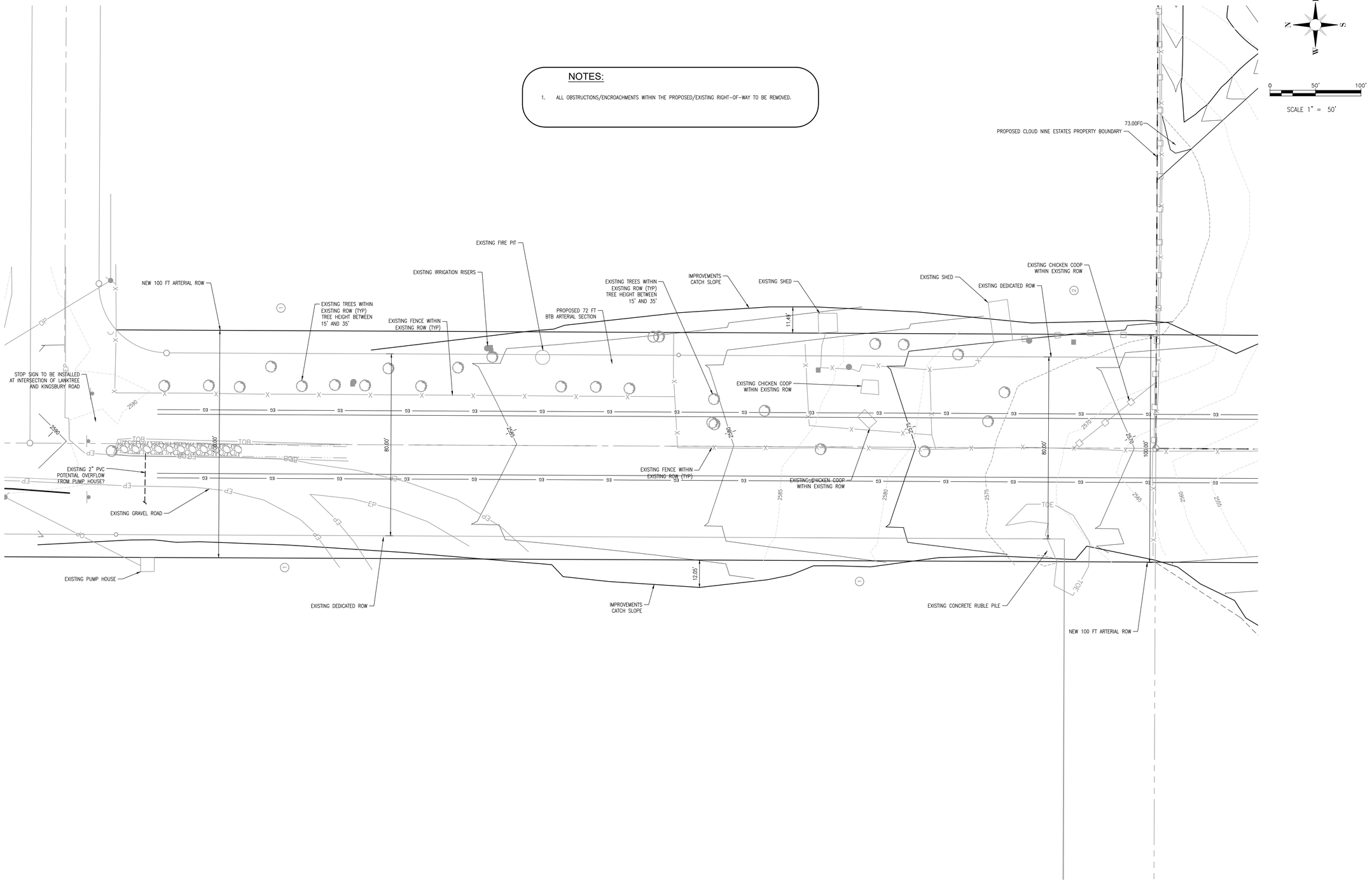
DRAWN BY: MSB & HN
CHECKED BY: CSK
DATE: 10/04/23
FILE: KINGSBURY RD F-PLAT + 100FT ROW_TEST.DWG
DIR: S:\MKE WORK\LUNDBURY SUBDIVISION\PRELIMINARY PLAT\CONCEPT DRAWING 100FT ROW...

LOT DIMENSION
PLAN VIEW

SHEET
P1.1

NOTES:

1. ALL OBSTRUCTIONS/ENCROACHMENTS WITHIN THE PROPOSED/EXISTING RIGHT-OF-WAY TO BE REMOVED.



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:
1. CANYON HIGHWAY DISTRICT #4 07-10-23.
2. CANYON HIGHWAY DISTRICT #4 09-26-23.

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

EXISTING ROW EXHIBIT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE: 208-639-1992

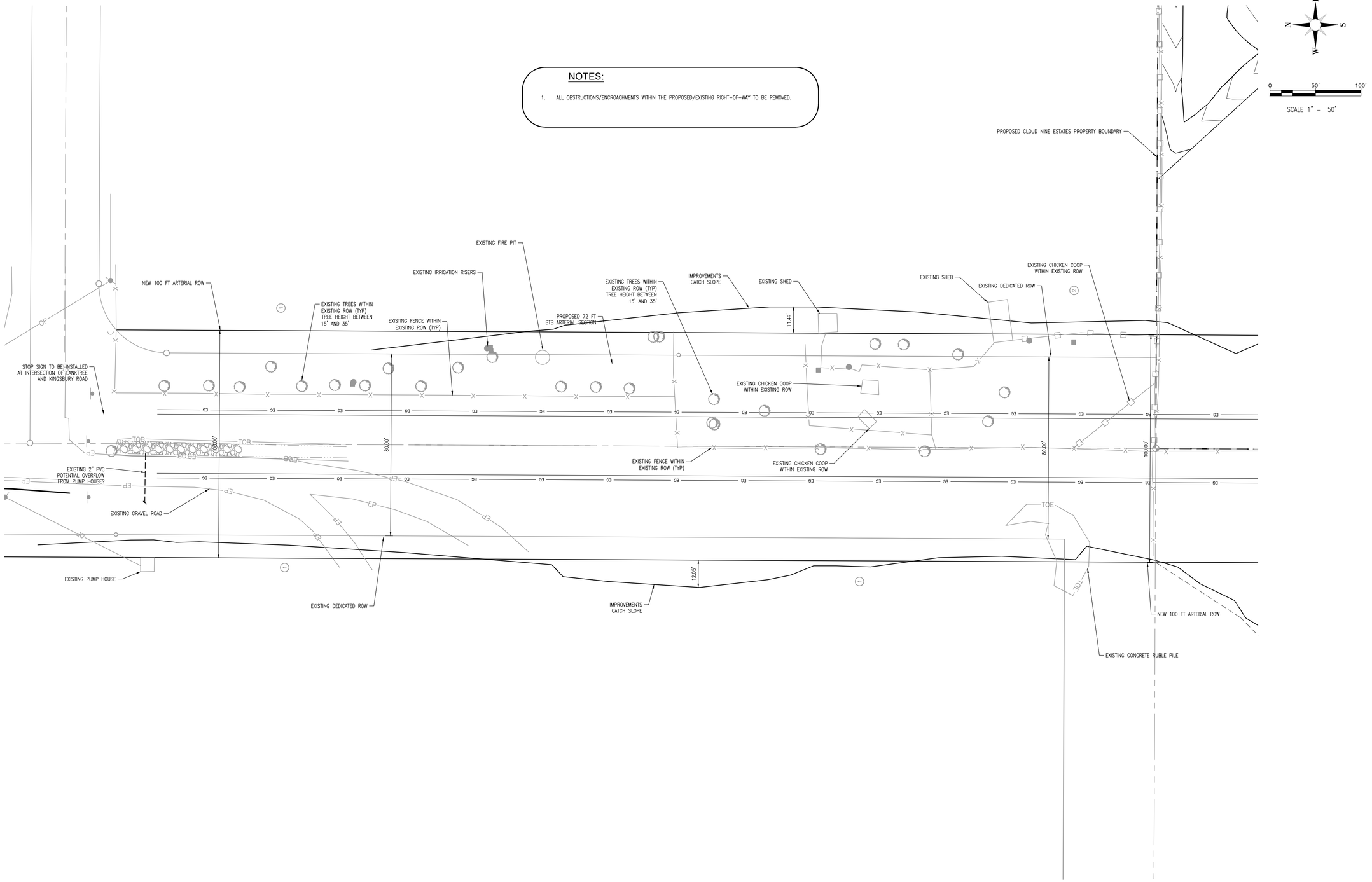
DRAWN BY: AKB
CHECKED BY: CSK
DATE: 10/04/23
FILE: KS-PRE-ROAD.DWG
DIR: D:\MATE MITCHELL\KINGSBURY SUBDIVISION\CK DWG'S

PROFESSIONAL ENGINEER
REGISTERED
9412
10/04/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.2

NOTES:

1. ALL OBSTRUCTIONS/ENCROACHMENTS WITHIN THE PROPOSED/EXISTING RIGHT-OF-WAY TO BE REMOVED.



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:
1. CANYON HIGHWAY DISTRICT #4 07-10-23.
2. CANYON HIGHWAY DISTRICT #4 09-26-23.

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

EXISTING ROW EXHIBIT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE: 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 10/04/23
FILE: KS-PRE-ROAD.DWG
DIR: D:\KATE MITCHELL\KINGSBURY SUBDIVISION\CK DWG'S

PROFESSIONAL ENGINEER
9412
10/04/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.3

KEYNOTES

INSTALL POND #1

REQUIRED VOLUME = 22,742 FT3
PROVIDED VOLUME = 23,679 FT3

1. REQUIRED SAND WINDOW = 5,400 SQFT
   PROVIDED SAND WINDOW = 5,768 SQFT

   TOP OF BANK = 2541.00'
   HIGH WATER = 2540.00'
   BOTTOM = 2536.40'
2. ±56 LF OF 12" SDR-35
3. 48" DIAMETER MANHOLE WITH GRATED LID.
4. ±94 LF OF 12" SDR-35
5. FLARED END SECTION
6. ±70 LF OF 12" SDR-35 WITH FLARED END SECTION BOTH ENDS.
7. ±52 LF OF 12" SDR-35 WITH FLARED END SECTION BOTH ENDS.

BLOCK 4

BLOCK 2

SCALE 1" = 50'

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:
1. CANYON HIGHWAY DISTRICT #4 07-10-23.
2. CANYON HIGHWAY DISTRICT #4 09-26-23.

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

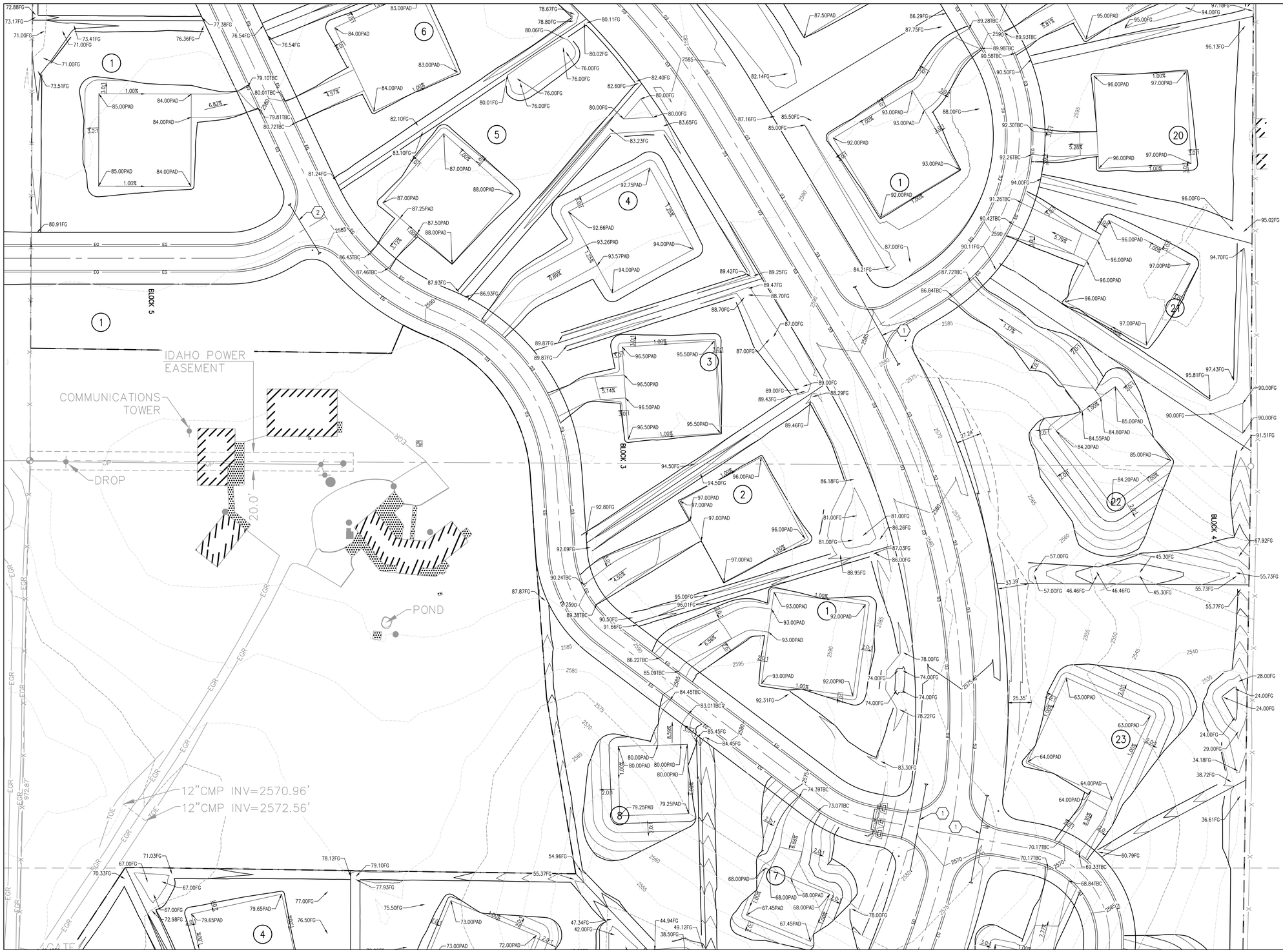
PRELIMINARY GRADING EXHIBIT
(NOT FOR CONSTRUCTION)

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE: 208-939-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 10/04/23
FILE: KS-PRE-GRAD.DWG
DIR: D:\MATE MITCHELL\KINGSBURY SUBMISSION\CK DWG'S

PROFESSIONAL ENGINEER
IDAHO
9412
10/04/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.4



KEYNOTES

1. ±95 LF OF 12" SDR 35 STORM DRAIN PIPE WITH FLARED SECTIONS ON BOTH ENDS OF PIPE.
2. ±60 LF OF 12" SDR 35 STORM DRAIN PIPE WITH FLARED SECTIONS ON BOTH ENDS OF PIPE.

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:
1. CANYON HIGHWAY DISTRICT #4 07-10-23.
2. CANYON HIGHWAY DISTRICT #4 09-26-23.

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

PRELIMINARY GRADING EXHIBIT
(NOT FOR CONSTRUCTION)

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, IDAHO 83616
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 10/04/23
FILE: KS-PRE-GRAD.DWG
DIR: D:\KATE MITCHELL\KINGBURY SUBDIVISION\CK DWG'S

PROFESSIONAL ENGINEER
9412
10/04/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.5

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

N

W E

S

0 50' 100'

SCALE 1" = 50'

KEYNOTES

INSTALL POND #2

REQUIRED VOLUME = 15,785 FT3
PROVIDED VOLUME = 18,886 FT3

(1) REQUIRED SAND WINDOW = 3,800 SQFT
PROVIDED SAND WINDOW = 3,800 SQFT

TOP OF BANK = 2534.50'
HIGH WATER = 2533.50'
BOTTOM = 2530.00'

INSTALL POND #3

REQUIRED VOLUME = 2,492 FT3
PROVIDED VOLUME = 4,063 FT3

(2) REQUIRED SAND WINDOW = 650 SQFT
PROVIDED SAND WINDOW = 650 SQFT

TOP OF BANK = 2498.00'
HIGH WATER = 2597.00'
BOTTOM = 2494.00'

(3) ±95 LF OF12" SDR 35 STORM DRAIN PIPE WITH FLARED SECTIONS.

(4) ±140 LF OF 12" SDR-35 WITH FLARED END SECTIONS ON BOTH ENDS OF THE PIPE.

(5) FLARED END SECTIONS

(6) 48" DIAMETER STORM DRAIN MANHOLE WITH GRATE LID.

(7) ±60 LF OF 12" SDR-35.

(8) ±65 LF OF 12" SDR-35 PIPE.

(9) ±115 LF OF 12" SDR-35 PIPE.

REVISIONS:
1 CANYON HIGHWAY DISTRICT #4 07-10-23.
2 CANYON HIGHWAY DISTRICT #4 09-26-23.

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

PRELIMINARY GRADING EXHIBIT
(NOT FOR CONSTRUCTION)

CK ENGINEERING
1300 E STATE ST., SUITE 102
EAGLE, ID 83616
PHONE: 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 10/04/23
FILE: KS-PRE-GRAD.DWG
DIR: D:\MATE MITCHELL\KINGBURY SUBMISSION\CK DWG'S

PROFESSIONAL ENGINEER
9412
10/04/23
STATE OF IDAHO
CHAD S. KINKELA

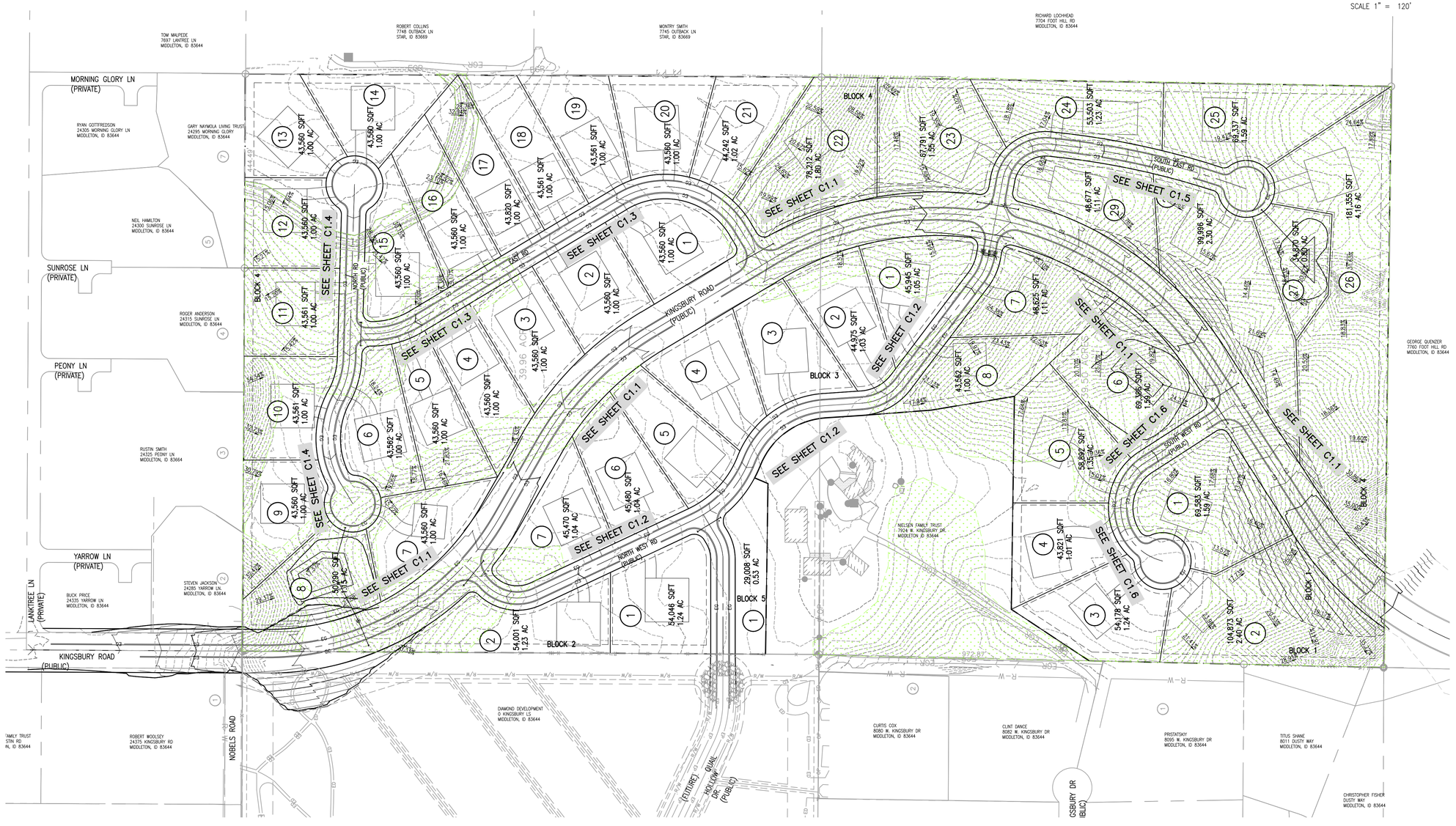
SHEET
P1.6

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

= GREEN AREA DELINEATES AREA THAT IS GREATER THAN 15.00% GRADE

0 120' 240'

SCALE 1" = 120'



REVISIONS:
1. CANYON COUNTY COMMENTS 12-09-21
2. CANYON HIGHWAY DISTRICT #4 07-10-23
3. CANYON HIGHWAY DISTRICT #4 09-26-23

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

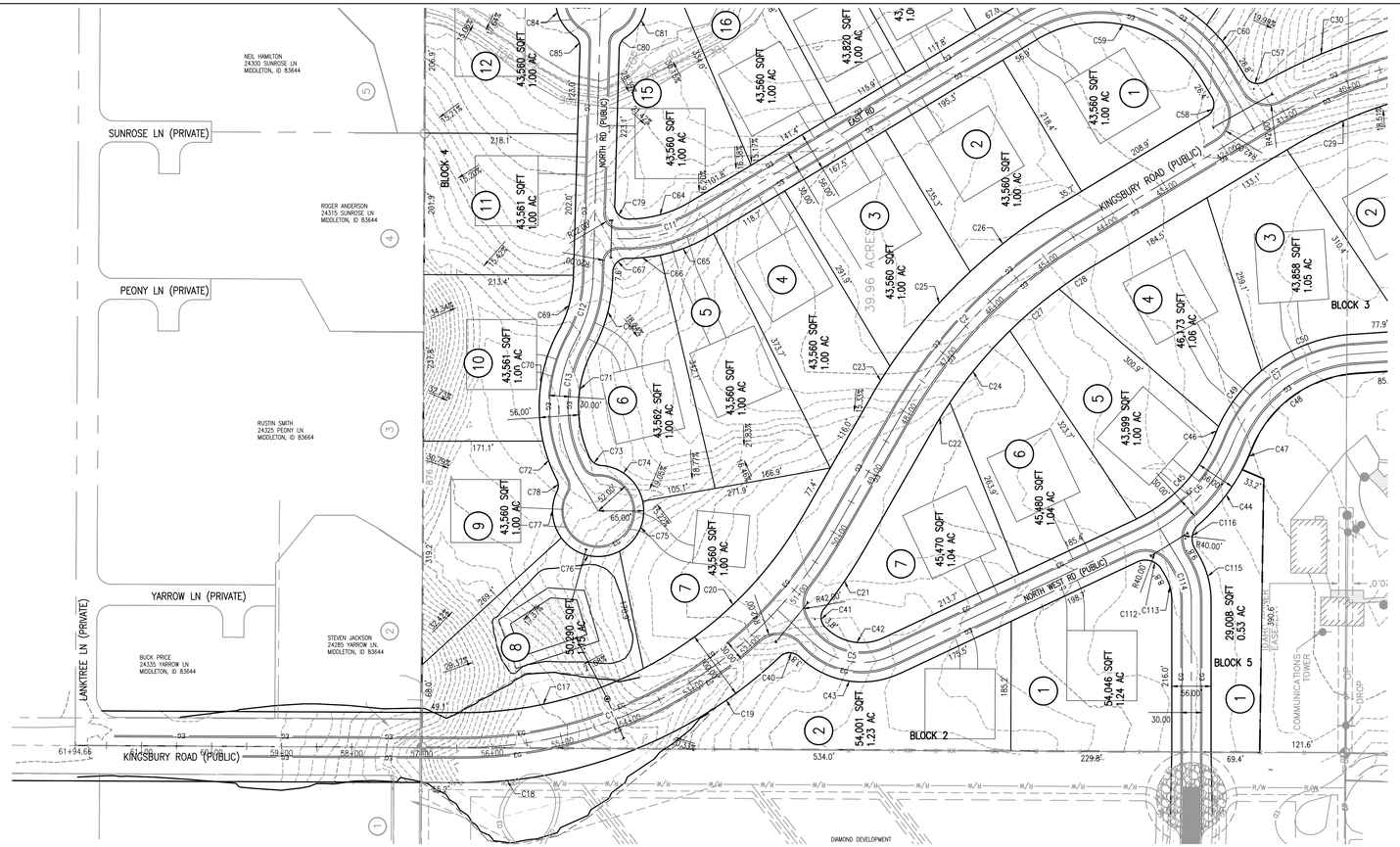
CUT-FILL EXHIBIT
PLAN VIEW

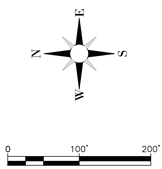
CK ENGINEERING
1300 E. STATE ST. SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

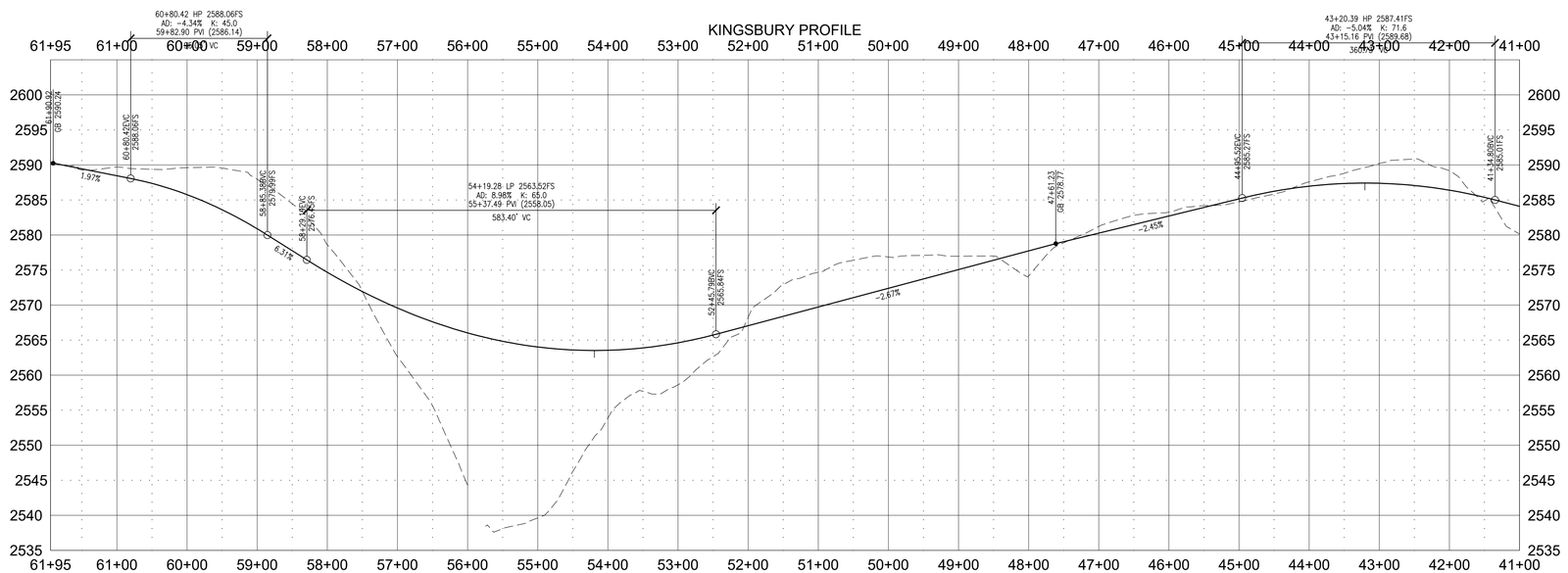
DRAWN BY: AKB
CHECKED BY: CSK
DATE: 10/04/23
FILE: KINGSBURY RD P-PLAT + 100FT ROW_TEST.DWG
DIR: J:\ACTIVE PROJECTS\KINGSBURY RD\SUBMITTALS\ENGINEERING\CAD\CONCEPT DRAWINGS\

PROFESSIONAL ENGINEER
REGISTERED
9412
10/04/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.7







BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:
1. CANYON COUNTY COMMENTS 12-09-21
2. CANYON HIGHWAY DISTRICT #4 07-10-23
3. CANYON HIGHWAY DISTRICT #4 09-26-23

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

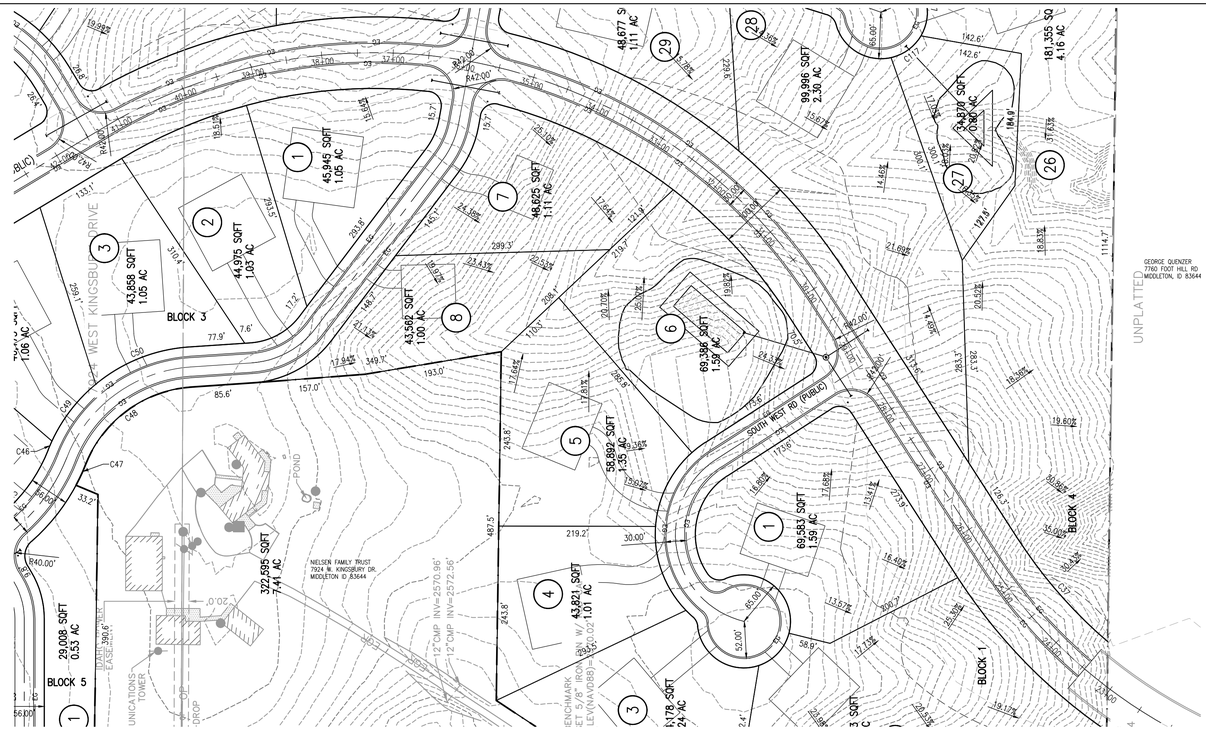
PRELIMINARY KINGSBURY ROAD PROFILE
(NOT FOR CONSTRUCTION)

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-939-1992

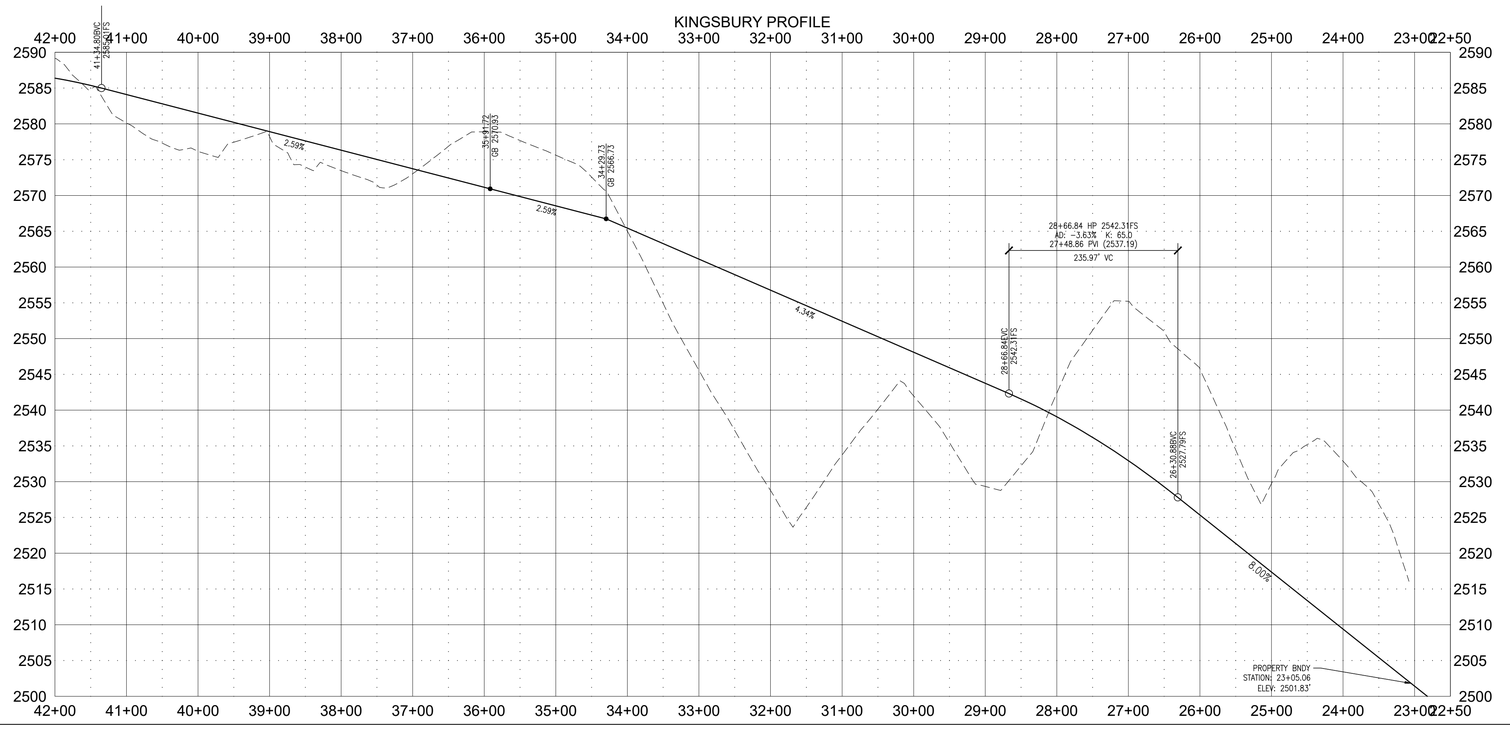
DRAWN BY: AKB
CHECKED BY: CSK
DATE: 10/04/23
FILE: KINGSBURY RD P-PLAT & 100YR FLOW_TEST.DWG
DIR: J:\WATER_WATER\UNDERGROUND\SUBDIVISION\PRELIMINARY PLAT\CURRENT DRAWINGS\ 100YR.ROW

PROFESSIONAL ENGINEER
STATE OF IDAHO
9412
10/04/23
CHAD S. KINKELA

SHEET
P1.8



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



REVISIONS:
1. CANYON COUNTY COMMENTS 12-09-21
2. CANYON HIGHWAY DISTRICT #4 07-10-23
3. CANYON HIGHWAY DISTRICT #4 09-26-23

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

PRELIMINARY KINGSBURY ROAD PROFILE
(NOT FOR CONSTRUCTION)

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-939-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 10/04/23
FILE: KINGSBURY RD P-PLAT 4 1100FT ROW_TEST.DWG
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PROFESSIONAL ENGINEER
REGISTERED
9412
10/04/23
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.9

Exhibit A.4.d

PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT

CLOUD NINE ESTATES

PARCELS OF LAND BEING LOCATED IN THE SW 1/4 OF SW 1/4 OF SECTION 35, T. 5N., R. 2W., AND NW 1/4 OF NW 1/4 OF SECTION 2, T. 4N., R. 2W., B.M. CANYON COUNTY IDAHO

JUNE 2025

NOTES:

1. DOMESTIC WATER AND PRESSURIZED IRRIGATION SERVICE WILL BE PROVIDED TO EACH LOT VIA PRIVATE WELL.
2. SANITARY SEWER FOR EACH LOT WILL BE PROCESSED USING AN ON-SITE SEPTIC TANK SYSTEM.
3. ALL DOMESTIC WATER WELLS AND SANITARY SEWER SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, SECTION 58.01.03 AS WELL AS CANYON COUNTY REQUIREMENTS.
4. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH CANYON COUNTY CODES AND SPECIFICATIONS: WATER; DRAINAGE; SEWER; AND PRESSURE IRRIGATION;
5. ALL STREETS SHALL BE IN DEDICATION TO CANYON HIGHWAY DISTRICT NO.4 ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CANYON HIGHWAY DISTRICT NO.4 STANDARDS. SEE ROADWAY SECTION. THIS SHEET.
6. STORM DRAINAGE FROM THE PUBLIC ROADWAYS SHALL BE COLLECTED IN BORROW DITCHES WITHIN THE RIGHT-OF-WAY.
7. ALL RESIDENCES WILL BE OUTFITTED WITH A RESIDENTIAL FIRE SPRINKLER PROTECTION SYSTEM.
8. ALL EXISTING WELLS ARE APPROXIMATE IN LOCATION. ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH ROB WHITNEY AT IDWR WESTERN REGION (334-2190).
9. ALL RNDA ON LOCAL RURAL ROADS ARE 20'. LOCAL RURAL ROAD TO CUL-DE-SAC TRANSITION HAVE A 20' RADIUS.
10. DIRECT LOT ACCESS TO KINGSBURY ROAD SHALL BE PROHIBITED.
11. THIS DEVELOPMENT WILL ONLY BE RESPONSIBLE FOR CONSTRUCTION OF A TWO LANE RURAL SECTION PER ACCHD-101 WITHIN THE PROPOSED 100 FOOT RIGHT-OF-WAY FOR KINGSBURY ROAD.
12. LOT 6 BLOCK 1 AND LOTS 9 AND 27 BLOCK 4 ARE DESIGNATED FOR STORM WATER RETENTION LOTS.
13. THE HOMEOWNERS ASSOCIATION "HOA", UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
14. NO SECONDARY DWELLINGS SHALL BE ALLOWED WITHOUT AN APPROVED CONDITIONAL USE PERMIT.
15. ALL BUILDINGS NEED TO BE WITHIN BUILDING ENVELOPE AREA AS NOTE ON THE PLAT.

- BENCHMARKS -

-NAVD 1988-

CONTROL POINT 5/8" IRON PIN

NORTHING: 9276.68

EASTING: 7820.20

ELEVATION: 2570.02

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	72.06 AC
TOTAL COMMON LOT ACREAGE	0.66 AC
TOTAL LOTS	48
SINGLE FAMILY LOTS	44
COMMON LOTS	1
STORM DRAIN LOTS	3
AVERAGE BLDG. LOT SIZE	1.16 ACRES
DENSITY	0.61 UNITS/ACRE
CURRENT ZONING	CR-R1
GENERAL UTILITY EASEMENT	
FROM EXTERIOR OF LOT	10FT
FROM INTERIOR OF LOT	5FT

DEVELOPER

LWD DEVELOPMENT, INC.
NATE MITCHEL, MANAGER
210 MURRAY ST
BOISE, ID 83714
208-941-2668

SURVEYOR

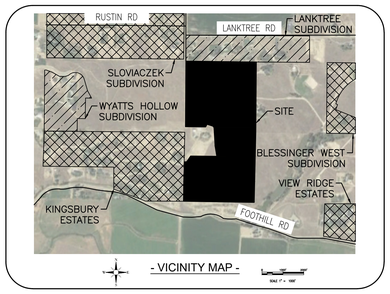
IDAHO SURVEY GROUP
GREG CARTER P.L.S.
1450 E. WATERTOWER
MERIDIAN, ID 83642
208-846-8570

ENGINEER

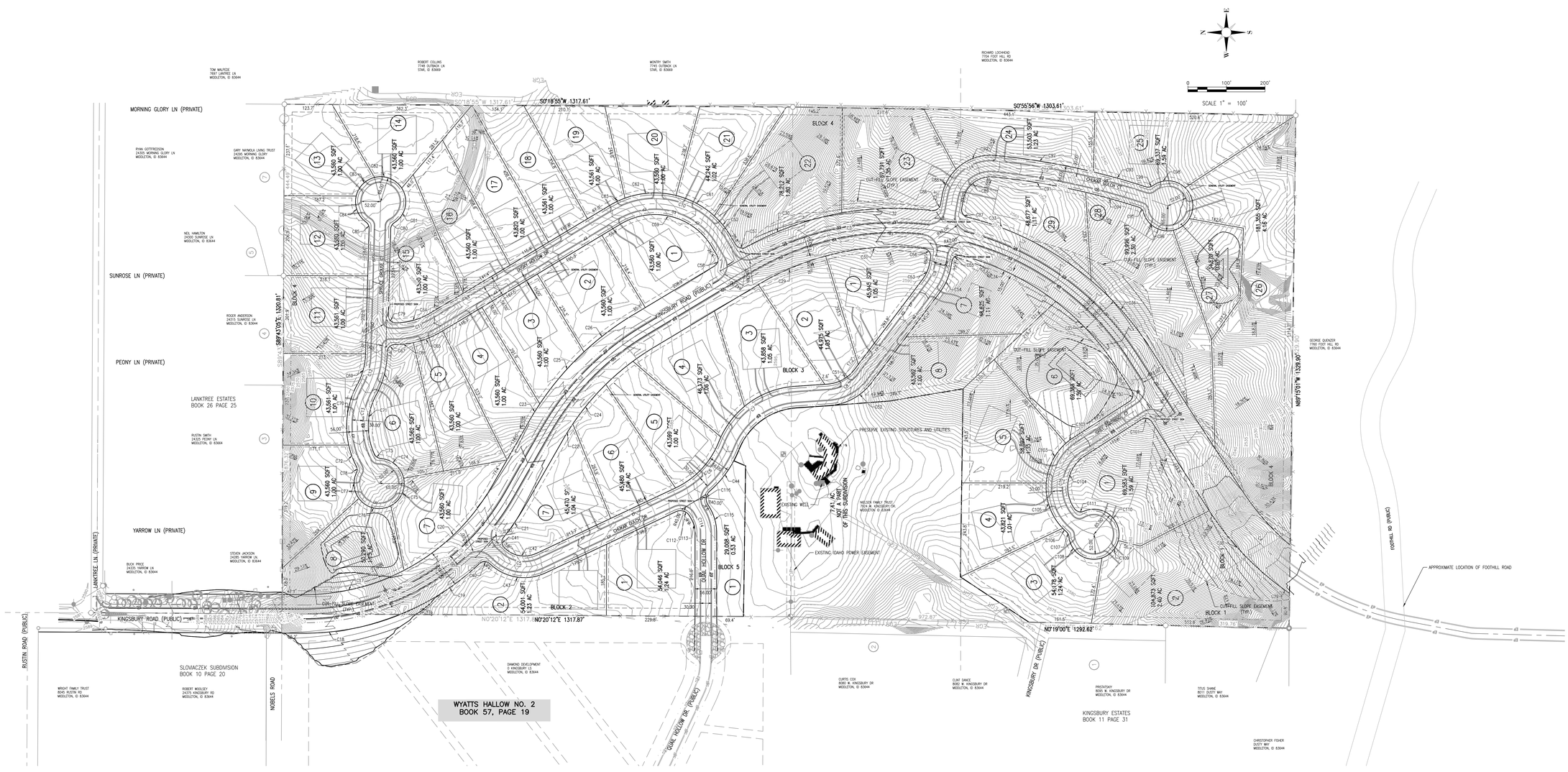
CK-ENGINEERING
CHAD KINKELA
1300 E. STATE ST
SUITE 102
EAGLE, ID 83616
208-639-1992

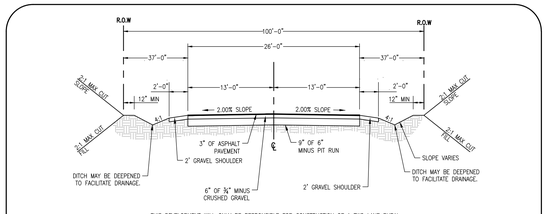
- LEGEND -

EXISTING PROPERTY BOUNDARY LINE	PROPERTY BOUNDARY LINE
EXISTING LOT LINE	LOT LINE
EXISTING SECTION LINE	SECTION LINE
EXISTING RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EXISTINGEASEMENT LINE	EASEMENT LINE
EXISTINGFENCE	FENCE
EXISTING SANITARY SEWER LINE W/ MANHOLE	SANITARY SEWER LINE W/ MANHOLE
EXISTING GAS LINE	WATER MAIN
EXISTING OVERHEAD POWER LINE	IRRIGATION LINE
EXISTING WATER MAIN	EDGE OF PAVEMENT
EXISTING IRRIGATION LINE	EDGE OF DIRT ROAD
EXISTING EDGE OF PAVEMENT	BOTTOM OF DITCH
EXISTING EDGE OF DIRT ROAD	TOP OF BANK
EXISTING BOTTOM OF DITCH	
EXISTING TOP OF BANK	
EXISTING SIDEWALK	



- VICINITY MAP -

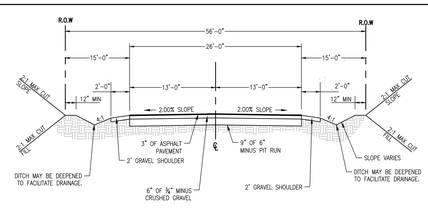




THIS DEVELOPMENT WILL ONLY BE RESPONSIBLE FOR CONSTRUCTION OF A TWO LANE RURAL SECTION PER ACCHD-101 WITHIN THE PROPOSED 100 FOOT RIGHT-OF-WAY FOR KINGSBURY ROAD.

TYPICAL 100' ROW SECTION WITH 26' STREET SECTION

- NTS -



TYPICAL 56' ROW SECTION WITH 26' STREET SECTION

- NTS -

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

PRELIMINARY PLAT FOR
CLOUD NINE ESTATES

REVISIONS:
1. CANYON COUNTY COMMENTS 12-09-2021
2. CANYON HIGHWAY DISTRICT #4 07-10-2023
3. CANYON HIGHWAY DISTRICT #4 09-26-2023
4. CANYON HIGHWAY DISTRICT #4 04-14-2025

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

PROFESSIONAL ENGINEER 9412 6/10/25 STATE OF IDAHO CHAD S. KINKELA

DRAWN BY: AKB & HN
CHECKED BY: CSK
DATE: 04/16/25
FILE: KINGSBURY RD 7-PLAT + 100FT ROW-ENGINEERING
DIR: D:\AKB_WORK\KINGSBURY SUBDIVISION\PRELIMINARY PLAT\CONCEPT DRAWING 100FT ROW...

LOT DIMENSION
PLAN VIEW

SHEET
P1.0

Exhibit A.5.a

LOTS WITH 15% OR GREATER GRADE

BLOCK 1: 1, 2, 5, 6, 7, 8

BLOCK 2: 2

BLOCK 3: 1, 2 ,7

BLOCK 4: 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 21, 22, 23, 24, 25, 26, 27, 28

BLOCK 5: NONE

TOTAL: 30

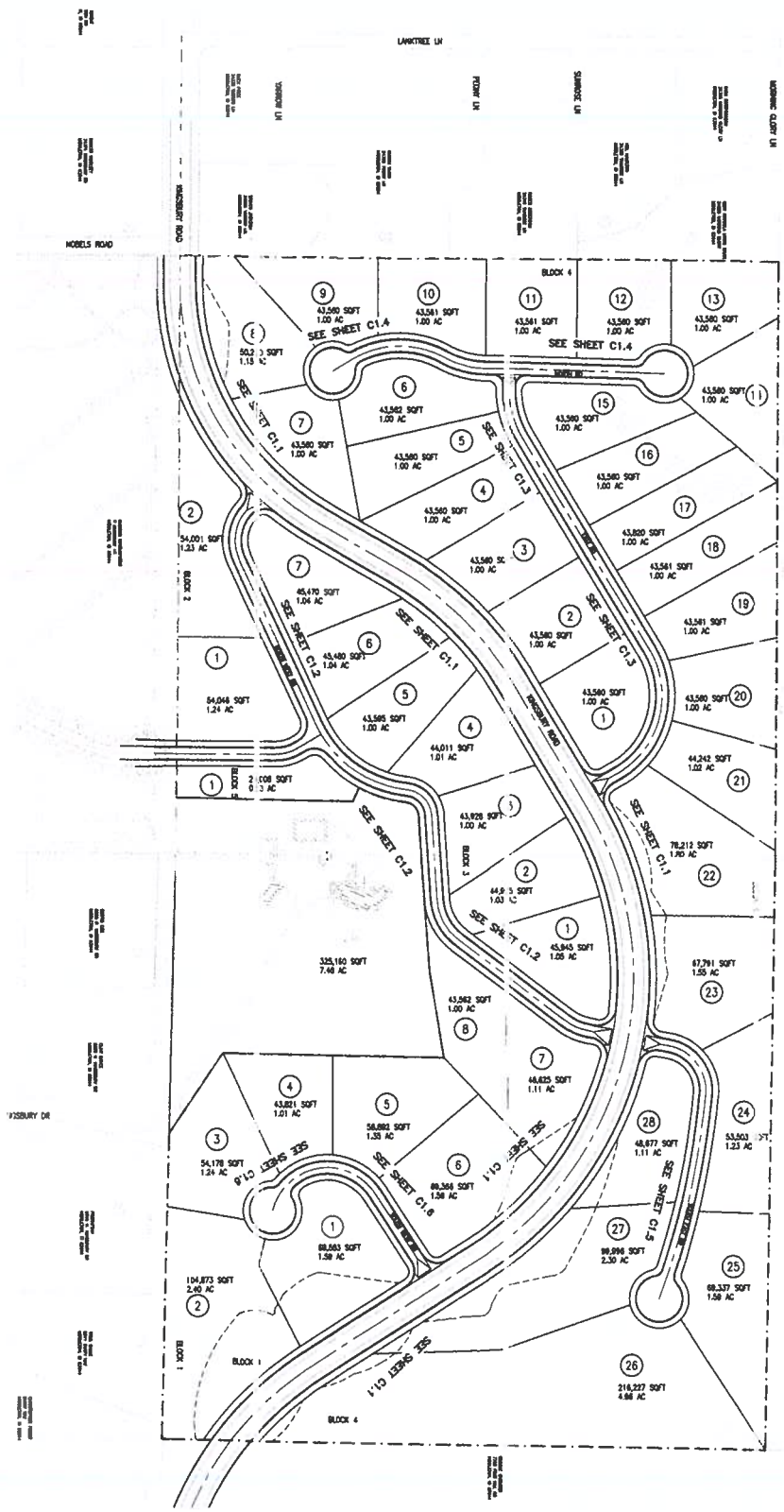
LOT SLOPE EXHIBIT

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 01/ 2/22
FILE: KINGSBURY RD 100FT ROW, I-B-21_CUT_FILL_EXLOWS
DIR:

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

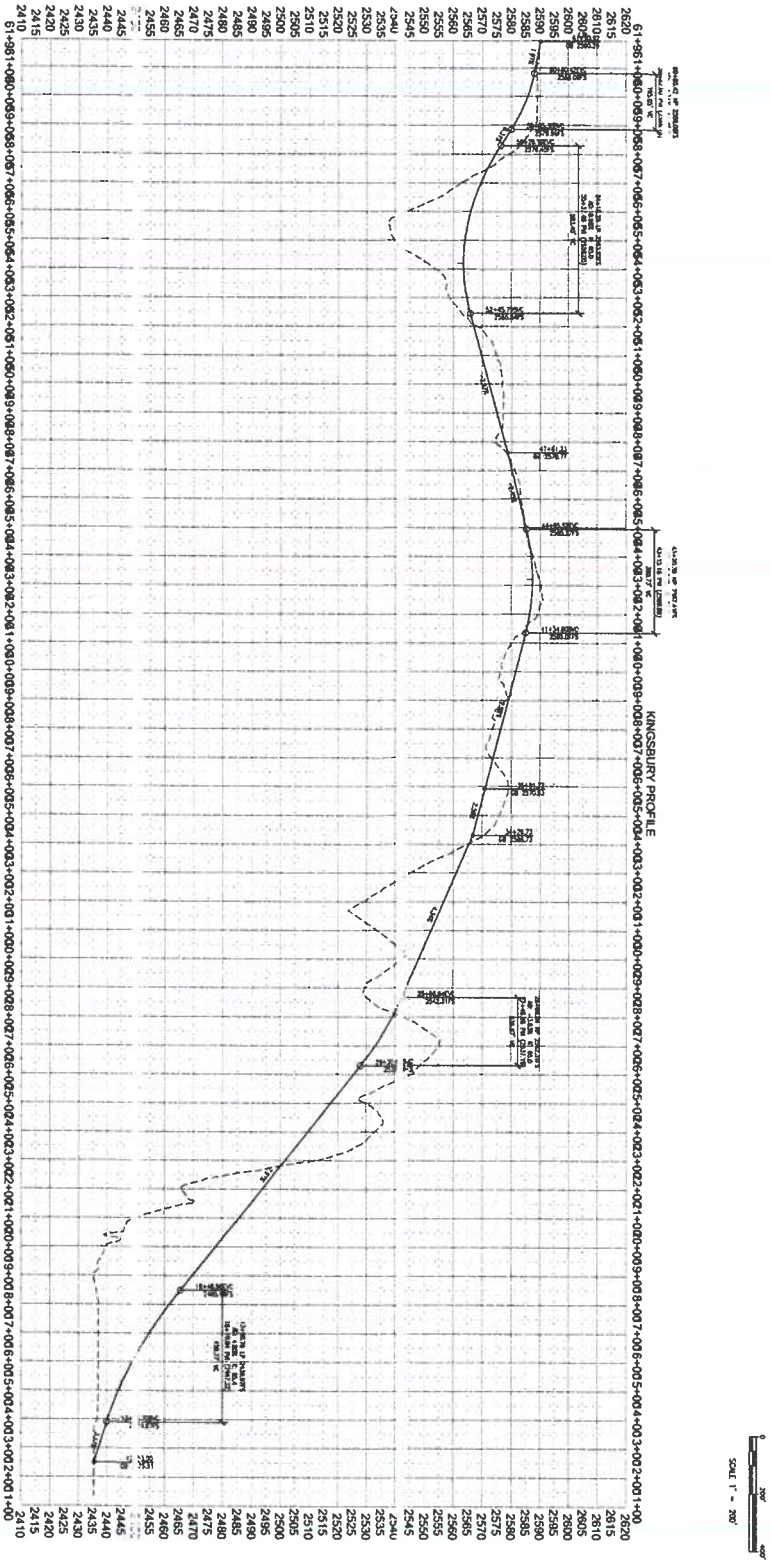
SCANNED

Initial: Date:



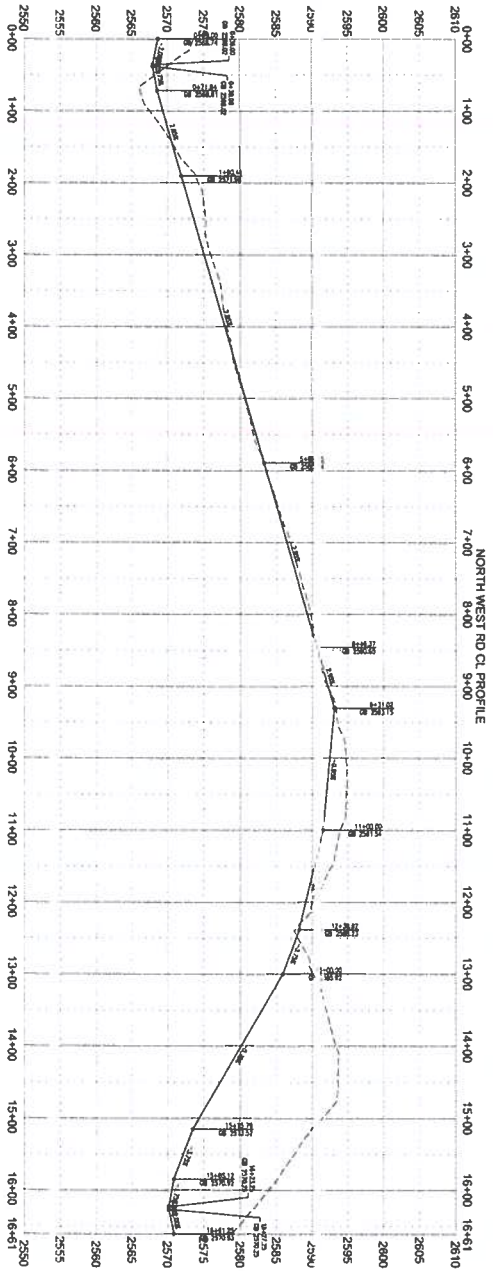
BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET				
C1.0		**CK ENGINEERING** 1300 E. STATE ST., SUITE 122 EAGLE, ID 83616 PHONE 208-938-1992 DRAWN BY: AKB CHECKED BY: CSK DATE: 09/30/21 FILE: [illegible] DIR: [illegible]	CUT-FILL EXHIBIT PLAN VIEW	CLOUD NINE ESTATES MIDDLETON, CANYON COUNTY, IDAHO	REVISIONS:



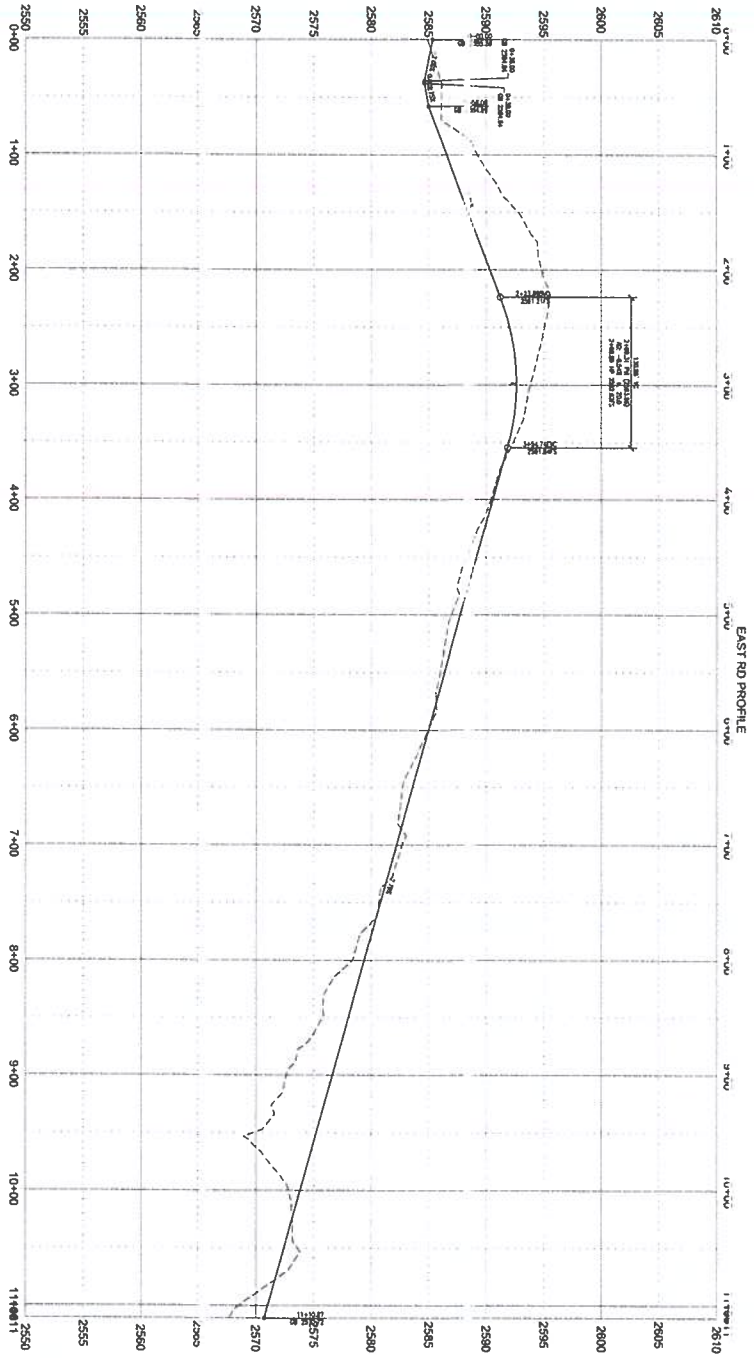
BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET C1.1	CK ENGINEERING 1300 E. STATE ST., SUITE 102 EAGLE, ID 83616 PHONE 208-939-1992 DRAWN BY: CHECKED BY: DATE: FILE: DIR:	KINGSBURY ROAD PROFILE	CLOUD NINE ESTATES MIDDLETON, CANYON COUNTY, IDAHO	REVISIONS:



BEFORE DIGGING, C ALL DIGLINE AT 1-800-342-1585

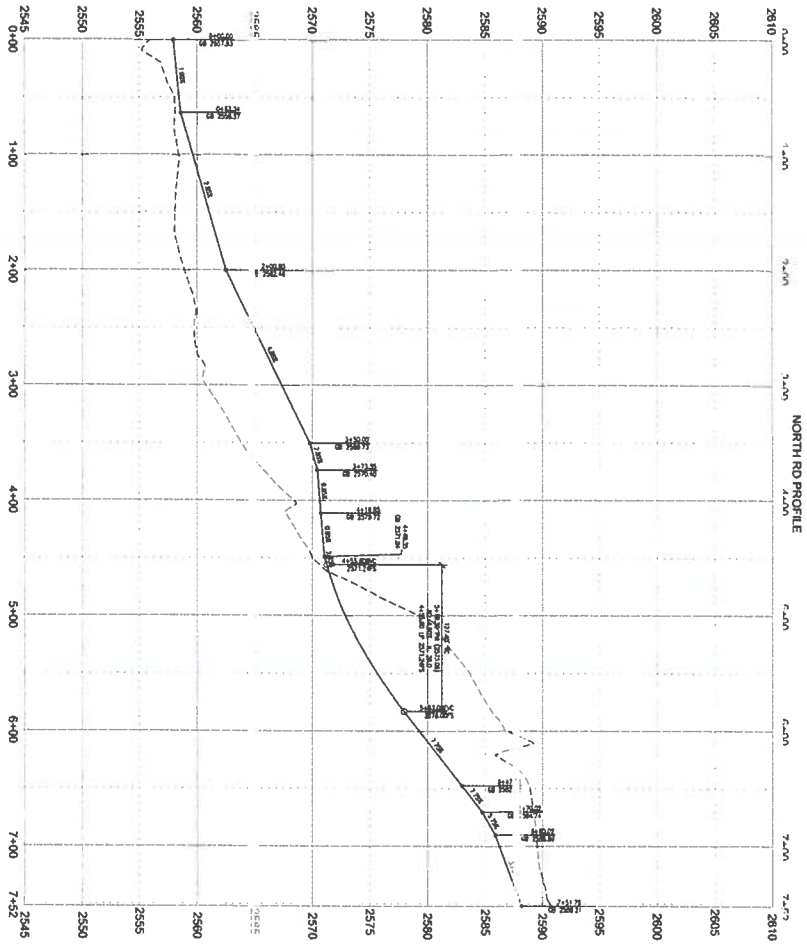
SHEET C1.2	CK ENGINEERING 1300 E. STATE ST., SUITE 102 EAGLE, ID 83616 PHONE 208-938-1992 DRAWN BY: MCR CHECKED BY: CBK DATE: 8/10/21 FILE:	NORTHWEST ROAD PROFILE	CLOUD NINE ESTATES MIDDLETON, CANYON COUNTY, IDAHO	REVISIONS:



SCALE: 1" = 50'

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET C1.3	9412	CK ENGINEERING 1300 E. STATE ST., SUITE 102 EAGLE, ID 83616 PHONE 208-938-1992 DRAWN BY: ___ CHECKED BY: CSK DATE: 9/10/21 FILE: ___ DIR: ___	EAST ROAD PROFILE	CLOUD NINE ESTATES MIDDLETON, CANYON COUNTY, IDAHO	REVISIONS:

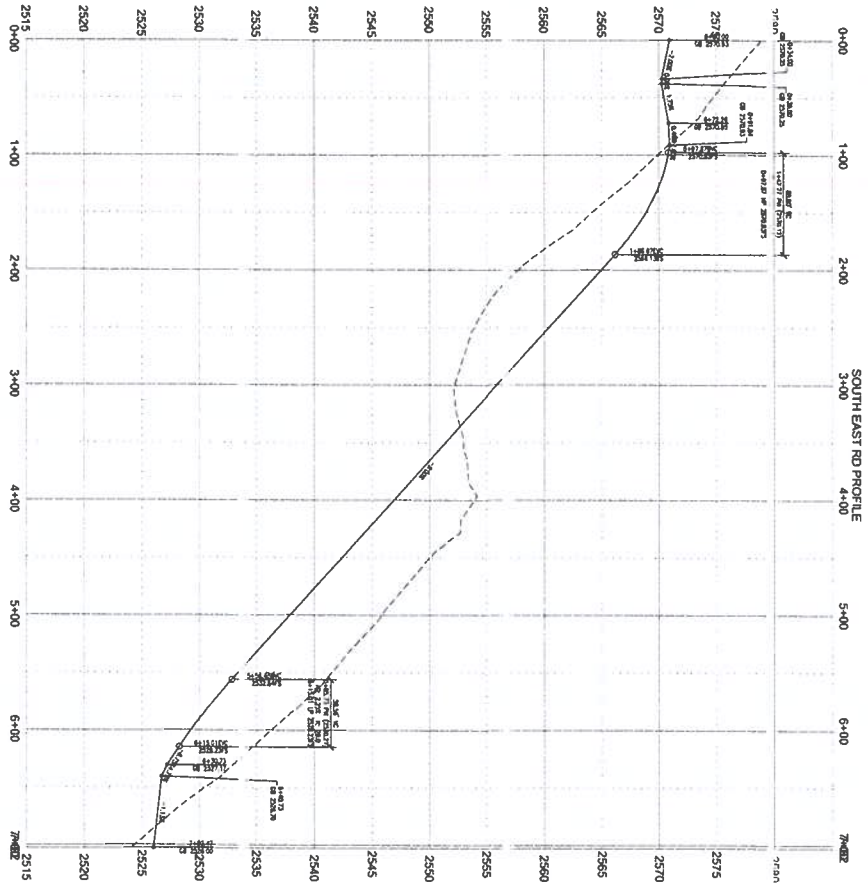


SCALE 1" = 50'

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET C1.4	CK ENGINEERING 1300 E. STATE ST., SUITE 102 EAGLE, ID 83616 PHONE 208-939-1992 DRAWN BY: MB CHECKED BY: CSK DATE: 9/15/21 FILE: [illegible] DIR: [illegible]	NORTH ROAD PROFILE	CLOUD NINE ESTATES MIDDLETON, CANYON COUNTY, IDAHO	REVISIONS:

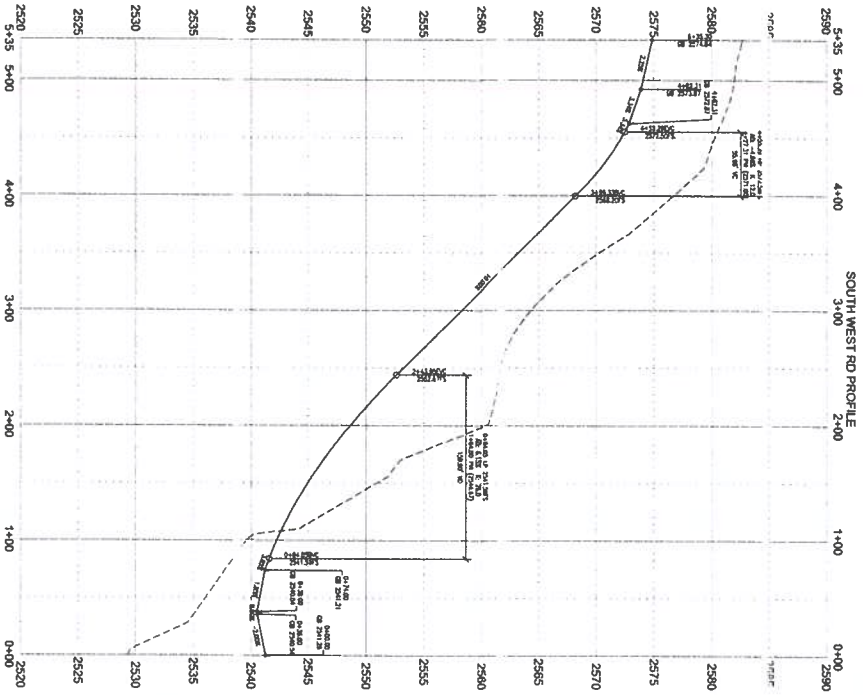
SCANNED
Initial: Date:



SCALE 1" = 50'

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET C1.5	CK ENGINEERING 1500 E. STATE ST., SUITE 102 EAGLE, ID 83616 PHONE 208-938-1992 DRAWN BY: CHECKED BY: DATE: FILE:	SOUTHEAST ROAD PROFILE	CLOUD NINE ESTATES MIDDLETON, CANYON COUNTY, IDAHO	REVISIONS:



BEFORE DIGGING, C ALL DIGLINE AT 1-800-342-1585

SHEET C1.6	CK ENGINEERING 1300 E. STATE ST., SUITE 102 EAGLE, ID 83616 PHONE 208-938-1992 DRAWN BY: AGB CHECKED BY: CSK DATE: 9/10/21 FILE: [illegible] CAD: [illegible]	SOUTHWEST ROAD PROFILE	CLOUD NINE ESTATES MIDDLETON, CANYON COUNTY, IDAHO

REVISIONS:

Exhibit A.5.b

SITE CONSULTING, LLC

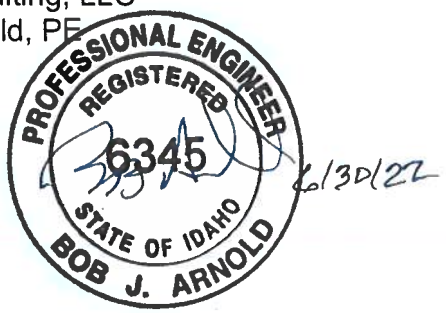
Nate Mitchell
LWD Development
210 East Murray Street
Boise, Idaho 83712

June 30, 2022
Page 1 of 37
File #22837-A

Re: **Geotechnical Recommendation Report**
Proposed Cloud Nine Subdivision
Kingsbury Road – Star, Idaho

Nate:
Based upon our observations and research documented herein, your proposed Cloud Nine Subdivision is geotechnically feasible. Recommendations for civil design of this project are included herein. We look forward to assisting with your soils related engineering and quality control needs as this project proceeds to design and construction. Should you have any questions please contact our office at your convenience.

Respectfully submitted.
SITE Consulting, LLC
Bob J. Arnold, PE



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EXECUTIVE SUMMARY

CLEARING & GRUBBING - Grubbing depths can be expected to average 2 to 8 inches in order to remove organic materials. This is to be adjusted in the field at the time of construction. Deeper excavation can be anticipated along the fences, ditch, and where larger trees and bushes are present.

PAVEMENT DESIGN – An R-value sample of the sand / silt surface soils was gathered and submitted to a specialty material testing laboratory. Based upon a result of R=20, A traffic Index of TI=7, and CCHD's design method, a pavement section of 3.0" / 6.0" / 9.0" is recommended for residential streets within this development. This section is to increase to 12.0" of subbase for Kingsbury Road. The decision to reduce pavement section thickness from CCHD standard sections should be made at the time of construction based upon actual subgrade conditions and predicted weather impacts.

STORM WATER DISPOSAL – It is reported that accumulated storm water will be directed to either the onsite ponds, standard infiltration facilities or roadside swales. Such facilities are to be designed based upon a maximum allowed design percolation rate of P=1 inches/hour. Excavation at each location is to confirm no cemented materials are present in the three feet below injection depth.

GROUNDWATER – Research indicates that groundwater is greater than 100 feet deep and therefore will not impact or be impacted by the planned development.

STRUCTURAL FILL – Existing surface soils, free of organic materials, can be used as structural fill. It is noted that these soils may become too wet to effectively compact in wet weather. Compaction of any fill placed within building pads or right of ways must exceed 97 to 100% of the maximum dry density as determined by Standard Proctor (ASTM D-698). See Report for specific requirements. Structural fill must pass compaction testing and visual inspection for stability. Fill that passes compaction but is observed to rut or deflect under construction traffic is to be rejected.

LOT SPECIFIC GEOTECHNICAL REPORTS – are recommended for all lots where the building pad or driveway is atop land with an existing slope exceeding 10% and any lot where a basement is planned.

FOUNDATION DESIGN – Code allowed bearing pressures of up to 1500 psf are available on the native soils and tested and approved structural fills consisting of native soils or geotechnical engineer approved imported material. Foundations outside crawlspaces are to be sealed with mopped, sprayed, or rolled on sealer and embedded at least 24 inches below adjacent grade for frost protection. Basements are not allowed without lot specific geotechnical analysis and recommendations.

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FOUNDATION BACKFILL - Building Code requires that soils used to back fill foundations meet the compaction requirements stated above. Low-density foundation backfill has been shown to be a major contributing factor to water accumulating in crawlspaces throughout the Treasure Valley. Homebuilders are required to properly backfill all foundations. This is especially critical where structural fill has been placed below the foundations, sidewalks, patios, driveways, and access steps or porches.

FOUNDATION ELEVATION - Foundation elevation and site grading must conform to the requirements of the Building Code. Elevation and grading must promote drainage away from the foundation. Landscaping should be designed to promote drainage away from foundations. Flowerbeds and landscaped areas must be designed such that irrigation water and roof runoff is not retained against foundations.

DRAINAGE - Foundation drains are not required in this development. Roof gutters are recommended with down spouts directed away from foundations and not onto foundation backfill soils. Proper design and maintenance of sprinkler systems is required. Excessive watering may lead to water entering the crawl spaces/basements. Drip type sprinkler heads should be used in flowerbeds near foundations. Lawn area sprinklers should not spray toward foundations or cause water to accumulate near foundations.

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INTRODUCTION

Purpose and Scope

This report presents our geotechnical investigation and resulting recommendations for the proposed Cloud Nine Subdivision. The subject property is located north of Foothill Road, south of Lanktree Lane, and east of Elkridge Road. There is a gap in Kingsbury Road between Lanktree and Foothill. This property includes 72 acres to the east of that gap. The proposed project includes construction of most of Kingsbury Road between Lanktree and Foothill. A total of 45 single-family residential lots are planned. The subject property includes the two parcels in the table below and shown in the following aerial photo:

Parcel Information

#	Parcel #	Acres
N	R-3762400000	38.7
S	R-3382700000	34.1
		72.8

The above information was gathered from the Canyon County Assessors database through landprodata.com.

The inset property at 7924 West Kingsbury is not a part of the proposed development.

Google Earth Aerial Photo

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The purpose of this investigation was to evaluate the subsurface soil conditions and provide recommendations for building the proposed subdivision and the single-family residential structures. This field investigation included subsurface exploration by means of a track-mounted excavator supplied by the client. Soil samples were gathered, and test pit logs were generated by SITE's field staff. Selected soil samples were submitted to our in-house soils' laboratory for testing. After the field investigation and laboratory testing was completed, all available field and laboratory test data was reviewed, the general data and assumed design information was evaluated, and this report was prepared. This report summarizes our research and recommendations regarding the geotechnical aspects of the project.

Authorization

Authorization to proceed with this geotechnical investigation was received from the client on or around May 1, 2022. Authorization to proceed and the use of the provided recommendations indicate the client's and the design team's acceptance of the scope of work, warranty, limitations & general conditions provided herein and within our standard geotechnical proposal.

Warranty and Limitations

The exploration and evaluation of subsurface conditions documented herein is considered sufficient to form a basis for the provided recommendations. The provided recommendations are based on the available soil information and preliminary design details either assumed or furnished by the client and his civil design team. It is warranted that these recommendations have been promulgated after being prepared in accordance with locally accepted professional engineering and geotechnical engineering practice. No other warranties are implied or expressed.

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RESEARCH & BACKGROUND

Field Investigation

As per your authorization, on May 11, 2022, SITE staff supervised the excavation of thirteen test pits on the subject property. Test pits were specifically located atop ridges where material will be harvested to be used as structural fill and in the draws between the ridges where structural fill will be placed. Fills up to 30 feet deep are anticipated on this project. Our staff gathered representative samples from the spoil piles during excavation of each test pit. The samples were placed in plastic bags, labeled with test pit number and depth, and transported to the laboratory for additional testing. Sieve Analysis, Moisture Content, and Liquid Limit, Plastic Limit & Plasticity Index testing were performed on selected samples. All tests were performed in general accordance with the appropriate ASTM test methods.

Observed Subsurface Conditions

At the time of our investigation, the site surface was firm and stable. Subsurface conditions in the test pits were generally similar in the areas explored. The organic layer varies from 2-8 inches thick, with some sage brush roots reaching depths of two feet. Typical soils encountered in the upper sixteen feet of the soil profile are silty sand or sandy silt. In a few test pits, a weakly cemented layer was encountered. In others, lean clays or fine gravel was present in the silt / sand matrix. Encountered layering is indicated on the log prepared for each test pit. The test pit logs, with all completed labwork, are in the Appendix. It is noted that groundwater was not encountered in any of our test pits. A well log for the inset property at 7924 Kingsbury was found on the IDWR website. This well log indicates the groundwater beneath the property is 200 feet deep.

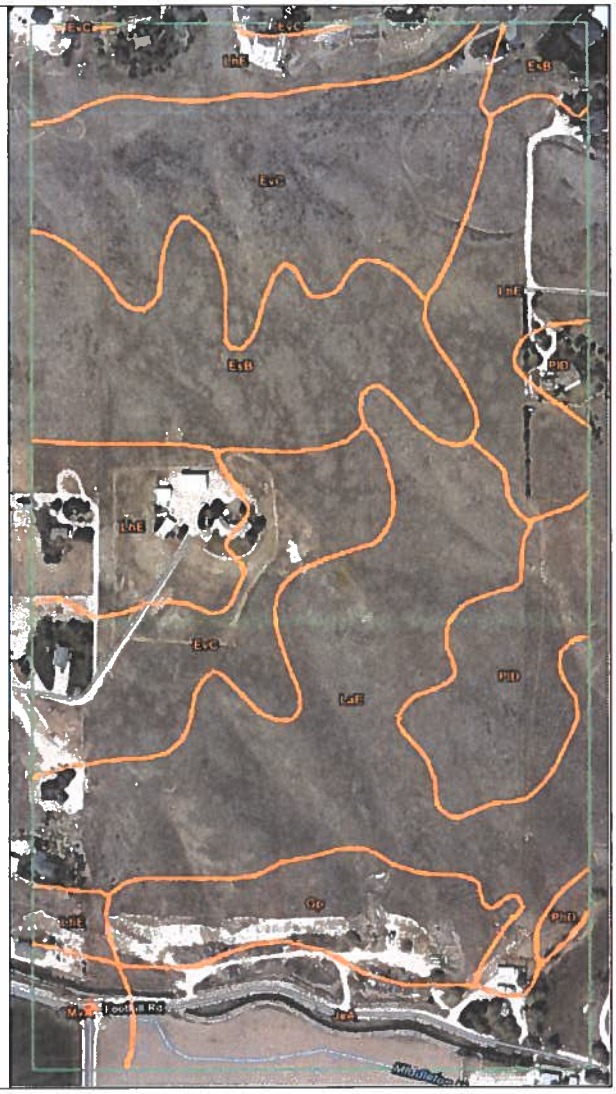
While no fat clay soils were encountered in the test pits, lean clay soils were encountered in numerous test pits. This matches well with the Canyon County Soil Survey, (USDA-Natural Resource Conservation Service) mapping for the subject property. This source indicates the principle onsite soils to be Lankbush Sandy Loam (40%) and Elijah-Vickery Silt Loam (23%). Both of these soils have a silty clay loam or sandy clay loam below the shallow surface layer. Groundwater was not encountered in any test pit.

CANYON COUNTY SOILS SURVEY

Canyon Area, Idaho (ID665)

Canyon Area, Idaho (ID665)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EsB	Elijah-Chilcott silt loams, 1 to 3 percent slopes	17.1	13.1%
EvC	Elijah-Vickery silt loams, 3 to 7 percent slopes	30.4	23.4%
Gp	Gravel pit	8.2	6.3%
JeA	Jenness loam, 0 to 1 percent slopes	10.6	8.1%
LaE	Lankbush sandy loam, 12 to 30 percent slopes	27.4	21.0%
LhE	Lankbush-Power complex, 12 to 30 percent slopes	24.7	19.0%
MvA	Moulton loam, 0 to 1 percent slopes	2.5	1.9%
PhD	Power silt loam, 7 to 12 percent slopes	0.6	0.4%
PlD	Power-Lankbush silt loams, 7 to 12 percent slopes	8.8	6.7%
Totals for Area of Interest		**130.2**	**100.0%**



Site Hydrology

Two IDWR well logs have been included in the Appendix. One is for the inset property and the second is for a property on Foothills Road. Well Logs indicate the groundwater on the property can be expected to be 200 feet deep near the center of the site and 100 feet deep at the south, lowest, end. No spring was observed or reported on the subject property. It is anticipated that accumulated storm run-off will be directed to roadside swales which are acceptable.

DESIGN & CONSTRUCTION RECOMMENDATIONS

General Earthwork

All native soils that are free of organic matter and expansive clays are acceptable for use as fill. Removal of the majority of the organic materials will require grubbing of 2-8 inches of surface soils. Deeper removal of tree and sage brush roots can be anticipated. Removal of all organic material is required in all areas to receive structural fill. The depth of grubbing is to be adjusted and inspected during construction to ensure that organic materials are properly removed from beneath future pavements, structural fills, and residential foundations. After proper grubbing, the surface is to be proof rolled and inspected by the project geotechnical consultant. Deflecting areas are to be over excavated as directed at the time of construction. Native silt / sand soils removed from cut areas and proposed right of ways can be utilized as structural fill. These materials can also be used in proposed roadways and future building pads.

If used for fill, the surface soil will require moisture contents within two percent of optimum for effective compaction. These soils will easily become too wet or too dry for effective compaction and can be expected to perform poorly if wet and subjected to rubber tired equipment. If construction is to occur during wet weather or wet surface soil conditions, low-pressure, (tracked), construction equipment is recommended. Rutting caused by the contactor using rubber-tired equipment on a wet subgrade can be

expected and should be repaired at contractor expense. This information is to be supplied to earthwork contractors prior to construction.

Structural fills are to be compacted to an average of 100% of the maximum dry density by ASTM D698, Standard Proctor, with no test below 97% compaction. If structural fill is to be placed on residential lots, the fill is to extend laterally outside foundations a distance equal to the depth of structural fill. Structural fill should be placed in uniform, thin horizontal lifts, moisture conditioned as necessary, and compacted to the above requirements. Compaction testing to confirm proper compaction is recommended. Inspection at the time of testing is to confirm stability. Rutting, deflecting, or excessively wet materials are to be rejected and repaired regardless of passing compaction tests. Any onsite wells or septic tanks are to be abandoned as per IDWR and IDEQ requirements.

Excavations

Shallow excavations and trenches that do not exceed four feet in depth may be constructed with side slopes approaching vertical. Below this depth it is recommended that slopes not exceed a vertical to horizontal ratio of one to one. The ability of soils on site to maintain a vertical or near vertical excavation over any extended period can be quite variable. This information is provided for planning purposes. It is our opinion that maintaining safe working conditions is the responsibility of the contractor. Jobsite conditions such as soil moisture content, weather condition, earth movements and equipment type and operation can all affect slope stability. All excavations should be sloped or braced as required by applicable local, state, and federal requirements.

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Pavement Section

It is anticipated that an R-Value of R > 20 will be obtained on the native silt/sand soils that will be exposed as the subgrade or used to fill the roadways. Based upon this R-Value, a Traffic Index of TI=7, and the CCHD Design Method, the following pavement section is recommended for interior subdivision streets.

Material Layer	Internal Streets	Kingsbury Road
HMA Pavement	3.0"	3.0"
Base Coarse (¾" minus)	6.0"	6.0"
Subbase (Pitrun)	9.0"	12.0"

Materials meeting the requirements of ISPWC & / or CCHD are required for any work within this project.

Lot Specific Evaluation

After lot layout is completed, a lot specific geotechnical investigation and recommendation report is recommended for any building pad atop a ten percent or greater slope. Any lot contemplating a basement should also prepare a lot specific geotechnical report. The recommendations below apply to all other lots unless a lot specific report is prepared.

Foundation System

The proposed single-family residential structures may be supported on conventional, continuous, and isolated pad foundations founded upon the native soils or upon structural fill extending to these soils. Based upon proper placement and compaction of structural fill, bearing pressures of up to 1500 psf are allowed for foundations founded on the native soils or upon properly placed and compacted structural fill. Either crawlspaces or slab on grade floors are acceptable.

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Retaining Wall Design

Any retaining walls used for landscaping or site grading are to be constructed of materials that allow water to flow through the wall or must include a draining system behind the wall that will prevent the accumulation of water. The ground surface above the walls is to be graded to promote drainage away from or around the wall. Based on using non-expansive, native sand / silt soils for backfilling, the recommended lateral earth pressures are P_0 = 45 psf/f and Pa = 60 psf/f. Both values assume backfill is level for a distance equal to the height of the wall. Soil density of 120 pcf can be assumed for additional soil surcharge. A friction coefficient, f =0.30 is recommended for construction atop native soils.

Setbacks & Slopes

Residential foundations are to be ten feet from the crown of slopes steeper than 2:1. Foundations and Isolated pads, supporting upper floors or decks can be constructed in the face of the slope provided the above lateral cover is provided. Reducing this lateral cover will require lot/building specific investigation and recommendations by a geotechnical engineer. Constructed slopes below foundations or retaining walls are to be over built and then cut to not steeper than 2:1. Fill placed on slopes is to be placed on parallel terraces that slope (>2%) back toward the hillside. The height of filled terraces is not to exceed 1/3 the width of the terrace. Cut slopes can be constructed at 1.5:1 provided sloped surfaces are protected from erosion. Steeper slopes will require site specific investigation / recommendation or the use of retaining walls.

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Slab on Grade Concrete

Care must be taken so that all excavations below both interior and exterior slab on grade concrete are properly backfilled in accordance with the structural fill recommendations. This is critical where a slab or foundation will extend over utility trenches or retaining wall backfill. Trenches and wall backfill areas are to be filled in lifts and benched each lift so that fill is not placed against a vertical soil face greater than three feet tall. Testing is to confirm that compaction has been achieved. Areas of excessive yielding should be excavated and backfilled with structural fill. Any fill used to increase the elevation of slab on grade concrete should meet the requirement for structural fill. Slab on grade floors, sidewalks and pavements should be placed atop a mat of at least four inches of granular structural fill materials. This depth is to increase to one foot when concrete is to be placed over fat clays soils. This is required to prevent seasonal heaving of sidewalks, patios, and driveways. ISPWC ¾" base is acceptable for this mat. The mat shall be compacted to the requirement for structural fill. All slabs should be suitably reinforced to make them as rigid as possible. Proper joints should be provided at the junctions of the slab and foundation system so that independent movement can occur without causing damage.

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Storm Water

It is recommended that storm runoff be directed away from all open excavations and not be allowed to puddle on subgrade soils. It is understood that storm water will be directed to roadside swales. It is recommended that the facilities be designed based upon a percolation rate of P = 1 inch/hour. Confirmation of percolation rates is required at the time of construction. It may be possible to increase the design rate and thereby reduce the size of storm water facilities at that time.

Underground Utilities

It is not anticipated that excavators will experience any difficulties excavating the onsite materials. Research indicates groundwater is greater than 100 feet below the existing ground surface and therefore dewatering of utility trenches should be anticipated.

Inspection & Testing

Inspection should confirm removal of all foundation and slab concrete from demolition of any onsite structures. A qualified engineer or his representative should monitor fill placement to ensure the work is performed in accordance with these recommendations. Testing should be performed in accordance with ASTM Test Methods D3017-88 and D2922-91 (nuclear densometer) or approved alternate. For mass filling, moisture - density testing shall be performed on each lift of compacted fill for every 5000 square feet of surface area or one test per lot per lift, whichever is greater. Trench backfills and right of ways are to be tested to ISPWC requirements. It is noted that structural fill can pass compaction tests and still be unacceptable if pumping, rutting, or deflecting under vehicle or foot traffic. If foundations are to be constructed atop structural fill, compaction reports are to be provided to the City of Eagle Building Department and the assigned inspector.

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Contractor Inspections

This report has been prepared with the intent to provide specific design information to the developer and the civil engineering consultant. It is not intended to act as any contractors "Due Diligence" or subsurface inspection prior to estimating construction costs or actual construction.

General Comments

After the plans and specifications for construction are completed, it is recommended that this consultant be provided the opportunity to review the final design and specifications. This review will confirm that the earthwork recommendations have been properly interpreted and implemented. At that time, it may be necessary to submit supplementary recommendations. This review is a part of this service and will not result in additional invoicing unless additional research and recommendations are needed.

Testing and inspection services are recommended herein. Proper quality control during construction is required to confirm materials and methods and thereby obtain a desirable finished product. Monitoring and testing should also be performed to verify suitability of materials used for structural fills and to confirm proper demolition, subgrade grubbing, subgrade stability, and proper placement and compaction of fills. Any deviations from the herein described subsurface conditions must be brought to the attention of this consultant.

This report has been prepared for the exclusive use of the client and their retained design consultants. Findings and recommendations within this report are for specific application to the proposed construction described herein and apply only to the property identified. Client may duplicate this report as needed or additional copies will be provided upon proper client authorization.

Appendix Follows

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APPENDIX

Preliminary Plat

Aerial Photo with Test Pit Locations

Test Pit Logs (13)

Soil Log Legend

IDWR Well Logs (2)

Abbreviations & Acronyms

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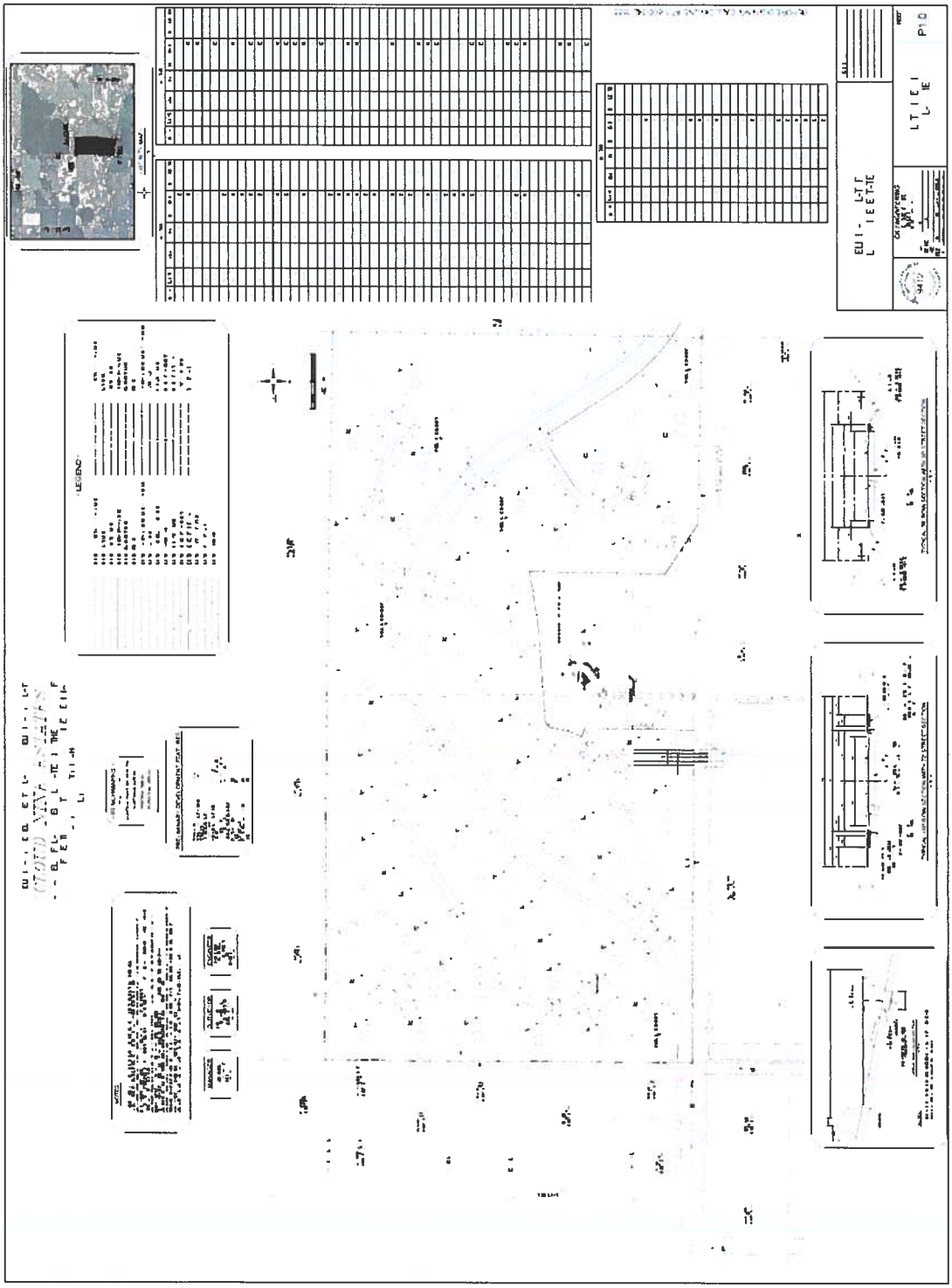
PRELIMINARY PLAT



Supplied by client

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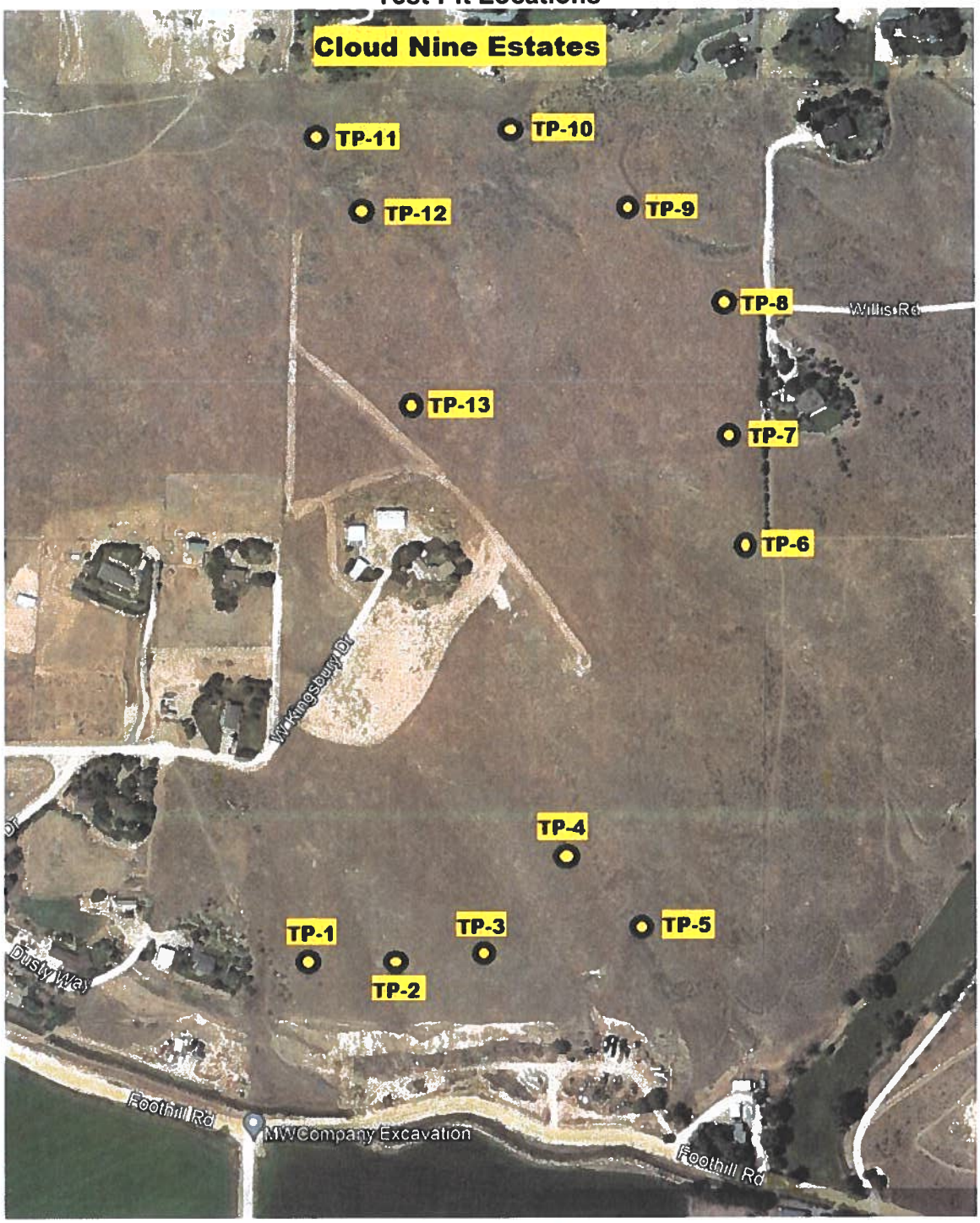
AERIAL PHOTO

Test Pit Locations



Google Earth

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TEST PIT LOG

Test Pit:	TP-1	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-4.0	Brown/Tan, Moist, Firm, Silty, SAND (SM) with a 4-6" Rootzone / organic Layer										
2.0		100	99	95	85	55	36	26.8	9.7	NP	NP
4.0-10.0	Red/Tan, Moist, Firm, Sandy, Silt										
10.0-14.0	Red/Tan, Moist, Firm, Silty, Sand										
14.0	Bottom of Excavation @ 14.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-2	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-2.0	Brown/Tan, Dry, Firm, Sand & Silt with a 4-6" Rootzone / organic Layer										
2.0-5.0	Tan, Moist, Firm, Sandy, SAND (SM)										
4.0				100	99	76	38	21.2	5	NP	NP
5.0-9.0	Brown/Tan, Moist, Firm, Sandy SILT (ML)										
7.0				100	99	93	75	58.4	18.7	NP	NP
9.0-11.0	Brown/Red, Moist, Firm, Sandy, SILT (ML)										
10.0				100	99	96	85	74.2	25.5	29	5
11.0-13.0	Brown/Tan, Moist, Firm, Sandy, SILT (ML)										
12.0				100	99	98	91	83.3	29	32	7
13.0-17.0	Brown/Tan, Moist, Firm, Silty, SAND (SM)										
14.0			100	99	95	63	46	38.9	12.6	NP	NP
17.0	Bottom of Excavation @ 17.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-3	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-5.0	Brown/Tan, Moist, Firm, Sand, Clay, Silt with a 4-6" Rootzone / organic Layer										
5.0-9.0	Brown/Tan, Moist, Very Firm, Cemented, Silty, SAND (SM)										
6.0			100	99	95	75	55	46.3	10.8	24	3
9.0-13.0	Brown/Tan, Moist, Firm, Sandy, Silt										
13.0-16.0	Brown/Tan, Moist, Firm, Silty, Sand										
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-4	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-5.0	Brown, Moist, Firm, Blocky, Sand, Clay, Silt (ML-CL) with a 4-6" Rootzone / organic Layer										
4.0 & "R"			100	99	95	72	48	37.8	5.5	26	7
5.0-7.0	Brown, Moist, Firm, Blocky, Sand, Silt, Clay (CL)										
6.0	100	98	98	97	96	92	82	74.5	20	46	21
7.0-14.0	Tan, Moist, Firm, Sandy, Silt										
14.0-17.0	Brown/Tan, Moist, Firm, Silty, Sand										
17.0	Bottom of Excavation @ 17.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-5	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-4.0	Tan, Dry, Firm, Blocky, Sandy, Silt with a 4-6" Rootzone / organic Layer										
4.0-9.0	Brown/Tan, Moist, Firm, Cemented, Sand & Silt										
9.0-13.0	Brown/Tan, Moist, Firm, Sandy, Silt										
13.0-16.0	Brown/Tan, Moist, Firm, Silty, Sand										
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-6	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-5.0	Brown, Moist, Firm, Sandy, Silt with a 4-6" Rootzone / organic Layer										
5.0-7.0	Brown/Red, Moist, Firm, Sticky, Sand & Clay										
7.0-11.0	Brown/Tan, Moist, Firm, Blocky, Sand & Clay										
11.0-16.0	Brown/Red, Moist, Firm, Silty, Sand (SM)										
14.0	100	99	98	96	76	31	19	15.8	5.7	NP	NP
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-7				File #:		22837-A				
Client:	LWD Development, Inc.				Date Excavated:		05/11/22				
Project:	Cloud Nine Subdivision				Excavated By:		Wagner Excavation				
Location:	See Aerial Photo				Logged By:		J. Meusch-SITE				
DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-5.0 (Proctor)	Brown, Moist, Firm, Blocky, Sandy, SILT (ML) with a 4-6" Rootzone / organic Layer Standard Proctor – 94.5pcf @ 23.4 % moisture										
3.0			100	99	92	75	64	55.7	16.2	NP	NP
5.0-8.0	Brown/Tan, Moist, Very Firm, Cemented, Sand & Silt										
8.0-13.0	Brown/Red, Moist, Firm, Sandy, Silt										
13.0-16.0	Brown/Tan, Moist, Firm, Silty, Sand										
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-8	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-6.0	Brown, Moist, Firm, Silty, SAND (SM) with a 4-6" Rootzone / organic Layer										
5.0		100	96	84	71	51	39	31.8	20	NP	NP
6.0-11.0	Brown/Tan, Moist, Firm, Sand & Silt with gravel										
11.0-14.0	Brown/Tan, Moist, Firm, Blocky, Sand & Clay										
14.0	Bottom of Excavation @ 14.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-9	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-1.0	Brown, Moist, Firm, Sand, Clay, Silt with a 4-6" Rootzone / organic Layer										
1.0-4.0	Brown/Red, Moist, Very Firm, Cemented, Silty, SAND (SM)										
3.0		100	99	92	71	28	14	11.4	8.1	NP	NP
4.0-10.0	Red/Tan, Moist, Firm, Cemented, SAND (SM)										
9.0			100	95	71	26	12	9.5	6.2	NP	NP
10.0-13.0	Red/Tan, Moist, Firm, SAND (SP)										
12.0			100	94	71	19	9	8.7	5.5	NP	NP
13.0-16.0	Tan, Moist, Firm, SAND with gravel (SP)										
14.0	100	98	97	93	74	41	19	8.4	5.2	NP	NP
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-10	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
1.0-5.0	Brown, Moist, Firm, Sand & Silt with a 4-6" Rootzone / organic Layer										
5.0-9.0	Brown, Moist, Firm, Sandy, SILT (ML)										
6.0			100	99	96	70	56	50.3	15.1	31	7
9.0-12.0	Brown/Red, Moist, Firm, Blocky, Sandy, Clay/Silt										
12.0-16.0	Brown/Red, Moist, Firm, Silty Sand										
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-11	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-3.0	Brown, Moist, Firm, Clayey, Gravelly, SAND (SC) with a 4-6" Rootzone / organic Layer										
2.0	92	84	78	70	59	44	34	29.0	6.5	31	11
3.0-5.0	Brown/Tan, Moist, Firm, Blocky, Sand & Clay										
5.0-9.0	Brown/Tan, Moist, Firm, Sandy, Silt										
9.0-12.0	Red/Tan, Moist, Firm, Sticky, Sand, Silt & Clay										
12.0-16.0	Brown/Tan, Moist, Firm, Blocky, Silty, Sand										
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-12	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-5.0	Brown/Tan, Moist, Firm, Sand & Silt with gravel with a 4-6" Rootzone / organic Layer										
5.0-7.0	Brown, Moist, Firm, Blocky, Clayey, SAND (SC)										
6.0	100	96	83	90	79	57	49	44.7	8.9	36	13
7.0-10.0	Brown/Red, Moist, Firm, Sand, Silt										
10.0-16.0	Brown/Red, Moist, Firm, Cemented, Sand & Silt										
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-13	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-5.0	Brown/Tan, Moist, Firm, Sand & Silt with gravel with a 4-6" Rootzone / organic Layer										
5.0-10.0	Red/Tan, Moist, Firm, Sand & Silt										
10.0-13.0	Brown/Red, Moist, Firm, Cemented, Silty, SAND (SM)										
12.0		100	99	94	81	60	43	31.0	16.5	NP	NP
13.0-16.0	Brown/Red, Moist, Firm, Silty, Sand										
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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SOIL LOG LEGEND

UNIFIED SOIL CLASSIFICATION SYSTEM

(ASTM STANDARD TEST METHOD D 2487 FOR CLASSIFICATION OF SOIL FOR ENGINEERING PURPOSES)

MAJOR DIVISIONS				TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS < 50% - #500	GRAVEL & GRAVELLY SOILS <50% - #4	< 5% - #500	GW	Well-graded gravel, gravel-sand mixture, little or no fines.
			GP	Poorly graded gravel, gravel sand mixture, little or no fines
		5-12% -#500	GM	Silty gravel, gravel-sand-silt mixtures
		> 12% - #500	GC	Clayey gravel, gravel-sand-clay mixtures
	SAND & SANDY SOILS ≥ 50% - # 4	< 5% - #500	SW	Well-graded sand, gravelly sand, little or no fines.
			SP	Poorly graded sand, gravelly sand, little or no fines
		>12% - #500	SM	Silty sand, sand-silt mixtures
			SC	Clayey sand, sand-clay mixtures
FINE GRAINED SOILS ≥ 50% - #500	SILTS AND CLAYS LL < 50%	INORGANIC	ML	Inorganic silt and very fine sand, rock flour, silty or clayey fine sand or clayey silt with slight plasticity
			CL	Lean clay-low to medium plasticity, gravelly clay, sandy clay, silty clay
		ORGANIC	OL	Organic silt and organic silty clay of low plasticity
	SILTS AND CLAYS LL ≥ 50%	INORGANIC	MH	Elastic silt, micaceous or diatomaceous fine sand or silty soil.
			CH	Fat clay - high plasticity
		ORGANIC	OH	Organic clay-med. or high plasticity: organic silt
HIGHLY ORGANIC SOILS			PT	Peat, humus, swamp soil with high organic content

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DESIGN SECTION CALCULATIONS

(ITD-Value Method)

Project: Cloud Nine Subdivision
Kingsbusy Road - Star, Idaho
Client: LWD Development

File No.: 22837-A
Calc By: B. Arnold
Date: 06/24/22

Design Thickness Equation:

T = 0.0032 (TI) (100-R)(12) = GE (inches)

T= Design Thickness
GE = Gravel Equivalent

TI = Traffic Index = 7 By Design Manual
R = R-Value = 20 Assumed

GE= 22 Inches

ACHD HMA, 3/4" Base and Aggregate Subbase

	Actual Thickness		Equivalent Thickness		
HMA Thickness =	3.0	Inches	HMA=	7.5	Inches
3/4" Base Thickness =	6.0	Inches	RBE=	6.6	Inches

Calculated Aggregate Subbase Thickness Equation:

Subbase Thickness=SB=GE-HMA-RBE

SB= 7.9 Inches

RECOMMENDED DESIGN SECTION

HMA = 3.0 inches
3/4" BASE = 6.0 inches
SUBBASE = 9.0 inches

R=20 assumes topsoil is removed and pavements are constructed atop the cemented silt soils

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DESIGN SECTION CALCULATIONS

(ITD-Value Method)

Project: Cloud Nine Subdivision
Kingsbusy Road - Star, Idaho
Client: LWD Development

File No.: 22837-A
Calc By: B. Arnold
Date: 06/24/22

Design Thickness Equation:

T = 0.0032 (TI) (100-R)(12) = GE (inches)

T= Design Thickness
GE = Gravel Equivalent

TI = Traffic Index = 8 By Design Manual
R = R-Value = 20 Assumed

GE= 25 Inches

ACHD HMA, 3/4" Base and Aggregate Subbase

	Actual Thickness		Equivalent Thickness		
HMA Thickness =	3.0	Inches	HMA=	7.5	Inches
3/4" Base Thickness =	6.0	Inches	RBE=	6.6	Inches

Calculated Aggregate Subbase Thickness Equation:

Subbase Thickness=SB=GE-HMA-RBE

SB= 10.9 Inches

RECOMMENDED DESIGN SECTION

HMA = 3.0 inches
3/4" BASE = 6.0 inches
SUBBASE = 12.0 inches

R=20 assumes topsoil is removed and pavements are constructed atop the cemented silt soils

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IDWR WELL LOG

7924 Kingsbury Drive

(Address on log is Wrong)

Form 238 7
5/07

IDAHO DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

1. WELL TAG NO D 008359*
Drilling Permit No 393024
Water right or injection well #
2. OWNER Richard Phillips
Name
Address 210 E Murry St
City Boise State ID Zip 83714
3. WELL LOCATION
Twp 04 North ☑ or South ☐ Rge 02 East ☐ or West ☑
Sec 2 ¼ NW ¼ NW ¼
Govt Lot County Canyon
Lat 43 ° 43.256 (Deg and decimal minutes)
Long 116 ° 33.090 (Deg and decimal minutes)
Address of Well Site 7942 Kingsbury Dr
City Middleton
Lot Blk Sub Name
4. USE:
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other
5. TYPE OF WORK:
☑ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other
see start card
6. DRILL METHOD
☑ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other
7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (sacks or cu ft)	Placement method
Bent 3/4 Chip	0	40	1750	Pour

8. CASING/LINER

Diameter (inches)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2	336	250	Steel	☑	☐	☐	☑
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☑ Y ☐ N Shoe Depth(s) 336'
9. PERFORATIONS/SCREENS
Perforations ☐ Y ☐ N Method
Manufactured screen ☑ Y ☐ N Type Johnson Stainless
Method of installation Wash Down

From (ft)	To (ft)	Slot size	Number	Diameter (inches)	Material	Gauge or Schedule
243	253	020		5"	Stainless	

Length of Headpipe 14'8" Length of Tailpipe 8"
Packer ☑ Y ☐ N Type K-Packer
10. FILTER PACK:

Size Material	From (ft)	To (ft)	Quantity (sacks or cu ft)	Placement method

11. FLOWING ARTESIAN
Flowing Artesian? ☐ Y ☑ N Artesian Pressure (PSIG)
Describe control device

12. STATIC WATER LEVEL and WELL TESTS
Depth first water encountered (ft) 200 Static water level (ft) 150'
Water temp (°F) Cold Bottom hole temp (°F)
Describe access port

Well test

Drawdown (feet)	Discharge (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
350	70	120	☐	☐	☑	☐
			☐	☐	☐	☐

Water quality test or comments

13. LITHOLOGIC LOG and/or repairs or abandonment

Bore Dia (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp	Water Y	Water N
12"	0	2	Clay		X
12"	2	40	Sandy Clay		X
6"	40	97	Sandy Clay		X
6"	97	133	Gravel & Sand		X
6"	133	167	Clay		X
6"	167	195	Sand Dry		X
6"	195	200	Clay		X
6"	200	237	Sand w/Clay Streaks	X	
6"	237	245	Fine Sand	X	
6"	245	260	Brown Clay		X
6"	260	353	Medium Fine Sand	X	
6"	353	355	Brown Clay		X

RECEIVED
MAR 10 2020
WATER RESOURCES
WESTERN REGION

Completed Depth (Measured) 353'
Date Started 2/20/2020 Date Completed 2/26/2020

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed
Company Name McLoren Well Drilling, LLC Lic No 641
*Principal Driller Date
*Driller Josh McLoren Date
*Operator I Date
Operator I Date
* Signature of Principal Driller and rig operator are required

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IDWR WELL LOG

8116 Foothill Drive

Below Property to south

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IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

RECEIVED
SEP 05 2019
WATER RESOURCES
WESTERN REGION

1. WELL TAG NO. D 0083068
Drilling Permit No. 890931
Water right or injection well #

2. OWNER Shawn & Matt Simms
Name
Address 348 Old Emmett Rd.
City Emmett State Id. Zip 83617

3. WELL LOCATION:
Twp 4 North ☑ or South ☐ Rge 2 East ☐ or West ☑
Sec 3 1/4 SE 1/4 NE 1/4
Subdivision Lot Block
Lot 43 : 43:041 (Deg. and Decimal minutes)
Long 116 : 33:319 (Deg. and Decimal minutes)
Address of Well Site 8116 Foothill Rd City Middleton
Additional location information (optional)
Lot Blk Sub Name

4. USE:
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other

5. TYPE OF WORK:
☑ New well ☐ Replacement well ☐ Modify existing well
☐ Abandoned ☐ Other

6. DRILL METHOD:
☑ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES

Seal material	From (ft)	To (ft)	Quantity (sacks or cubic feet)	Placement method (tremie or pour)
7/8 bent	0	21	22 Bags	Dry Pour
Hard Cement	21	38	22 3/4 Bags	pumped Tremie pipe

8. CASING/LINER:

Diameter (inches)	From (ft)	To (ft)	Casing Schedule	Material	Casing ☑	Liner ☐	Drive shoe ☐	Welded ☑
6	+2	114	120	Steel	☑	☐	☐	☑
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☑ Y ☐ N Shoe Depth(s) 124'

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☐ N Method
Manufactured screen ☑ Y ☐ N Type Johnson
Method of installation Wash DN Valve

Type	From (ft)	To (ft)	Slot size	Number	Diameter (inches)	Material	Casing or Schedule
	116	131	16	6" Tele		S.S.	

Length of Hole Pipe 5' Length of Tailpipe 0
Packer ☑ Y ☐ N Type 3-R16

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (cubic ft)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☑ N Artesian Pressure (PSI) _____
Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 102 Static water level (ft) 20
Water temp. (°F) 65 Bottom hole temp (°F) _____
Describe access port Steel Well Cap

Well test:

Estimated yield	Discharge or pump rate	Test duration (minutes)
120	45	2 Hrs.

Test method: Pump ☐ Bailer ☐ Air ☑ Flowing artesian ☐

Water quality test or comments: _____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia (in)	From (ft)	To (ft)	Remarks: lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10.5	0	12	gravel		—
	12	35	gravel & Clay		—
6	35	42	gravel & Sand		—
	42	99	Heaving Sand & Clay	—	—
	99	103	Tan Clay		—
	103	106	Fine Silty Sand	—	—
	106	111	Frac rock Clay		—
	111	119	Course Gravel Sand	—	—
	119	125	Tan Clay		—
	125	131	Med Brn Sand	—	
			(Screen was Stamped 16 slot, gauge to 15 slot)		

Completed Depth (Measurable) 131 Ft.
Date Started 8/15/19 Date Completed 8/22/19

14. DRILLER'S CERTIFICATION:
We certify that all reasonable and practicable standards were complied with at the time the rig was removed.

Company Name Precision Well Drilling Co. No. 572
*Principal Driller Date 8/31/19
*Driller Date 8-31-19
*Operator Date 8-31-19
Operator I Date

* Signature of Principal Driller and rig operator are required

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ABBREVIATIONS AND ACRONYMS

AASHTO	American Association of State Highway & Transportation Officials
ACHD	Ada County Highway District
ASTM	American Society for Testing and Materials
BH	Bore Hole
HMA	Hot Mix Asphaltic Concrete
IBC	International Building Code
IDWR	Idaho Department of Water Resources
IDEQ	Idaho Department of Environmental Quality
ISPWC	Idaho Standard for Public Works Construction
ITD	Idaho Transportation Department
NP	Non-Plastic
PCC	Portland Cement Concrete
PCF	Pounds per Cubic Foot
PSF	Pounds per Square Foot
TP	Test Pit
USCS	Unified Soil Classification System

Nothing Follows

Exhibit A.5.c

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

GRADING EXHIBIT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 08/08/22
FILE: 500-KS-PRGRAD.DWG
DIR: D:\KATE MITCHELL\KINGSBURY SUBDIVISION\CK DWG'S

SHEET
EX1.0

SEE SHEET EX1.0

SEE SHEET EX1.2

N
W E
S

0 50' 100'

SCALE 1" = 50'

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

GRADING EXHIBIT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 08/08/22
FILE: 500-HS-PREGRAD.DWG
DIR: J:\NATE MITCHELVONGBURY SUBDIVISION\CK DWG'S

SHEET
EX1.1

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

CLOUD NINE ESTATES
MIDDLETON, CANYON COUNTY, IDAHO

GRADING EXHIBIT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-939-1992

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 08/08/22
FILE: 500-KS-PRGRAD.DWG
DIR: D:\KATE MITCHELL\KINGBURY SUBDIVISION\CK DWG'S

SHEET
EX1.2

Exhibit A.5.d

CK ENGINEERING P.C.
Civil Engineering * Project Management

DRAINAGE CALCULATION NARRATIVE FOR:

CLOUD NINE ESTATES SUBDIVISION

CANYON COUNTY IDAHO
August 10, 2022

CK Engineering 1300 E. State St Suite 102 Eagle, ID 83616
208.639.1992 Office

Cloud Nine Estates Subdivision is located in the SW ¼ of the SW ¼ of section 35 Township 5N., Range 2W., Canyon County Idaho. The project is located north of the intersection of Foothills Road and Kingsbury Road and south and east of Nobels Road and Kingsbury Road. This project contains approximately 72 acres and all of the lots will be 1 acre or larger.

CK Engineering has worked extensively with Canyon County Highway District to design an alignment of Kingsbury Road from Foothills Road up to the existing end of Kingsbury Road. All existing roads in this area contain stormwater with simple borrow ditches.

All lots within this subdivision will be required to contain all their storm water onsite. The only area that will generate storm water runoff will be the new streets. The new streets will have borrow ditches. Shown on the preliminary plat is a section for Check Dams. In front of the down stream side of the Check Dams will be drainage areas that will be excavated to free drainage materials that will allow the borrow ditches to drain. The entire storm drain system will be design to the requirements of the Canyon County Highway District No. 4.

Attached to this narrative is the Geotechnical engineering report and the ACHD's standard drawing BMP 30 for spacing of check dam structures within the borrow ditches.

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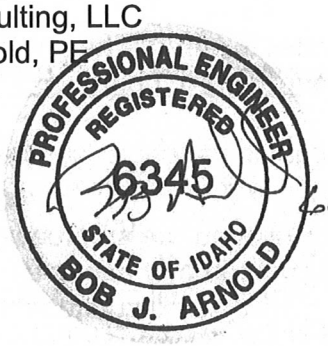
Nate Mitchell
LWD Development
210 East Murray Street
Boise, Idaho 83712

Re: **Geotechnical Recommendation Report**
Proposed Cloud Nine Subdivision
Kingsbury Road – Star, Idaho

Nate:
Based upon our observations and research documented herein, your proposed Cloud Nine Subdivision is geotechnically feasible. Recommendations for civil design of this project are included herein. We look forward to assisting with your soils related engineering and quality control needs as this project proceeds to design and construction. Should you have any questions please contact our office at your convenience.

Respectfully submitted.
SITE Consulting, LLC
Bob J. Arnold, PE



6/30/22

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FOUNDATION BACKFILL - Building Code requires that soils used to back fill foundations meet the compaction requirements stated above. Low-density foundation backfill has been shown to be a major contributing factor to water accumulating in crawlspaces throughout the Treasure Valley. Homebuilders are required to properly backfill all foundations. This is especially critical where structural fill has been placed below the foundations, sidewalks, patios, driveways, and access steps or porches.

FOUNDATION ELEVATION - Foundation elevation and site grading must conform to the requirements of the Building Code. Elevation and grading must promote drainage away from the foundation. Landscaping should be designed to promote drainage away from foundations. Flowerbeds and landscaped areas must be designed such that irrigation water and roof runoff is not retained against foundations.

DRAINAGE - Foundation drains are not required in this development. Roof gutters are recommended with down spouts directed away from foundations and not onto foundation backfill soils. Proper design and maintenance of sprinkler systems is required. Excessive watering may lead to water entering the crawl spaces/basements. Drip type sprinkler heads should be used in flowerbeds near foundations. Lawn area sprinklers should not spray toward foundations or cause water to accumulate near foundations.

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INTRODUCTION

Purpose and Scope

This report presents our geotechnical investigation and resulting recommendations for the proposed Cloud Nine Subdivision. The subject property is located north of Foothill Road, south of Lanktree Lane, and east of Elkridge Road. There is a gap in Kingsbury Road between Lanktree and Foothill. This property includes 72 acres to the east of that gap. The proposed project includes construction of most of Kingsbury Road between Lanktree and Foothill. A total of 45 single-family residential lots are planned. The subject property includes the two parcels in the table below and shown in the following aerial photo:

Parcel Information

#	Parcel #	Acres
N	R-3762400000	38.7
S	R-3382700000	34.1
		72.8

The above information was gathered from the Canyon County Assessors database through landprodata.com.

The inset property at 7924 West Kingsbury is not a part of the proposed development.

Google Earth Aerial Photo

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RESEARCH & BACKGROUND

Field Investigation

As per your authorization, on May 11, 2022, SITE staff supervised the excavation of thirteen test pits on the subject property. Test pits were specifically located atop ridges where material will be harvested to be used as structural fill and in the draws between the ridges where structural fill will be placed. Fills up to 30 feet deep are anticipated on this project. Our staff gathered representative samples from the spoil piles during excavation of each test pit. The samples were placed in plastic bags, labeled with test pit number and depth, and transported to the laboratory for additional testing. Sieve Analysis, Moisture Content, and Liquid Limit, Plastic Limit & Plasticity Index testing were performed on selected samples. All tests were performed in general accordance with the appropriate ASTM test methods.

Observed Subsurface Conditions

At the time of our investigation, the site surface was firm and stable. Subsurface conditions in the test pits were generally similar in the areas explored. The organic layer varies from 2-8 inches thick, with some sage brush roots reaching depths of two feet. Typical soils encountered in the upper sixteen feet of the soil profile are silty sand or sandy silt. In a few test pits, a weakly cemented layer was encountered. In others, lean clays or fine gravel was present in the silt / sand matrix. Encountered layering is indicated on the log prepared for each test pit. The test pit logs, with all completed labwork, are in the Appendix. It is noted that groundwater was not encountered in any of our test pits. A well log for the inset property at 7924 Kingsbury was found on the IDWR website. This well log indicates the groundwater beneath the property is 200 feet deep.

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Site Hydrology

Two IDWR well logs have been included in the Appendix. One is for the inset property and the second is for a property on Foothills Road. Well Logs indicate the groundwater on the property can be expected to be 200 feet deep near the center of the site and 100 feet deep at the south, lowest, end. No spring was observed or reported on the subject property. It is anticipated that accumulated storm run-off will be directed to roadside swales which are acceptable.

DESIGN & CONSTRUCTION RECOMMENDATIONS

General Earthwork

All native soils that are free of organic matter and expansive clays are acceptable for use as fill. Removal of the majority of the organic materials will require grubbing of 2-8 inches of surface soils. Deeper removal of tree and sage brush roots can be anticipated. Removal of all organic material is required in all areas to receive structural fill. The depth of grubbing is to be adjusted and inspected during construction to ensure that organic materials are properly removed from beneath future pavements, structural fills, and residential foundations. After proper grubbing, the surface is to be proof rolled and inspected by the project geotechnical consultant. Deflecting areas are to be over excavated as directed at the time of construction. Native silt / sand soils removed from cut areas and proposed right of ways can be utilized as structural fill. These materials can also be used in proposed roadways and future building pads.

If used for fill, the surface soil will require moisture contents within two percent of optimum for effective compaction. These soils will easily become too wet or too dry for effective compaction and can be expected to perform poorly if wet and subjected to rubber tired equipment. If construction is to occur during wet weather or wet surface soil conditions, low-pressure, (tracked), construction equipment is recommended. Rutting caused by the contactor using rubber-tired equipment on a wet subgrade can be

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Pavement Section

It is anticipated that an R-Value of R > 20 will be obtained on the native silt/sand soils that will be exposed as the subgrade or used to fill the roadways. Based upon this R-Value, a Traffic Index of TI=7, and the CCHD Design Method, the following pavement section is recommended for interior subdivision streets.

Material Layer	Internal Streets	Kingsbury Road
HMA Pavement	3.0"	3.0"
Base Coarse (¾" minus)	6.0"	6.0"
Subbase (Pitrun)	9.0"	12.0"

Materials meeting the requirements of ISPWC & / or CCHD are required for any work within this project.

Lot Specific Evaluation

After lot layout is completed, a lot specific geotechnical investigation and recommendation report is recommended for any building pad atop a ten percent or greater slope. Any lot contemplating a basement should also prepare a lot specific geotechnical report. The recommendations below apply to all other lots unless a lot specific report is prepared.

Foundation System

The proposed single-family residential structures may be supported on conventional, continuous, and isolated pad foundations founded upon the native soils or upon structural fill extending to these soils. Based upon proper placement and compaction of structural fill, bearing pressures of up to 1500 psf are allowed for foundations founded on the native soils or upon properly placed and compacted structural fill. Either crawlspaces or slab on grade floors are acceptable.

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Slab on Grade Concrete

Care must be taken so that all excavations below both interior and exterior slab on grade concrete are properly backfilled in accordance with the structural fill recommendations. This is critical where a slab or foundation will extend over utility trenches or retaining wall backfill. Trenches and wall backfill areas are to be filled in lifts and benched each lift so that fill is not placed against a vertical soil face greater than three feet tall. Testing is to confirm that compaction has been achieved. Areas of excessive yielding should be excavated and backfilled with structural fill. Any fill used to increase the elevation of slab on grade concrete should meet the requirement for structural fill. Slab on grade floors, sidewalks and pavements should be placed atop a mat of at least four inches of granular structural fill materials. This depth is to increase to one foot when concrete is to be placed over fat clays soils. This is required to prevent seasonal heaving of sidewalks, patios, and driveways. ISPWC ¾" base is acceptable for this mat. The mat shall be compacted to the requirement for structural fill. All slabs should be suitably reinforced to make them as rigid as possible. Proper joints should be provided at the junctions of the slab and foundation system so that independent movement can occur without causing damage.

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Contractor Inspections

This report has been prepared with the intent to provide specific design information to the developer and the civil engineering consultant. It is not intended to act as any contractors "Due Diligence" or subsurface inspection prior to estimating construction costs or actual construction.

General Comments

After the plans and specifications for construction are completed, it is recommended that this consultant be provided the opportunity to review the final design and specifications. This review will confirm that the earthwork recommendations have been properly interpreted and implemented. At that time, it may be necessary to submit supplementary recommendations. This review is a part of this service and will not result in additional invoicing unless additional research and recommendations are needed.

Testing and inspection services are recommended herein. Proper quality control during construction is required to confirm materials and methods and thereby obtain a desirable finished product. Monitoring and testing should also be performed to verify suitability of materials used for structural fills and to confirm proper demolition, subgrade grubbing, subgrade stability, and proper placement and compaction of fills. Any deviations from the herein described subsurface conditions must be brought to the attention of this consultant.

This report has been prepared for the exclusive use of the client and their retained design consultants. Findings and recommendations within this report are for specific application to the proposed construction described herein and apply only to the property identified. Client may duplicate this report as needed or additional copies will be provided upon proper client authorization.

Appendix Follows

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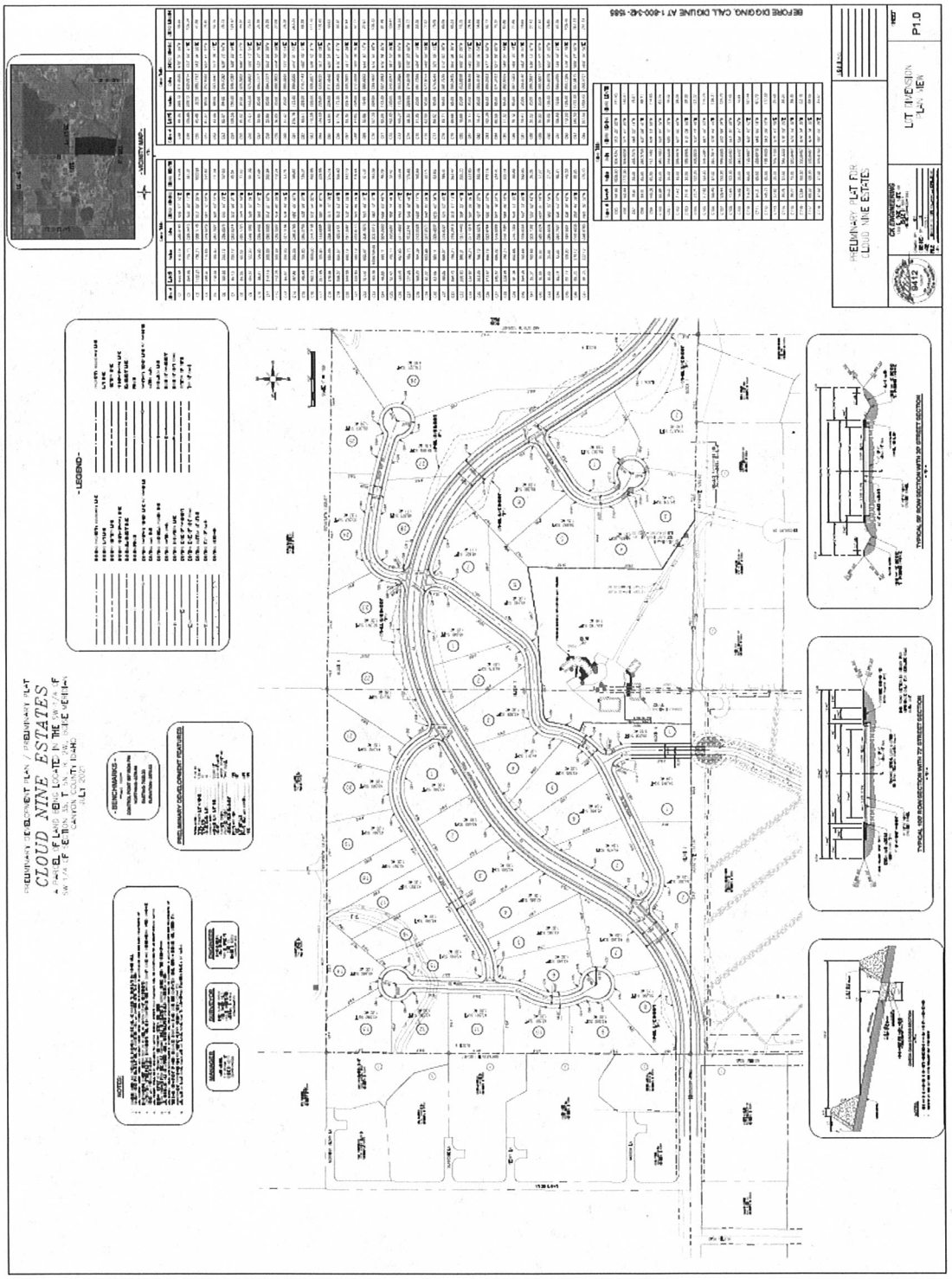
PRELIMINARY PLAT



Supplied by client

208-440-6276 * info@siteconsultingllc.com (17) Post Office Box 190537 * Boise, Idaho 83719

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TEST PIT LOG

Test Pit:	**TP-1**	**File #:**	**22837-A**
Client:	**LWD Development, Inc.**	**Date Excavated:**	**05/11/22**
Project:	**Cloud Nine Subdivision**	**Excavated By:**	**Wagner Excavation**
Location:	**See Aerial Photo**	**Logged By:**	**J. Meusch-SITE**

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-4.0	Brown/Tan, Moist, Firm, Silty, SAND (SM) with a 4-6" Rootzone / organic Layer										
2.0		100	99	95	85	55	36	26.8	9.7	NP	NP
4.0-10.0	Red/Tan, Moist, Firm, Sandy, Silt										
10.0-14.0	Red/Tan, Moist, Firm, Silty, Sand										
14.0	Bottom of Excavation @ 14.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-3	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-5.0	Brown/Tan, Moist, Firm, Sand, Clay, Silt with a 4-6" Rootzone / organic Layer										
5.0-9.0	Brown/Tan, Moist, Very Firm, Cemented, Silty, SAND (SM)										
6.0			100	99	95	75	55	46.3	10.8	24	3
9.0-13.0	Brown/Tan, Moist, Firm, Sandy, Silt										
13.0-16.0	Brown/Tan, Moist, Firm, Silty, Sand										
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-5	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-4.0	Tan, Dry, Firm, Blocky, Sandy, Silt with a 4-6" Rootzone / organic Layer										
4.0-9.0	Brown/Tan, Moist, Firm, Cemented, Sand & Silt										
9.0-13.0	Brown/Tan, Moist, Firm, Sandy, Silt										
13.0-16.0	Brown/Tan, Moist, Firm, Silty, Sand										
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	**TP-7**	**File #:**	**22837-A**
Client:	**LWD Development, Inc.**	**Date Excavated:**	**05/11/22**
Project:	**Cloud Nine Subdivision**	**Excavated By:**	**Wagner Excavation**
Location:	**See Aerial Photo**	**Logged By:**	**J. Meusch-SITE**

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-5.0 (Proctor)	Brown, Moist, Firm, Blocky, Sandy, SILT (ML) with a 4-6" Rootzone / organic Layer Standard Proctor – 94.5pcf @ 23.4 % moisture										
3.0			100	99	92	75	64	55.7	16.2	NP	NP
5.0-8.0	Brown/Tan, Moist, Very Firm, Cemented, Sand & Silt										
8.0-13.0	Brown/Red, Moist, Firm, Sandy, Silt										
13.0-16.0	Brown/Tan, Moist, Firm, Silty, Sand										
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-9	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-1.0	Brown, Moist, Firm, Sand, Clay, Silt with a 4-6" Rootzone / organic Layer										
1.0-4.0	Brown/Red, Moist, Very Firm, Cemented, Silty, SAND (SM)										
3.0		100	99	92	71	28	14	11.4	8.1	NP	NP
4.0-10.0	Red/Tan, Moist, Firm, Cemented, SAND (SM)										
9.0			100	95	71	26	12	9.5	6.2	NP	NP
10.0-13.0	Red/Tan, Moist, Firm, SAND (SP)										
12.0			100	94	71	19	9	8.7	5.5	NP	NP
13.0-16.0	Tan, Moist, Firm, SAND with gravel (SP)										
14.0	100	98	97	93	74	41	19	8.4	5.2	NP	NP
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	**TP-11**	**File #:**	**22837-A**
Client:	**LWD Development, Inc.**	**Date Excavated:**	**05/11/22**
Project:	**Cloud Nine Subdivision**	**Excavated By:**	**Wagner Excavation**
Location:	**See Aerial Photo**	**Logged By:**	**J. Meusch-SITE**

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-3.0	Brown, Moist, Firm, Clayey, Gravelly, SAND (SC) with a 4-6" Rootzone / organic Layer										
2.0	92	84	78	70	59	44	34	29.0	6.5	31	11
3.0-5.0	Brown/Tan, Moist, Firm, Blocky, Sand & Clay										
5.0-9.0	Brown/Tan, Moist, Firm, Sandy, Silt										
9.0-12.0	Red/Tan, Moist, Firm, Sticky, Sand, Silt & Clay										
12.0-16.0	Brown/Tan, Moist, Firm, Blocky, Silty, Sand										
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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TEST PIT LOG

Test Pit:	TP-13	File #:	22837-A
Client:	LWD Development, Inc.	Date Excavated:	05/11/22
Project:	Cloud Nine Subdivision	Excavated By:	Wagner Excavation
Location:	See Aerial Photo	Logged By:	J. Meusch-SITE

DEPTH	SOILS DESCRIPTION										
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	#100	#200	%M	LL	PI
0.0-5.0	Brown/Tan, Moist, Firm, Sand & Silt with gravel with a 4-6" Rootzone / organic Layer										
5.0-10.0	Red/Tan, Moist, Firm, Sand & Silt										
10.0-13.0	Brown/Red, Moist, Firm, Cemented, Silty, SAND (SM)										
12.0		100	99	94	81	60	43	31.0	16.5	NP	NP
13.0-16.0	Brown/Red, Moist, Firm, Silty, Sand										
16.0	Bottom of Excavation @ 16.0' No Ground Water Encountered No Monitoring Well in Place										

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DESIGN SECTION CALCULATIONS

(ITD-Value Method)

Project: **Cloud Nine Subdivision**
Kingsbusy Road - Star, Idaho
Client: **LWD Development**

File No.: **22837-A**
Calc By: **B. Arnold**
Date: **06/24/22**

Design Thickness Equation:

T = 0.0032 (TI) (100-R)(12) = GE (inches)

T=	**Design Thickness**	**TI =**	**Traffic Index =**	**7**	**By Design Manual**
GE =	**Gravel Equivalent**	**R =**	**R-Value =**	**20**	**Assumed**

GE= 22 Inches

ACHD HMA, 3/4" Base and Aggregate Subbase

	Actual Thickness		Equivalent Thickness		
HMA Thickness =	**3.0**	**Inches**	**HMA=**	**7.5**	**Inches**
3/4" Base Thickness =	**6.0**	**Inches**	**RBE=**	**6.6**	**Inches**

Calculated Aggregate Subbase Thickness Equation:

Subbase Thickness=SB=GE-HMA-RBE

SB= 7.9 Inches

RECOMMENDED DESIGN SECTION

HMA = 3.0 inches
3/4" BASE = 6.0 inches
SUBBASE = 9.0 inches

R=20 assumes topsoil is removed and pavements are constructed atop the cemented silt soils

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IDWR WELL LOG

7924 Kingsbury Drive

(Address on log is Wrong)

Form 238-7
6/07

63

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0083591
Drilling Permit No. 893024
Water right or injection well #

2. OWNER: Richard Phillips
Name
Address 210 E Murry St
City Boise State ID Zip 83714

3.WELL LOCATION:
Twp. 04 North ☑ or South ☐ Rge. 02 East ☐ or West ☑
Sec. 2 1/4 NW 1/4 NW 1/4
Gov't Lot County Canyon
Lat. 43 ° 43.256 (Deg. and Decimal minutes)
Long. 116 ° 33.090 (Deg. and Decimal minutes)
Address of Well Site 7942 Kingsbury Dr
City Middleton
Lot Blk. Sub. Name

4. USE:
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other

5. TYPE OF WORK:
☑ New well ☑ Replacement well ☐ Modify existing well - see start card
☐ Abandonment ☐ Other

6. DRILL METHOD:
☑ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
Bent. 3/4 Chip	0	40	1750	Pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2	336	.250	Steel	☑	☐	☐	☑
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☐ N Method
Manufactured screen ☑ Y ☐ N Type Johnson Stainless
Method of installation Wash Down

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
243	253	.020		5"	Stainless	

Length of Headpipe 14'8" Length of Tailpipe 8"
Packer ☑ Y ☐ N Type K-Packer

10.FILTER PACK:

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

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

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 200 Static water level (ft) 150'
Water temp. (°F) Cold Bottom hole temp. (°F)
Describe access port
Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
350	70	120

Test method: Pump ☐ ☐ Bailer ☐ ☐ Air ☑ ☐ Flowing artesian ☐ ☐
Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
12"	0	2	Clay		X
12"	2	40	Sandy Clay		X
6"	40	97	Sandy Clay		X
6"	97	133	Gravel & Sand		X
6"	133	167	Clay		X
6"	167	195	Sand Dry		X
6"	195	200	Clay		X
6"	200	237	Sand w/Clay Streaks	X	
6"	237	245	Fine Sand	X	
6"	245	260	Brown Clay		X
6"	260	353	Medium Fine Sand	X	
6"	353	355	Brown Clay		X

RECEIVED
MAR 10 2020
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable) 353'
Date Started: 2/20/2020 Date Completed 2/26/2020

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name McLeran Well Drilling, LLC Co. No. 641
*Principal Driller Dan Date
*Driller Josh McLeran Date
*Operator I Date
Operator I Date

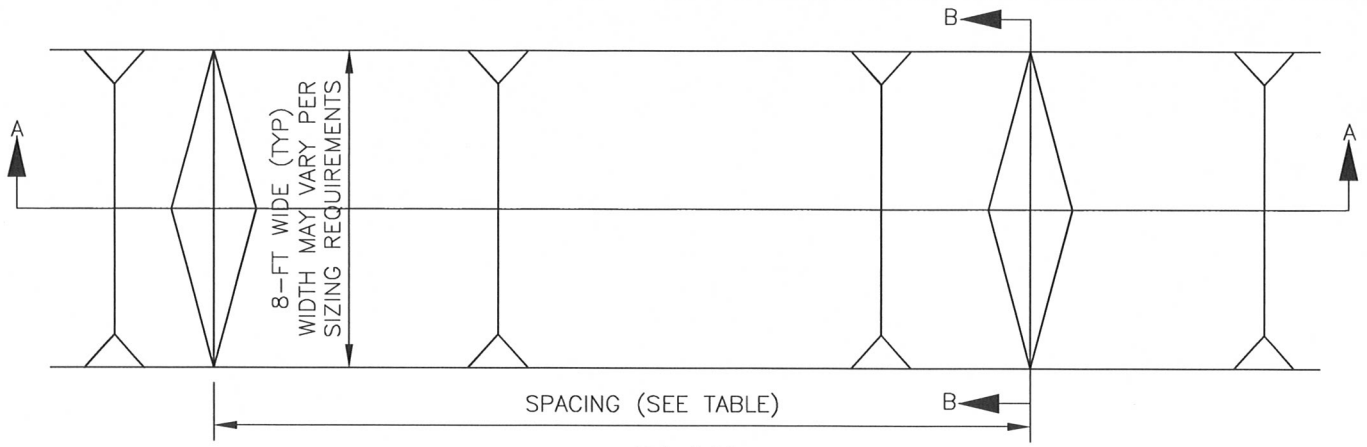
* Signature of Principal Driller and rig operator are required.

SITE
CONSULTING, LLC

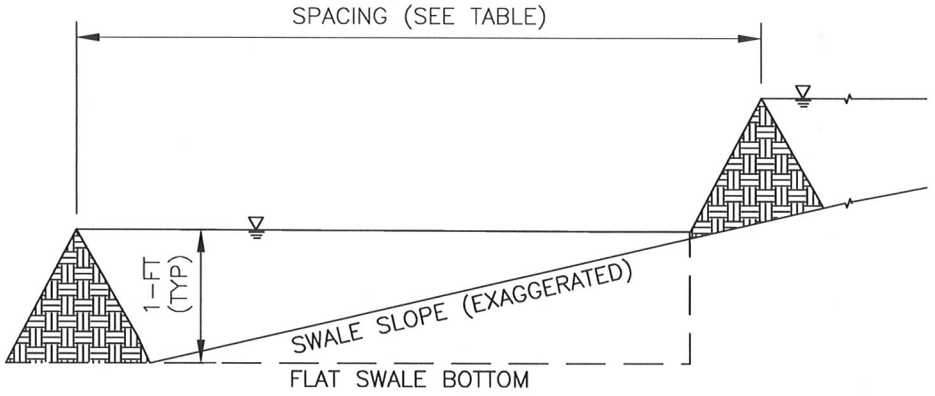
ABBREVIATIONS AND ACRONYMS

AASHTO	American Association of State Highway & Transportation Officials
ACHD	Ada County Highway District
ASTM	American Society for Testing and Materials
BH	Bore Hole
HMA	Hot Mix Asphaltic Concrete
IBC	International Building Code
IDWR	Idaho Department of Water Resources
IDEQ	Idaho Department of Environmental Quality
ISPWC	Idaho Standard for Public Works Construction
ITD	Idaho Transportation Department
NP	Non-Plastic
PCC	Portland Cement Concrete
PCF	Pounds per Cubic Foot
PSF	Pounds per Square Foot
TP	Test Pit
USCS	Unified Soil Classification System

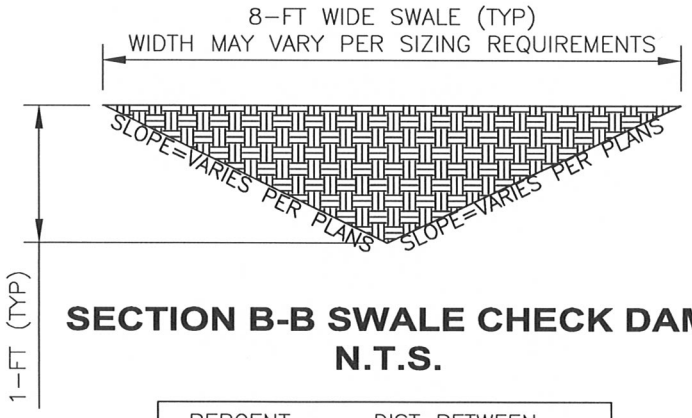
Nothing Follows



PLAN
N.T.S.



SECTION A-A
N.T.S.



SECTION B-B SWALE CHECK DAM
N.T.S.

PERCENT SLOPE	DIST BETWEEN CHECK DAMS (FT)
1%	100
2%	50
3%	33
4%	25
>=5%, 10% MAX	20

NOTES:
1. CHECK DAMS TO BE CONSTRUCTED OF CLAY SOIL TO MINIMIZE SEEPAGE OR COBBLES FOR CONVEYANCE SWALES. OTHER MATERIALS MAY BE USED FOR CHECK DAMS WITH ACHD WRITTEN APPROVAL
2. SIDE SLOPES AND CHECK DAMS SHALL COMPLY WITH AASHTO CLEAR ZONE GUIDELINES

2017 ACHD STORMWATER DESIGN GUIDELINES	BIORETENTION SWALE CHECK DAMS	STANDARD DRAWING BMP 30 SHEET 3 OF 3

Exhibit A.5.e

SLOPE STABILIZATION AND REVEGETATION PLAN & REPORT
for
CLOUD 9 SUBDIVISION

Address:
7924 W Kingsbury Dr.
Middleton, ID 83644

PREPARED BY:

SOUTH BECK& BAIRD

South Landscape Architecture P.C.
Dba South Beck & Baird
Landscape Architecture P.C.

2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office

sla@slaboise.com
www.slaboise.com

Project No. 19-069

March 28, 2023

GENERAL OVERVIEW

This report outlines recommended revegetation and slope stabilization measures for disturbed cut and fill slopes within the project limits as defined on the accompanying plan (Exhibit 'B'). These recommendations are made to prevent short term and long-term soil erosion as well as to provide aesthetic revegetation which will blend with the existing natural surrounding area. The measures include revegetation and hydro mulching procedures following topsoil distribution and fine grading. The area to be revegetated consists of disturbed areas related to grading for the lot leveling and road construction and any other areas disturbed in the process of construction. The slopes to be affected vary widely in degree and aspect. The existing vegetation consists primarily of foothills grass lands with native dryland shrubs scattered throughout. Grasses and forbs make up the majority of the ground plane consistent with the surrounding areas. Introduced species of weeds are also present and vary in number, location, and type.

GENERAL EARTHWORK

All work shall be limited to the area required for construction with minimal, if any, disturbance to the surrounding natural slope or vegetation. All finished grades shall be smooth and rounded to ensure a natural transition between new and existing grades. Refer to civil plans for grading and drainage requirements.

SOUTH BECK& BAIRD

SITE PREPERATION

Earthwork process should begin with clearing large shrubs from the areas to be disturbed. Woody stems and branches shall be chipped on site to improve the amount of organic material in the topsoil. Natural topsoil occurs at varying depths on the project site. The topsoil should be excavated and stockpiled at designated storage areas prior to the proposed grading operations.

TOPSOIL DISTRIBUTION

Once the general earthwork is complete and rough grading has been accomplished, the topsoil should be redistributed over the area to a minimum depth of six (6) inches, or as allowed by availability of on-site topsoil. Where needed, slopes should be graded with serration to hold topsoil adequately. Topsoil should be spread and lightly compacted utilizing a small cleated tractor moving perpendicular to the contours or another method with equal capability. It is our recommendation that any necessary mechanical means of perimeter erosion and sedimentation control be in place prior to beginning site disturbance. Prior to construction a Storm Water Pollution Prevention Plan and Erosion & Sedimentation Control Plan shall be developed and implemented. For additional information and requirements please refer to these documents.

Once topsoil has been distributed and graded, revegetation seeding shall follow immediately. In order to eliminate surface crusting and to facilitate better root penetration, the surface should be scarified prior to seeding.

SEEDING

Apply seed to the project site by hydroseeding. All seed to be sourced from an appropriate climate of origin matching the project site. The following information provides material and execution for Seeding.

Seed Mixture:	**Pure Live Seed % Mix**
JUNE PRARIEGRASS	20%
ROADCREST WHEATGRASS	20%
BLUEGRAMMA GRASS	5%
BUFFALOGRASS	10%
BIG SHERMAN BLUEGRASS	20%
MICROCLOVER	5%
SHEEPS FESCUE	15%
HARD FESCUE	5%

TOTAL SEED

INSTALL @ 35 LBS / ACRE ON SLOPES LESS THAN 10%
INSTALL @ 50 LBS / ACRE ON SLOPES GREATER THAN 10%

SOUTH BECK& BAIRD

FERTIL-FIBER MULCH MATERIAL

Grow Nutribase from "Quattro Environmental", a composted poultry-based mulch material free of growth or germination inhibiting ingredients. Apply at the rate of 2000 lbs. per acre.

ORGANIC SOIL AMENDMENT

Grow Nutribase from "Quattro Environmental" (or approved equal) applied at 5 gallons per acre.

TACKIFIER

Mulch tackifier soil stabilizer – Ecology controls M-Binder. Tackifier applied at the rate of 80 lbs. per acre.
Granite Seed
1697 West 2100 North
P.O. Box 177
Lehi, Utah 84043
1-800-768-4433
(or approved equal)

EROSION CONTROL BLANKETS

a. "Bonterra" Erosion Blankets with Jute netting by Terra Enterprises P.O. Box 9485 Moscow, Idaho 83843 208-882-9489 (or approved equal) Polypropylene products are not acceptable. Select Blanket type based on slope per manufacturers recommendations.
b. Staples: 16 gauge, 8" long "U" shaped securing pins. 2 staples per square yard.

HYDROSEEDING

Mix specified seed and organic soil amendment in water per manufacturer's recommendations. Apply seeded slurry evenly in two intersection directions. Do not hydroseed area in excess of that which can be mulched on same day. Keep off roads, walks, structures and areas not to be seeded. Clean up these areas. After hydroseed, mulch slope with 2000 lbs. per acre of fertile-fiber mulch material and 80 lbs. per acre of tackifier.

Immediately following mulch and tackifier, cover seeded slopes greater than 2:1 with erosion control blankets. Install top to bottom per manufacturer's recommendations. Anchor blankets loosely and in full contact with the soil stapled every 12" along the top edge and every 24"-36" along the sides and middle. Overlap blanket edges approximately 6" and staple. Install blankets so edge overlaps are shingled away from prevailing winds. Overlap blanket ends 6", upper blanket over lower blanket, and staple using five staples. Cut excess blanket with scissors and anchor at end of slope.

SOUTH BECK& BAIRD

MAINTENANCE

Immediately reseed areas which show bare spots. Minimum acceptable plant coverage is 80 percent after one growing season. Protect seeded areas with warning signs during maintenance period. The seed will require approximately ninety (90) days of favorable growing conditions to germinate and become established for successful survival with normal minimal summer precipitation.

SEEDING TIME

The optimal seeding time shall be in fall, between mid-September and mid-October. If seeding is applied too early or too late and proper germination is not realized prior to fall dormancy, then reseeding shall be applied in early spring, as soon as soil is workable (not muddy) between March and mid-May. This planting time provides the optimum weather conditions for seed germination and seedling survival rate. Seeding after November 20, 'dormant seeding' ensures that the seed does not germinate prior to freezing winter temperatures and seed should be in place for the early spring rains. Do NOT seed from June through August.

WATER

This project will rely primarily upon natural precipitation for seed germination and establishment. The natural precipitation at the site provides marginal moisture for revegetation efforts. If deemed necessary, contractor will provide supplemental water to ensure proper seed germination during low precipitation times of year.

FERTILIZATION

Fertilization is not recommended for reclamation seeding due to promotion of weed competition. If weeds are apparent, contact landscape architect for weed removal requirements.

EROSION CONTROL

Under normal circumstances and adherence to the construction practices described in the specifications, the above recommended erosion control measure should provide a stable slope condition. To avoid incidental erosion, it is imperative that the slopes, once prepared, remain undisturbed until seeding germinates and is established.

An 80% vegetation cover is required to control erosion. Surface conditions should be monitored daily. If erosion detrimental to the slope is observed or anticipated due to excessive rainfall, remedial measures shall be implemented as required. Refer to the Storm Water Pollution Prevention Plan and the Erosion and Sediment Control Plan for additional requirements.

SOUTH BECK& BAIRD

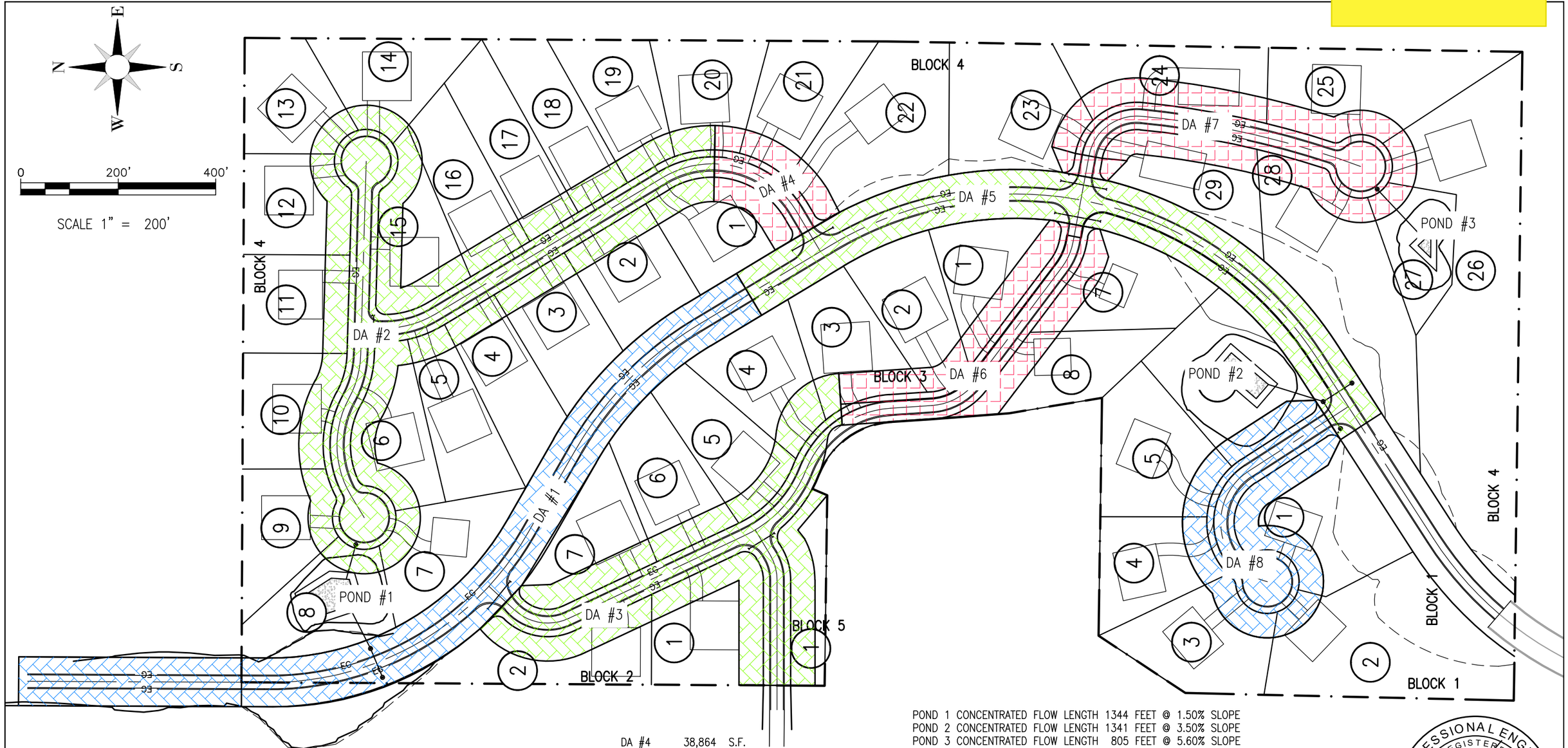
EXHIBIT 'A' – EXISTING VEGETATION IMAGES:

SOUTH BECK& BAIRD

EXHIBIT 'B' - PROPOSED REVEGETATION PLAN, SHEETS L1.1 AND L1.2:

(SEE ATTACHED)

Exhibit A.5.f



DA #1	183,155 S.F.	DA #4	38,864 S.F.	DA #7	125,618 S.F.
DA #2	281,928 S.F.	DA #5	149,420 S.F.		
DA #3	168,659 S.F.	DA #6	90,195 S.F.		
		DA #8	98,991 S.F.		

TOTAL AREA FOR POND 1 = 633,742 S.F.

TOTAL AREA FOR POND 2 = 377,470 S.F.

TOTAL AREA FOR POND 3 = 125,618 S.F.

POND 1 CONCENTRATED FLOW LENGTH 1344 FEET @ 1.50% SLOPE
POND 2 CONCENTRATED FLOW LENGTH 1341 FEET @ 3.50% SLOPE
POND 3 CONCENTRATED FLOW LENGTH 805 FEET @ 5.60% SLOPE

PROFESSIONAL ENGINEER
REGISTERED
9412
10/04/23
STATE OF IDAHO
CHAD S. KINKELA

CLOUD NINE ESTATES
CANYON COUNTY, STAR, IDAHO

DRAINAGE EXHIBIT

REVISIONS:

DRAWN BY: AKB
CHECKED BY: CSK
DATE: 10/04/23
FILE: DRAINGAGE AREAS.DWG
DIR: D:\NATE MITCHEL\KINGBURY SUBDIVISION\CK DWG'S\PRE-ENG

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

Exhibit A.5.g

Preliminary Drainage Calculations

For

Cloud Nine Estates

Canyon County Idaho

10/3/2023

CK ENGINEERING P.C.
Civil Engineering * Project Management

CLOUD NINE ESTATES STORM DRAIN NARRATIVE

Cloud Nine Estates Subdivision located in Canyon County Idaho. This memo is intended to be a narrative for the preliminary design of the storm drain system for the installation of roads within the proposed preliminary plat.

On the attached drainage area exhibit the site has been broken into 8 different drainage areas. Drainage areas 1-3 will drain to pond 1. A time of concentration was calculated using the distance from DA #2 to at lot 20 down to the pond 1. Drainage area 1 is the entire 100 foot right of way and a runoff coefficient of 0.95 was used over the entire area for the future ultimate build out of Kingbury Road.

Pond 1 volume was calculated using ACHD's spread sheet and a calculated time of concentration. Pond 1 has a calculated storage volume of 22,742 cubic feet. Time to drain 95% of the 100 year storm volume was calculated as follows: (22,742)(0.95)=21,604.9 cubic feet. Geotech report states 1 inch per hour percolation rate. Pond bottom needs to be 5,400 sq feet. (21,604.9)/(5400)(1/12) = 48 hours to drain.

Drainage areas 4, 5, 6 and 8 will drain to pond 2. A time of concentration was calculated using the distance from DA 6 in front of lot 3 down to pond 2. Drainage area 5 is the 100 foot right-of-way for Kingbury Road and a runoff coefficient of 0.95 was used over the entire area for the future ultimate build out of Kingbury Road.

Pond 2 volume was calculated using ACHD's spread sheet and a calculated time of concentration. Pond 2 has a calculated storage volume of 15,785 cubic feet. Time to drain 95% of the 100 year storm volume was calculated as follows: (15,785)(.95)=14,995.75 cubic feet. Geotech report states 1 inch per hour percolation rate. Pond bottom needs to be 3,800 square feet. (14,995.75)/(3,800)(1/12) = 47.35 hours.

Drainage area 7 will drain to pond 3. A time of concentration was calculated using the distance from the northern most end of drainage area 7 in front of lot 23 down to pond 3. 50 feet of lot frontage plus 805 feet of borrow ditch.

Pond 3 volume was calculated using ACHD's spread sheet and a calculated time of concentration. Pond 3 has a calculated storage volume of 2,492 cubic feet. Time to drain 95% of the 100 year storm volume was calculated as follows: (2,492)(0.95%)=2,367.40 cubic feet. Geotech report states 1 inch per hour percolation rate. Pond bottom need to be 650 square feet. (2,367.40)/(650)(1/12)=43.70 hours.

CK Engineering 1300 E. State St Suite 102 Eagle, ID 83616
208.639.1992 Office
chad@ck-engineers.com

CK ENGINEERING P.C.
Civil Engineering * Project Management

Please see the attached drainage calculations and drainage area exhibit.

10/4/2023

Chad S. Kinkela, P.E.
CK Engineering P.C.

CK Engineering 1300 E. State St Suite 102 Eagle, ID 83616
208.639.1992 Office
chad@ck-engineers.com

ACHD Calculation Sheet for Finding Peak Discharge/Volume - Rational Method

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Steps for Peak Discharge Rate using the Rational Method calculated for post-development

Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)

User input in yellow cells.

1 **Project Name** Cloud Nine Pond 1

2 Is area drainage basin map provided? YES
(map must be included with stormwater calculations)

3 Enter Design Storm (100-Year or 25-Year With 100-Year Flood Route) 100

4 Enter number of storage facilities (25 max)

Click to Show More Subbasins ☐

		Subbasin 1	Subbasin 2	Subbasin 3	Subbasin 4	Subbasin 5	Subbasin 6	Subbasin 7	Subbasin 8	Subbasin 9	Subbasin 10
5 Area of Drainage Subbasin (SF or Acres)	SF	183,155	281,928	168,659	0						
	Acres	14.55									
6 Determine the Weighted Runoff Coefficient (C)		0.95	0.25	0.25	0.00						
C=[(C1xA1)+(C2xA2)+(CnxAn)]/A	Weighted Avg	0.45									

7 Calculate Overland Flow Time of Concentration in Minutes (Tc) or use default 10 min — User Calculate: 10 Min.

ID	Pipe Size (in)	Slope (ft/ft)	Intercept Coeff.	Length	Manning n	Hydraulic Radius A/Wet Perm	Flow Velocity V (fps)	Flow Time (min)
	Segment 1: Pipe Flow							
a	0	0		0	0.000	0.00		
	Segment 2: Gutter Shallow Concentrated Flow							
b		0.015	0.691	1,343			2.8	8.0
	Segment 3: Overland Sheet Flow By TR-55, < 300-ft							
c		0.010		50	0.250		2.7	18.2
						Computed Tc =		26.2
						User-Entered Tc =		26.2

8 Determine the average rainfall intensity (i) from IDF Curve based on Tc — i = 1.58 in/hr

9 Calculate the Post-Development peak discharge (QPeak) — Q_{peak} = 10.40 cfs

10 Calculate total runoff vol (V) (for sizing primary storage) — V = 22,742 ft^3
V = Ci (Tc=60)Ax3600

11 Calculate Volume of Runoff Reduction Vrr
Enter Percentile Storm I (95th percentile = 0.60 in) — 95th 0.60 in
Enter Runoff Reduction Vol (95th Percentile=0.60-in x Area x C) — V_{rr} = 14,214 ft^3

12 Detention: Approved Discharge Rate to Surface Waters (if applicable) — cfs

13 Volume Summary
Surface Storage: Basin
Basin Forebay — V = 2,274 ft^3
Primary Treatment/Storage Basin — V = 20,468 ft^3
Subsurface Storage
Volume Without Sediment Factor (See BMP 20 Tab) — V = 22,742 ft^3

Estimated Runoff Coefficients for Various Surface

Type of Surface	Runoff Coefficients "C
Business	
Downtown areas	0.70-0.95
Urban neighborhoods	0.50-0.70
Residential	
Single Family	0.35-0.50
Multi-family	0.60-0.75
Residential (rural)	0.25-0.40
Apartment Dwelling Areas	0.70
Industrial and Commercial	
Light areas	0.80
Heavy areas	0.90
Parks, Cemeteries	0.10-0.25
Playgrounds	0.20-0.35
Railroad yard areas	0.20-0.40
Unimproved areas	0.10-0.30
Streets	
Asphalt	0.95
Concrete	0.95
Brick	0.95
Roofs	0.95
Gravel	0.75
Fields: Sandy soil	Soil Type

Slope	A	B	C	D
Flat: 0-2%	0.04	0.07	0.11	0.
Average: 2-6%	0.09	0.12	0.15	0.
Steep:>6%	0.13	0.18	0.23	0.

Adapted from ASCE

ACHD Calculation Sheet for Finding Peak Discharge/Volume - Rational Method

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Steps for Peak Discharge Rate using the Rational Method calculated for post-development

Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)

User input in yellow cells.

1 **Project Name** **Cloud Nine Pond 2**

2 Is area drainage basin map provided? **YES**
(map must be included with stormwater calculations)

3 Enter Design Storm (100-Year or 25-Year With 100-Year Flood Route) **100**

4 Enter number of storage facilities (25 max)

Click to Show More Subbasins ☐

		Subbasin 1	Subbasin 2	Subbasin 3	Subbasin 4	Subbasin 5	Subbasin 6	Subbasin 7	Subbasin 8	Subbasin 9	Subbasin 10
5 Area of Drainage Subbasin (SF or Acres)	SF	0	0	0	38,864	149,420	90,195	0	98,991		
	Acres	8.67									
6 Determine the Weighted Runoff Coefficient (C)		0.00	0.00	0.30	0.25	0.95	0.25	0.25	0.25		
C=[(C1xA1)+(C2xA2)+(CnxAn)]/A	Weighted Avg	0.53									

7 Calculate Overland Flow Time of Concentration in Minutes (Tc) or use default 10 min — User Calculate: 10 Min.

ID	Pipe Size (in)	Slope (ft/ft)	Intercept Coeff.	Length	Manning n	Hydraulic Radius A/Wet Perm	Flow Velocity V (fps)	Flow Time (min)
	Segment 1: Pipe Flow							
a	0	0		0	0.000	0.00		
	Segment 2: Gutter Shallow Concentrated Flow							
b		0.350	0.491	1,341			9.5	2.3
	Segment 3: Overland Sheet Flow By TR-55, < 300-ft							
c		0.010		50	0.250		2.7	18.2
							Computed Tc =	20.6
							User-Entered Tc =	20.6

Estimated Runoff Coefficients for Various Surface	
Type of Surface	Runoff Coefficients "C
Business	
Downtown areas	0.70-0.95
Urban neighborhoods	0.50-0.70
Residential	
Single Family	0.35-0.50
Multi-family	0.60-0.75
Residential (rural)	0.25-0.40
Apartment Dwelling Areas	0.70
Industrial and Commercial	
Light areas	0.80
Heavy areas	0.90
Parks, Cemeteries	0.10-0.25
Playgrounds	0.20-0.35
Railroad yard areas	0.20-0.40

8 Determine the average rainfall intensity (i) from IDF Curve based on Tc	i	1.81		in/hr
9 Calculate the Post-Development peak discharge (QPeak)	Q_{peak}	8.27		cfs
10 Calculate total runoff vol (V) (for sizing primary storage)	V	15,785		ft^3
V = Ci (Tc=60)Ax3600				
11 Calculate Volume of Runoff Reduction Vrr				
Enter Percentile Storm I (95th percentile = 0.60 in)		95th	0.60	in
Enter Runoff Reduction Vol (95th Percentile=0.60-in x Area x C)	V_{rr}	9,866		ft^3
12 Detention: Approved Discharge Rate to Surface Waters (if applicable)				cfs
13 Volume Summary				
Surface Storage: Basin				
Basin Forebay	V	1,579		ft^3
Primary Treatment/Storage Basin	V	14,207		ft^3
Subsurface Storage				
Volume Without Sediment Factor (See BMP 20 Tab)	V	15,785		ft^3

Unimproved areas	0.10-0.30			
Streets				
Asphalt	0.95			
Concrete	0.95			
Brick	0.95			
Roofs	0.95			
Gravel	0.75			
Fields: Sandy soil	Soil Type			
Slope	A	B	C	D
Flat: 0-2%	0.04	0.07	0.11	0.
Average: 2-6%	0.09	0.12	0.15	0.
Steep:>6%	0.13	0.18	0.23	0.
Adapted from ASCE				

ACHD Calculation Sheet for Finding Peak Discharge/Volume - Rational Method

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Steps for Peak Discharge Rate using the Rational Method calculated for post-development

Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)

User input in yellow cells.

1 **Project Name** **Cloud Nine Pond 3**

2 Is area drainage basin map provided? **YES**
(map must be included with stormwater calculations)

3 Enter Design Storm (100-Year or 25-Year With 100-Year Flood Route) **100**

4 Enter number of storage facilities (25 max)

Click to Show More Subbasins ☐

		Subbasin 1	Subbasin 2	Subbasin 3	Subbasin 4	Subbasin 5	Subbasin 6	Subbasin 7	Subbasin 8	Subbasin 9	Subbasin 10
5 Area of Drainage Subbasin (SF or Acres)	SF	0	0	0	0	0	0	125,618	0		
	Acres	2.88									
6 Determine the Weighted Runoff Coefficient (C)		0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00		
C=[(C1xA1)+(C2xA2)+(CnxAn)]/A	Weighted Avg	0.25									

7 Calculate Overland Flow Time of Concentration in Minutes (Tc) or use default 10 min — User Calculate ____ 10 Min.

ID	Pipe Size (in)	Slope (ft/ft)	Intercept Coeff.	Length	Manning n	Hydraulic Radius A/Wet Perm	Flow Velocity V (fps)	Flow Time (min)
	Segment 1: Pipe Flow							
a	0	0		0	0.000	0.00		
	Segment 2: Gutter Shallow Concentrated Flow							
b		0.350	0.491	805			9.5	1.4
	Segment 3: Overland Sheet Flow By TR-55, < 300-ft							
c		0.010		50	0.250		2.7	18.2
						Computed Tc =		19.7
						User-Entered Tc =		20.6

Estimated Runoff Coefficients for Various Surface	
Type of Surface	Runoff Coefficients "C
Business	
Downtown areas	0.70-0.95
Urban neighborhoods	0.50-0.70
Residential	
Single Family	0.35-0.50
Multi-family	0.60-0.75
Residential (rural)	0.25-0.40
Apartment Dwelling Areas	0.70
Industrial and Commercial	
Light areas	0.80
Heavy areas	0.90
Parks, Cemeteries	0.10-0.25
Playgrounds	0.20-0.35
Railroad yard areas	0.20-0.40

8 Determine the average rainfall intensity (i) from IDF Curve based on Tc — i — **1.81** — in/hr

9 Calculate the Post-Development peak discharge (QPeak) — Q_{peak} — **1.30** — cfs

10 Calculate total runoff vol (V) (for sizing primary storage) — V — **2,492** — ft^3

V = Ci (Tc=60)Ax3600

11 Calculate Volume of Runoff Reduction Vrr

Enter Percentile Storm I (95th percentile = 0.60 in) — **95th** — **0.60** in

Enter Runoff Reduction Vol (95th Percentile=0.60-in x Area x C) — V_{rr} — **1,557** — ft^3

12 Detention: Approved Discharge Rate to Surface Waters (if applicable) — cfs

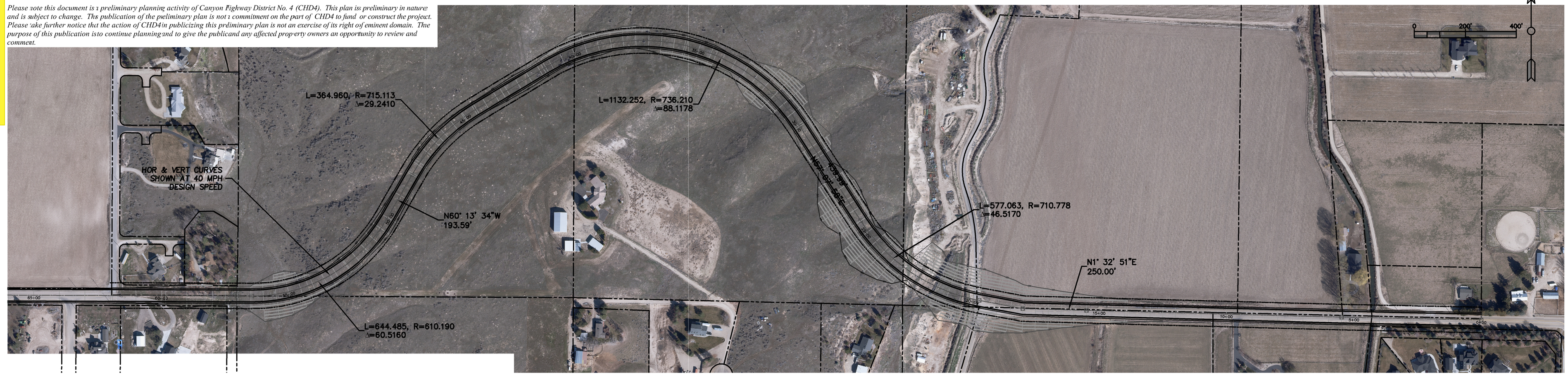
13 Volume Summary

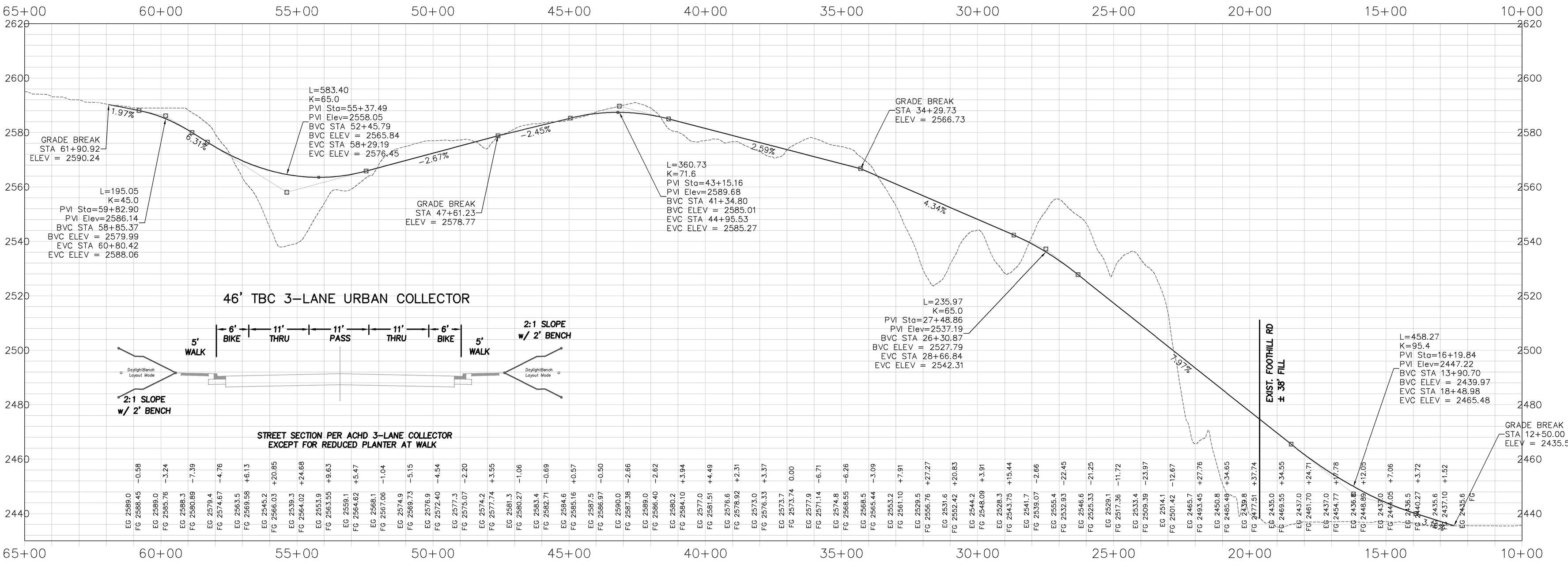
Surface Storage: Basin			
Basin Forebay	V	249	ft^3
Primary Treatment/Storage Basin	V	2,242	ft^3
Subsurface Storage			
Volume Without Sediment Factor (See BMP 20 Tab)	V	2,492	ft^3

Unimproved areas	0.10-0.30			
Streets				
Asphalt	0.95			
Concrete	0.95			
Brick	0.95			
Roofs	0.95			
Gravel	0.75			
Fields: Sandy soil	Soil Type			
Slope	A	B	C	D
Flat: 0-2%	0.04	0.07	0.11	0.
Average: 2-6%	0.09	0.12	0.15	0.
Steep:>6%	0.13	0.18	0.23	0.
Adapted from ASCE				

Exhibit A.5.h

Please note this document is a preliminary planning activity of Canyon Highway District No. 4 (CHD4). This plan is preliminary in nature and is subject to change. This publication of the preliminary plan is not a commitment on the part of CHD4 to fund or construct the project. Please take further notice that the action of CHD4 in publicizing this preliminary plan is not an exercise of its right of eminent domain. The purpose of this publication is to continue planning and to give the public and any affected property owners an opportunity to review and comment.





KINGSBURY RD EXTENSION
FOOTHILL TO LANKTREE

CANYON HIGHWAY DISTRICT NO. 4
15435 Hwy. 44
Caldwell, Idaho 83607
Phone: 208.454.8135
Fax: 208.454.2008

CAD FILE:	KINGSBURY MEANDER.dwg
PROJ. #:	
DRAWING NO. :	
DRAWN BY:	CEH
DESIGN BY:	CEH
CHECKED BY:	
ONE INCH	AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
SCALE OF SHEET	
HOR SCALE:	SCALEBAR
VER SCALE:	N/A

KINGSBURY RD CONCEPT 8% / 45 MPH*

PLAN & PROFILE

LAST UPDATED: DEC 2, 2020

SHEET 1 OF 1

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

Exhibit B1

R33827 PARCEL INFORMATION REPORT

10/8/2024 2:37:43 PM

PARCEL NUMBER:	R33827
OWNER NAME:	LWD DEVELOPMENT INC
CO-OWNER:	
MAILING ADDRESS:	210 MURRAY ST BOISE ID 83714
SITE ADDRESS:	0 W KINGSBURY DR
TAX CODE:	0300000
TWP:	4N **RNG:** 2W **SEC:** 02 **QUARTER:** NW
ACRES:	34.06
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURAL
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	STAR FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	STAR
FUTURE LAND USE 2011-2022 :	Res
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	Res
IRRIGATION DISTRICT:	MIDDLETON IRRIGATION ASSN INC \ MIDDLETON MILL DITCH CO
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0275F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2021085657
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	02-4N-2W NW A PORTION OF TX 22272 IN LT 4 IN TCA 030-000 LS TX 20341
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 SHERRIFS 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.

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R37624 PARCEL INFORMATION REPORT

10/8/2024 2:38:38 PM

PARCEL NUMBER:	R37624
OWNER NAME:	LWD DEVELOPMENT INC
CO-OWNER:	
MAILING ADDRESS:	210 MURRAY ST BOISE ID 83714
SITE ADDRESS:	0 KINGSBURY RD
TAX CODE:	0310000
TWP:	5N **RNG:** 2W **SEC:** 35 **QUARTER:** SW
ACRES:	38.74
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURAL
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	MIDDLETON FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	STAR
FUTURE LAND USE 2011-2022 :	Res
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	Res
IRRIGATION DISTRICT:	NOT In IRRIG_DIST
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0275F
WETLAND:	Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2021085657
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	35-5N-2W SW A PORTION OF TX 22272 IN TCA 031-000 IN SWSW LS TX 20341
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 SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

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

Exhibit B.2.a

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

Preliminary Plat Check-List (CCZO §07-17-09)

Applicant:	**Case Number:**
Subdivision Name:	**Plat Date (Review #):**

Review Required by Planning:		**Review Required by Engineering:**		**Review Required by Both:**	

GENERAL REVIEW ITEMS	**Meets Code / Comments**	
	Planning	**Engineering**
1. Complete the initial review of all information given graphically and by note on the plat.	Meets	
2. Check for compliance with FCOs and/or Development Agreement from the entitlement process, if applicable.	Meets	
3. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	Star Waiver	
4. Check for applicable agency comments. These comments could have been made at the entitlement stage or after.	Meets	
5. Make note of agencies that should be noticed if not typically included on the notice list and pass the information along to the planner.	Meets	
Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in the ordinance and may not be strictly required.		
A. FORM OF PRESENTATION	**Meets Code / Comments**	
	Planning	**Engineering**
1. Scale of Drawing (No more than 1" = 100' unless approved by DSD before submission).	Meets	
2. Size of Drawing (No larger than 24' x 36"). • *Obtain an electronic version of all submittals.*	Meets	
B. IDENTIFICATION AND DESCRIPTIVE DATA	**Meets Code / Comments**	
	Planning	**Engineering**
1. Proposed name of the subdivision and its location by section, township, and range. • *Name of sub needs to be reserved through DSD GIS*	Meets	
2. Reference by dimension and bearing to a section corner or quarter section corner.	Meets	
3. Name, address, and phone number of the developer.	Fix	
4. Name, address, and phone number of the person preparing the plat.	Meets	
5. North arrow.	Meets	
6. Date of preparation.	Meets	

7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block, which shall be placed along the right edge of the drawing sheet.	Meets	
8. The vicinity map is drawn to scale, clearly showing the proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. • *Check for consistency between the pre-plat and the vicinity map.*	Meets	

C. EXISTING CONDITIONS DATA	**Meets Code / Comments**	
	Planning	**Engineering**
1. Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope.		
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of known areas subject to inundation.		
3. Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract. • *Future use of remaining wells, if applicable*		
4. Name, book, and page numbers of any recorded adjacent subdivisions having a common boundary with the tract.	Meets	
5. Existing zoning classification, by note. • *Proposed zoning, by note, if new zoning is being proposed concurrently with a pre-plat application*	Fix	
6. Approximate acreage of the tract, by note.	Fix	
7. Boundary dimensions of the tract.	Meets	
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract.	Meets	
D. PROPOSED CONDITIONS DATA	**Meets Code / Comments**	
	Planning	**Engineering**
1. Road layout, including location, width, and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract. • *Confirmation that the highway district will allow proposed access if new access is on an arterial* • *Check the ownership of the access location if a separate lot* • *Check the alignment of stub streets with adjacent developments, if applicable.* • Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) • Private road names need to be reserved through DSD GIS. Private roads require a separate application. • Public road names must be checked for availability with DSD GIS • *If typical sections are shown, make sure they are consistent with what will be required*	Meets	

2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; the total number of lots by type and grand total. A private road must be a lot. • *Curve table is present and matches the data shown graphically* • *Minimum lot size* • *Average lot size (calculated as total residential area divided by the number of residential lots)* • *Check block numbering* • *Consider any phasing shown*	Meets	
3. Location, width, and use of easements • *Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.* • *Show easements for all shared infrastructure*	Meets	
4. Designation of all land to be dedicated or reserved for public use, with use indicated	Meets	
5. If the plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any	N/A	
6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided	N/A	
7. Appropriate information that sufficiently details the proposed development within any special development area, such as hillside, PUD, flood plain, cemetery, manufactured home, large-scale development, hazardous, and unique areas of development • *Check mapping layers for the above special development items. Include wetland and natural drainage ways.* • *Consider recommended conditions related to special development areas and related reports*	Meets	
8. All roads must be labeled as either "private" or "public" behind or beneath the road name	Fix	
E. PROPOSED UTILITY METHODS	**Meets Code / Comments**	
	Planning	**Engineering**
1. **Sewage:** A statement as to the type of proposed sanitary sewage facilities • *Preliminary location/layout of proposed sewage facilities* • *Nutrient-Pathogen study if required by SWDH* • *If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include a preliminary sewer plan. DSD should complete a high-level feasibility review of shared utilities*		
2. **Water Supply:** A statement as to the type of proposed water supply facilities • *Preliminary location/layout of proposed potable water facilities* • *If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include a preliminary potable water plan. DSD should complete a high-level feasibility review of shared utilities*		

3. **Storm Water Disposal:** A statement as to the type of storm water disposal facilities, which may include evidence as may be required relative to the design and operation of the proposed storm water system • *Include a statement that all stormwater shall be retained on site, if appropriate* • *Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, etc.* • *Maintenance easements for storm drain facilities treating drainage from public roads should be in place*		
4. **Irrigation System:** A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system • Irrigation Supply and Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: - Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and - Copies of the community association's or similar organization's documents, which may be required precedent to the establishment of an irrigation distribution system within the proposed development.		
5. **Utility Easement:** The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.		

GENERAL RECOMMENDED CONDITIONS

1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
2. Development shall comply with the requirements of the local highway district. Evidence shall include written correspondence from the highway district before the first public hearing held for the preliminary plat and the highway district's signature on the final plat.
3. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district before the first public hearing held for the preliminary plat and before the Board of County Commissioners' signature on the final plat.
4. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from Southwest District Health before the first public hearing held for the preliminary plat and Southwest District Health's signature on the final plat.
5. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the first public hearing held for the preliminary plat and before the Board of County Commissioners' signature on the final plat.
6. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping. (Solo pre-plats only)

Date Reviewed	Reviewer
6/9/25	Michelle Barron

Engineering Notes

Planning Notes

Exhibit B.2.b

PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT

CLOUD NINE ESTATES

A PARCEL OF LAND BEING LOCATED IN THE SW 1/4 OF SW 1/4 OF SECTION 35, T. 5N., R. 2W., B.M. CANYON COUNTY IDAHO

OCTOBER 2023

Add a Note that all building needs to be within building envelope area as noted on plat.

NOTES:

1. DOMESTIC WATER AND PRESSURIZED IRRIGATION SERVICE WILL BE PROVIDED TO EACH LOT VIA PRIVATE WELL.
2. SANITARY SEWER FOR EACH LOT WILL BE PROCESSED USING AN ON-SITE SEPTIC TANK SYSTEM.
3. ALL DOMESTIC WATER WELLS AND SANITARY SEWER SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, SECTION 58.01.03 AS WELL AS CANYON COUNTY REQUIREMENTS.
4. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH CANYON COUNTY CODES AND SPECIFICATIONS: WATER; DRAINAGE; SEWER; AND PRESSURE IRRIGATION;
5. ALL STREETS SHALL BE IN DEDICATION TO CANYON HIGHWAY DISTRICT NO.4 ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CANYON HIGHWAY DISTRICT NO.4 STANDARDS. SEE ROADWAY SECTION. THIS SHEET.
6. STORM DRAINAGE FROM THE PUBLIC ROADWAYS SHALL BE COLLECTED IN BORROW DITCHES WITHIN THE RIGHT-OF-WAY.
7. ALL RESIDENCES WILL BE OUTFITTED WITH A RESIDENTIAL FIRE SPRINKLER PROTECTION SYSTEM.
8. ALL EXISTING WELLS ARE APPROXIMATE IN LOCATION. ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH ROB WHITNEY AT IDWR WESTERN REGION (334-2190).
9. ALL RNDR ON LOCAL RURAL ROADS ARE 20'. LOCAL RURAL ROAD TO CUL-DE-SAC TRANSITION HAVE A 20' RADIUS.
10. DIRECT LOT ACCESS TO KINGSBURY ROAD SHALL BE PROHIBITED.
11. THIS DEVELOPMENT WILL ONLY BE RESPONSIBLE FOR CONSTRUCTION OF A TWO LANE RURAL SECTION PER ACCHD-101 WITHIN THE PROPOSED 100 FOOT RIGHT-OF-WAY FOR KINGSBURY ROAD.
12. LOT 6 BLOCK 1 AND LOTS 9 AND 27 BLOCK 4 ARE DESIGNATED FOR STORM WATER RETENTION LOTS.
13. THE HOMEOWNERS ASSOCIATION "HOA", UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
14. NO SECONDARY DWELLINGS SHALL BE ALLOWED WITHOUT AN APPROVED CONDITIONAL USE PERMIT.

- BENCHMARKS -

-NAVD 1988-

CONTROL POINT 5/8" IRON PIN

NORTHING: 9276.68

EASTING: 7820.20

ELEVATION: 2570.02

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	72.06 AC
TOTAL COMMON LOT ACREAGE	0.66 AC
TOTAL LOTS	48
SINGLE FAMILY LOTS	44
COMMON LOTS	1
STORM DRAIN LOTS	3
AVERAGE BLDG. LOT SIZE	50,437 SF
DENSITY	0.61 UNITS/ACRE
CURRENT ZONING	CANYON COUNTY AG
PROPOSED ZONING	"R-1" RURAL
GENERAL UTILITY EASEMENT	
FRONT	
FROM EXTERIOR OF LOT	10FT
FROM INTERIOR OF LOT	5FT
LOT SET BACK	
FRONT, REAR, AND CORNER	20FT
SIDE	10FT

Show in acres.

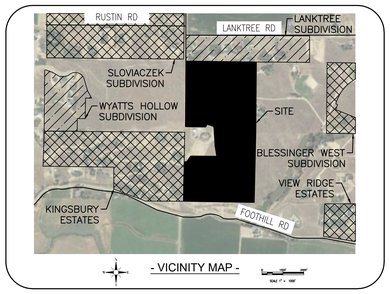
Current Zoning is CR-R1. Remove Proposed Zoning.

Please take these out. They could vary if code changes.

Is this needed?

- LEGEND -

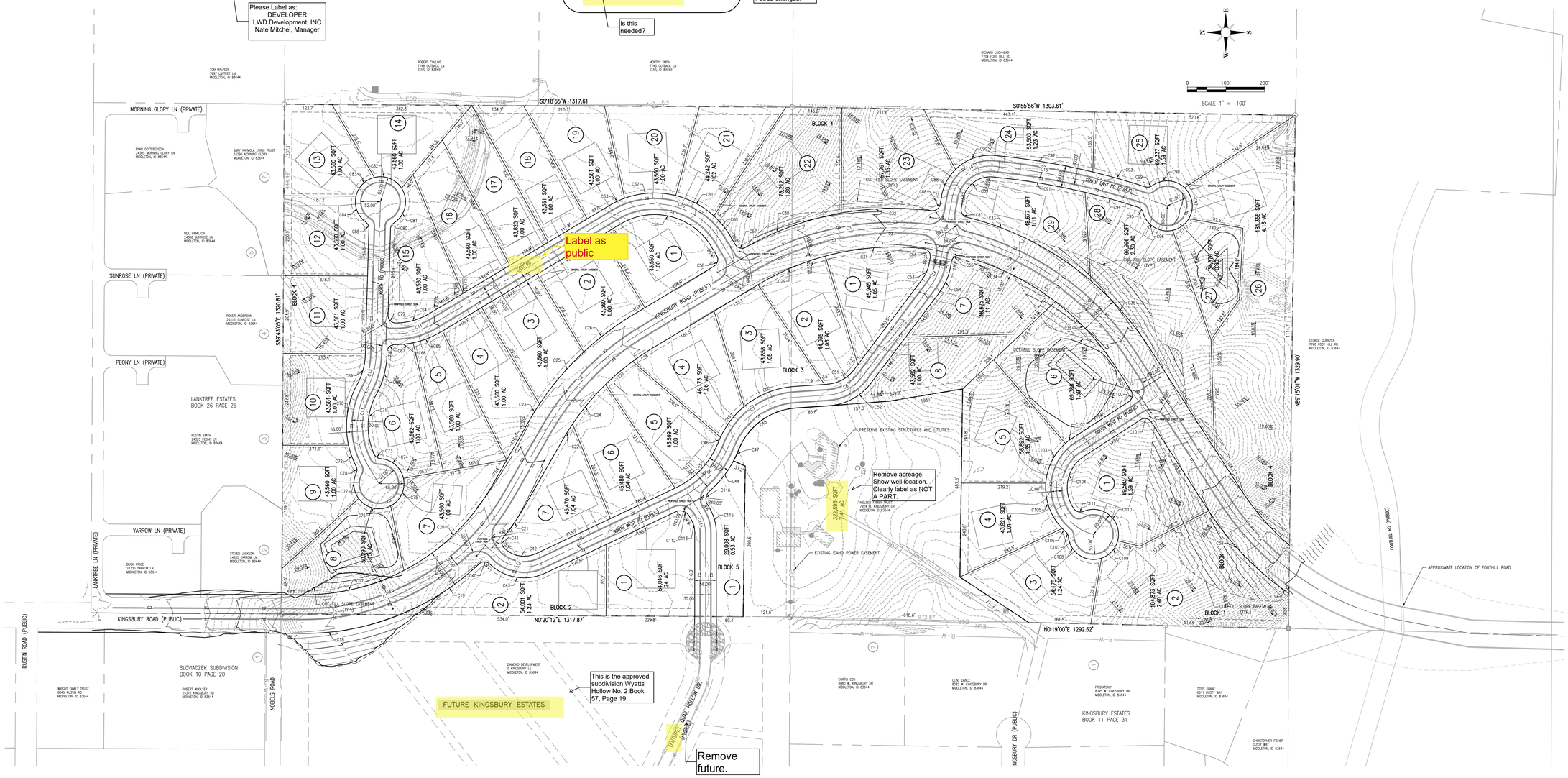
EXISTING PROPERTY BOUNDARY LINE	PROPERTY BOUNDARY LINE
EXISTING LOT LINE	LOT LINE
EXISTING SECTION LINE	SECTION LINE
EXISTING RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EXISTINGEASEMENT LINE	EASEMENT LINE
EXISTINGFENCE	FENCE
EXISTING SANITARY SEWER LINE W/ MANHOLE	SANITARY SEWER LINE W/ MANHOLE
EXISTING GAS LINE	WATER MAIN
EXISTING OVERHEAD POWER LINE	IRRIGATION LINE
EXISTING WATER MAIN	EDGE OF PAVEMENT
EXISTING IRRIGATION LINE	EDGE OF DIRT ROAD
EXISTING EDGE OF PAVEMENT	BOTTOM OF DITCH
EXISTING EDGE OF DIRT ROAD	TOP OF BANK
EXISTING BOTTOM OF DITCH	
EXISTING TOP OF BANK	
EXISTING SIDEWALK	

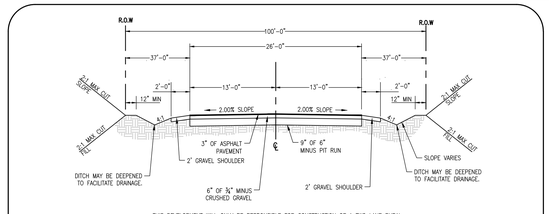


- VICINITY MAP -

MANAGER	SURVEYOR	ENGINEER
NATE MITCHEL	IDAHO SURVEY GROUP	CK-ENGINEERING
210 MURRAY ST	GREG CARTER P.L.S.	CHAD KINKELA
BOISE, ID 83714	1450 E. WATERTOWER	1300 E. STATE ST
208-941-2688	MERIDIAN, ID 83642	SUITE 102
	208-846-8570	EAGLE, ID 83616
		208-639-1992

Please Label as:
DEVELOPER
LWD Development, INC
Nate Mitchel, Manager

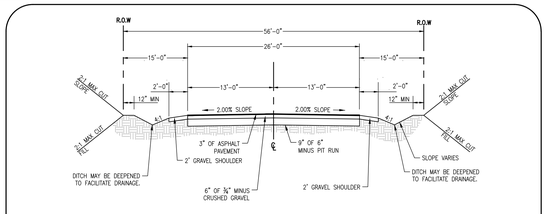




THIS DEVELOPMENT WILL ONLY BE RESPONSIBLE FOR CONSTRUCTION OF A TWO LANE RURAL SECTION PER ACCHD-101 WITHIN THE PROPOSED 100 FOOT RIGHT-OF-WAY FOR KINGSBURY ROAD.

TYPICAL 100' ROW SECTION WITH 26' STREET SECTION

- NTS -



TYPICAL 56' ROW SECTION WITH 26' STREET SECTION

- NTS -

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

PRELIMINARY PLAT FOR CLOUD NINE ESTATES

REVISIONS:
1. CANYON COUNTY COMMENTS 12-09-2021
2. CANYON HIGHWAY DISTRICT #4 07-10-2023
3. CANYON HIGHWAY DISTRICT #4 09-26-2023
4. CANYON HIGHWAY DISTRICT #4 04-14-2025

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

PROFESSIONAL ENGINEER 9412 04/16/25 STATE OF IDAHO CHAD S. KINKELA

DRAWN BY: AKB & HN
CHECKED BY: CSK
DATE: 04/16/25
FILE: KINGSBURY RD 7-PLAT + 100FT ROW_TEST.DWG
DIR: S:\LWD_WYCHE\KINGSBURY SUBDIVISION\PRELIMINARY PLAT\CONCEPT DRAWING\ 100FT ROW...

LOT DIMENSION PLAN VIEW

SHEET P1.0

Exhibit B.2.c

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

▪ Engineering Division ▪

Preliminary Plat Check-List

Applicant: LWD Development Inc	**Case Number:** SD2022-0011
Subdivision Name: Cloud Nine	**Plat Date:** 2021.12.09

CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

A. FORM OF PRESENTATION	**Meets Code / Comments**
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission).	Meets Code
2. Size of Drawing (No larger than 24' x 36")	Meets Code
B. IDENTIFICATION AND DESCRIPTIVE DATA	**Meets Code / Comments**
1. Proposed name of subdivision and its location by section, township, and range.	Meets Code
2. Reference by dimension and bearing to a section corner or quarter section corner.	West & South Section Lines are not graphically shown.
3. Name, address and phone number of developer.	Meets Code
4. Name address and phone number of the person preparing the plat.	Meets Code
5. North arrow.	Meets Code
6. Date of preparation.	Meets Code
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	Meets Code

8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc.	Meets Code

C. EXISTING CONDITIONS DATA	**Meets Code / Comments**
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope.	Contours are not shown
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	Location of existing well not indicated On existing residential lot.
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract.	Meets Code
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract.	Lanktree Estates & Kingsbury Estates Name, book & page numbers are missing.
5. Existing zoning classification, by note.	Meets Code
6. Approximate acreage of the tract, by note.	Meets Code
7. Boundary dimensions of the tract.	Meets Code
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract.	Meets Code
D. PROPOSED CONDITIONS DATA	**Meets Code / Comments**
1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract.	EGR graphically on plat should read "EDR" existing edge of dirt road"
2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot. *Check curve measurements*	Existing residential lot needs labeled as "Not Platted" or be labeled with Lot & Block
3. Location, width and use of easements.	"CUT-FIL SLOPE EASEMENT's" Need width measurements
4. Designation of all land to be dedicated or reserved for public use with use indicated.	Lot 5, Blk 1 needs use indicated
5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	NA

6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided.	Graphically provide future developments to the West and South that have public road connectivity.
7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development.	Hillside Development Contours are missing Drainage & Grading Plan requirements need added as a note. Structural Foundation requirements as a note.
8. All roads must be labeled as either "private" or "public" behind or beneath the road name.	Roads need labeled as "Public"
E. PROPOSED UTILITY METHODS	**Meets Code / Comments**
1. Sewage: A statement as to the type of proposed sanitary sewage facilities.	Meets Code
2. Water Supply: A statement as to the type of proposed water supply facilities.	Meets Code
3. Storm Water Disposal: A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system.	Meets Code
4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system.	Meets Code
5. Utility Easement: The utility easement width shall be a minimum of the (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.	Utility Easements need shown Graphically on the plat.

PRELIMINARY PLAT REVIEWED ON

12/8/2022

COMPLIANCE WITH CONDITIONS OF APPROVAL

Meets / Comments

Plat Note # 7 Needs removed
Fire Sprinkler requirements should be incorporated in the CCR's.

PLAT REVIEWED BY:

Stephanie Hailey

If SD only: After County Engineer review schedule a meeting with assigned planner to do "hand off" meeting and explain review and any recommended conditions of approval.
If SD with RZ: Schedule meeting with assigned planner to coordinate reviews.

Exhibit B.2.d

KELLER ASSOCIATES

100 E Bower Street, Suite 110
Meridian, ID 83642
(208) 288-1992

January 17, 2023

Mr. Devin Krasowski
County Engineer
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Cloud Nine Estates Subdivision Preliminary Plat Application

Dear Mr. Krasowski,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Cloud Nine Estates Subdivision dated 12/9/2021. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

1. Vicinity map does not appear to be accurate. It shows the property extending all the way to Foothill Road, but there is a parcel between the subject property and Foothill Road. Update the Vicinity Map.
2. The vicinity map suggests the development includes the 7.46-acre lot that contains the existing home, but the plat suggests that property is excluded. Which is correct? Update either plat or vicinity map to be consistent.
3. Will Kingsbury Road be connected to the existing Foothill Road on the south? If so, show that connection in the preliminary plat package.
4. County code requires the vicinity map to be drawn to scale.
5. Drainage plan needs to address how runoff will be retained onsite for lots that have steep slopes in close proximity to the property boundary to demonstrate how runoff will be retained on site. Example lots include Lot 9, 11, 12, 23, and 26 Blk 4.
6. A house pad on Lot 12, Blk 4 appears to be placed in the middle of a historic drainage corridor. How will drainage be conveyed through this lot without compromising the proposed structure?
7. Site topographic contours suggest there may be local drainage corridors throughout the property that convey stormwater through and off the property. Please provide a statement if that is or is not the case. If it is, provide a plan how those drainage patterns will be maintained and protected including any drainage easements.
8. Provide name, book, and page number for any recorded adjacent subdivisions having a common boundary.
9. Property owner information for the property to the south is cut off. Please correct.

10. Show the name of the connecting road to the west on the plat.
11. Label all roads as either public or private on the plat.
12. County code requires that utility easements be shown on the plat.
13. County code requires that the compacted shoulder be at least 3’ beyond the edge of pavement.
14. The geotechnical report recommends a pavement thickness of 3 inches for the local streets. Update the typical section to match those recommendations.
15. Provide a slope stabilization and re-vegetation plan as required by County code.
16. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
17. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
18. Plat shall comply with requirements of the local highway district.
19. Plat shall comply with Southwest District Health requirements.

We recommend that **conditions 1 through 15 listed above be addressed prior to approval of the Preliminary Plat.** Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat, when granted, does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.

Justin Walker, P.E.
County Engineer

cc: File

Exhibit B.2.e

CK ENGINEERING P.C.
Civil Engineering * Project Management

TRANSMITAL

DATE: March 31st, 2023

TO: Keller Associates Inc
100 E Bower Street, Suite 110
Meridian, Idaho, 83642
Attn: Justin Walker

RE: Cloud Nine Estates Subdivision Preliminary Plat App

Justin,

Please see the below responses to your review on the Cloud Nine Estates Subdivision dated January 17, 2023.

1. Vicinity Map has been updated to show parcel as requested.
2. The Vicinity Map has been updated to exclude the out parcel.
3. CHD4 would like to see how this connection could be made in the future but a connection will not be made with this subdivision.
4. Vicinity map has been updated to be shown to scale.
5. Please see updated grading and drainage plan showing added grading to retain storm runoff on each lots.
6. According to the property owner, it is not believed that there is any historical drainage running through this property. The grading plan has been updated to include retention of storm water on each lot.
7. According to the property owner, it is not believed that there is any historical drainage running through this property. The grading plan has been updated to include retention of storm water on each lot.
8. See P-Plat Cover Page showing added book and page numbers of nearby subdivisions.
9. Property Owners should be more clear.
10. Existing street names have been added.

CK Engineering 1300 E. State St Suite 102 Eagle, ID 83616
208.869.0590 mobile
chad@ck-engineers.com

11. Roads have been listed as either public or private.
12. All lot utility easements have been added to the lots.
13. We have updated the section to show a 3ft gravel shoulder.
14. The pavement thickness has been updated.
15. Slope stabilization and re-vegetation plan has been added to plat submittal.
16. Understood. No historic drainage is located on site per property owner.
17. Understood. Please see attached updated grading plan.
18. Understood
19. Understood.

If more is needed, please let me know

Thanks and have a great day.

Chad Kinkela

RECEIVED BY:_____

CK Engineering 1300 E. State St Suite 102 Eagle, ID 83616
208.869.0590 mobile
chad@ck-engineers.com

Exhibit B.2.f

KELLER ASSOCIATES

100 E Bower Street, Suite 110
Meridian, ID 83642
(208) 288-1992

April 14, 2023

Mr. Devin Krasowski
County Engineer
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Cloud Nine Estates Subdivision Preliminary Plat Application

Dear Mr. Krasowski,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Cloud Nine Estates Subdivision dated 4/3/2023. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

1. Label East Road as public or private on the plat.
2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
4. Plat shall comply with requirements of the local highway district.
5. Plat shall comply with Southwest District Health requirements.

We recommend that **the Preliminary Plat be approved with the conditions above.** Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat, when granted, does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

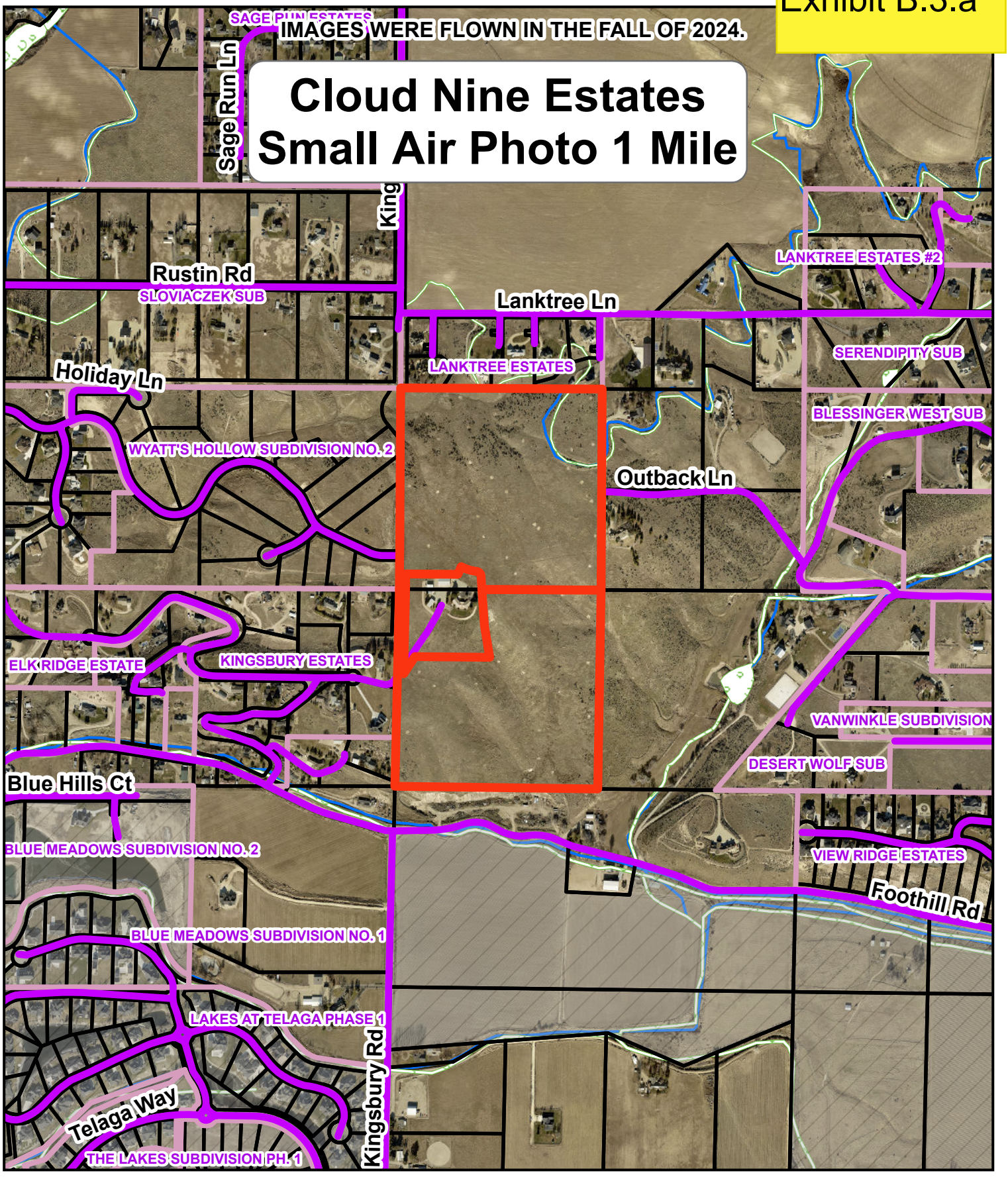
Sincerely,

KELLER ASSOCIATES, INC.

Justin Walker, P.E.
County Engineer

cc: File

Exhibit B.3.a

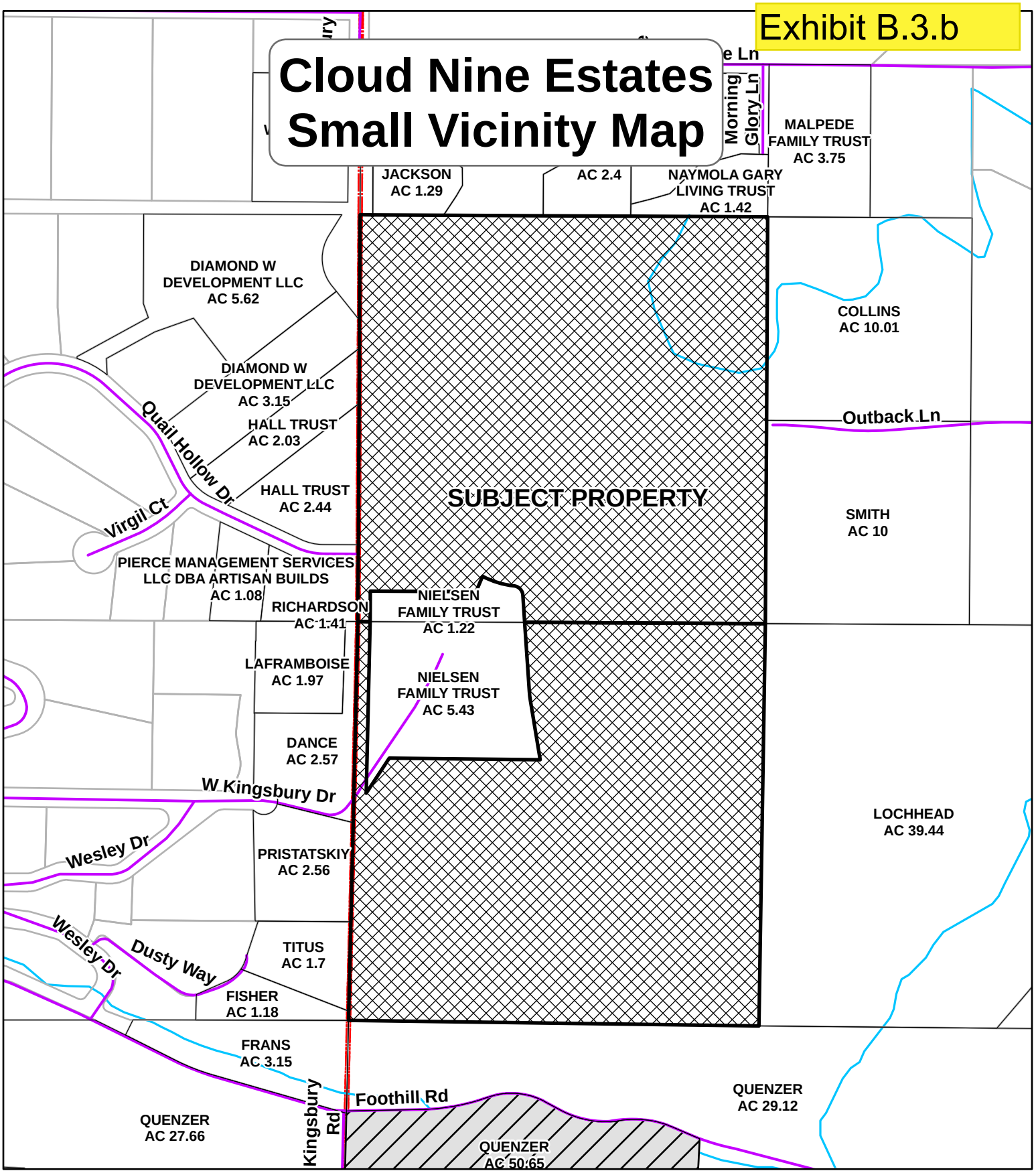


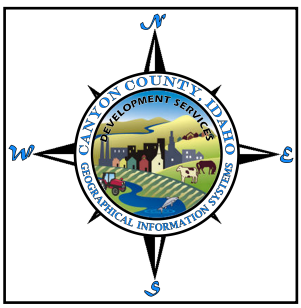
City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit B.3.b

Cloud Nine Estates
Small Vicinity Map





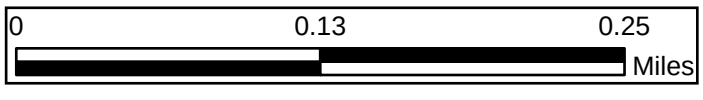


Exhibit B.4.a

BOARD OF COUNTY COMMISSIONERS
FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
LWD Development, Inc. - Case # CR2022-0003
The Canyon County Board of County Commissioners considers the following:
1) Conditional Rezone
CR2022-0003, Northeast of the intersection of Kingsbury Rd and Foothill Rd, Middleton (Parcel Numbers: R33827 and R37624), a portion of the NW¼ of Section 2, T4N, R2W and SW ¼ of Section 35, T5N, R2W, BM, Canyon County, Idaho
2) Development Agreement with conditions.

Parcel Size: 72.8 acres

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2022-0003.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and Canyon County Code §09-19-01 (Area of City Impact Agreement).

   a. Notice of the public hearing was provided per CCZO §07-05-01 and Idaho Code §67-6509.

   b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCZO §07-06-07(1).

   c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCZO §07-05-01

2. The burden of persuasion is upon the applicant to prove that all criteria, are satisfied. CCZO §07-05-03.

3. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(I).

The application (CR2022-0003) was presented at a public hearing before the Canyon County Board of County Commissioners on (2/18/25). Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Board of County Commissioners decides as follows:

CONDITIONAL REZONE CRITERIA – CCZO §07-06-07(6)

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The proposed conditional rezone is consistent with the comprehensive plan.

Findings: (1) The parcel's future land use in the 2020 comprehensive plan is residential.

(2) The proposed conditional rezone is consistent with nine (9) policies and six (6) goals:

Chapter 1. Property Rights:

Policy 1. No person shall be deprived of private property without due process of law.

Policy 8. Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.

Policy 11. Property owners shall not use their property in a manner that negatively impacts the surrounding neighbors or neighborhoods.

Chapter 2. Population:

Goal 1. Consider population growth trends when making land use decisions.

Policy 2. Encourage future high-density development to locate within incorporated cities and/or areas of city impact.

Policy 3. Encourage future populations to locate in areas that population for residential living and that do not pose an incompatible land use to other land uses.

Chapter 4. Economic Development:

Policy 7. Canyon County should identify areas of the county suitable for commercial, industrial, and residential development. New development should be located in close proximity to existing infrastructure and in areas where agricultural uses are not diminished.

Chapter 5. Land Use:

Goal 2. To provide for the orderly growth and accompanying development of the resources within the county that is compatible with the surrounding area.

Goal 3. Use appropriate techniques to mitigate incompatible land uses.

Goal 4. To encourage development in those areas of the county which provide the most favorable conditions for future community services.

Goal 5. Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

Policy 1. Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas.

Policy 2. Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.

Chapter 8. Public Services, Facilities and Utilities Component:

Policy 3. Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.

Chapter 11. Housing:

Goal 1. Encourage opportunities for a diversity of housing choices in Canyon County.

(3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0003.

(4) Evidence includes associated findings and evidence supported within this document.

2. **When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

Conclusion: As conditioned the requested is more appropriate than the current zoning designation.

Findings: (1) Per the 2020 Comprehensive plan the proposed project aligns with the future outlook of the area (Exhibit B2.7 of the staff report) as well as the property is located within the City of Star Area of City Impact. (Exhibit B2.8 of the staff report)

(2) The surrounding area is zoned predominantly residential. The southerly parcel is less than 300 feet from the city of Star to the South. The Star Comprehensive Plan designates the area as Low Density Residential (Maximum 1 unit per acre). The parcels are in the Star Area of City Impact. (Exhibit B2.8) The Southerly parcel is also approximately 1,300 feet to the West of the City of Middleton. (Their future land use map designates this area as Residential.) (Exhibit B2.9)

(3) The Single-Family Residential zone would be more appropriate than the Agricultural zone due to the fact that the area is predominantly zoned residential. The steep slopes as well as the lack of irrigation water for these parcels hinder its ability to be farmed. The surrounding residential uses and the narrow winding roads that provide current access to this property also inhibits agriculture production. There are 48 platted subdivisions in the area. (Exhibit B2.2)

(4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0003.

(5) Evidence includes associated findings and evidence supported within this document.

3. **Is the proposed conditional rezone compatible with surrounding land uses?**

Conclusion: The proposed development as conditioned, is compatible with the surrounding land uses.

Findings: (1) The surrounding land uses are predominantly residential. There are 48 subdivisions that have been approved in the area. Eight of those are subdivisions in the City of Middleton or City of Star. One of the subdivisions is listed as one large 916.60-acre parcel, which skews the average lot size for the area. When that subdivision is removed, it brings the average lot size to 1.59 acres. (Exhibit B2.2)

(2) The single-family residential designation, CR-R1 is more compatible than the current designation of agriculture due to the lack of irrigation rights, the slopes of the parcels and the lack of access for farm equipment. The land uses in this area are residential in nature with a few hobby type farms in the area. The roads, whether public or private are narrow and winding which would not lend to farm equipment movement.

(3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0003.

(4) Evidence includes associated findings and evidence supported within this document.

4. **Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

Conclusion: As conditioned, the request will not negatively affect the character of the area.

Findings: (1) The character of the area is residential with varying sizes of parcels. Homes are built in this area for the panoramic views. The improvements that the applicant is proposing as part of their platting process will assist in reducing the response time for emergency services with the connection of 2 other public roads.

(2) The parcel is in the Star Area of City Impact and they agree that the development will meet their Future Land Use and have no concerns (Exhibit D4 of the staff report).

(3) Adjacent to the parcel to the West is a Rural Residential zoned subdivision. To the North of the parcels, there was a decision to conditionally rezone 464-acres to Rural Residential subject to a Development Agreement. The conditions for this Development Agreement have not been met as of the time of this Staff Report. (Exhibit B2.3 of the staff report)

(4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0003.

(5) Evidence includes associated findings and evidence supported within this document.

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

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

Findings: (1) Individual septic systems are requested for each lot. This parcel is not within a nitrate priority area. An email from SWDH was received the applicant schedule a Pre-Development meeting with them. (Exhibit D6 of the staff report)

(2) Individual wells are requested for each lot. Notice was given to the Idaho Department of Water Resources of this Preliminary Plat, but no comments were received. The city of Star is within 300 feet of the property. The letter that the city provided for this application did not make any recommendation to connect to city services. (Exhibit D4 of the staff report)

(3) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved. The development is considered partially a hillside development that will require special attention to drainage at time of platting.

(4) The intention of the developer is to provide pressurized irrigation via private wells. Each lot would be able to irrigate up to ½ acre via an individual well. No comments were received from Middleton Irrigation Association/Middleton Mill Ditch Company regarding irrigation facilities.

(5) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0003.

(6) Evidence includes associated findings and evidence supported within this document.

6. **Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**

Conclusion: The proposed conditional rezone will require public street improvements in order to provide adequate access to and from the subject property in order to minimize undue interference with existing and/or future traffic patterns created by the proposed development.

Findings: (1) Highway District Number 4 provided comment that there currently isn't access from a public road for this development. There are requirements that will need to be met at time of platting to provide access for this development. With the size of the proposed development, the Highway District will not require a Traffic Impact Study. (Exhibit D5 and D5.1 of the staff report).

(2) This development intends to extend Kingsbury Drive, a public road, through their development to make a connection from the Southwest corner of their property near Foothills Road up to Lanktree Lane in the Northwest corner of their property. They also plan to make the connection

to the West at Quail Hollow Drive which is also a public road. The applicant has gone through the process of opening up a closed public Right of Way through Highway District Number 4 to allow this connection from the north at Lanktree Lane.

(3) Idaho Transportation Department commented that they have no comments or concerns at this time. The proposed 46 residential units falls below their threshold to request a TIS and the development is approximately 2.5 miles North of State Highway 44 and a major impact is not anticipated. (Exhibit D11 of the staff report)

(4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0003.

(5) Evidence includes associated findings and evidence supported within this document.

7. Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?

Conclusion: The proposed development for the conditional rezone does not currently have legal access from a public roadway, but will exist at time of development.

Findings: (1) There are two unimproved public Right of Ways that extend to the property. The access will exist at the time of the development as required by Highway District Number 4. (Exhibit D5.1 of the staff report)

(2) Exhibit D5 details that the Highway District 4 board approved reclassification of existing Kingsbury Road right-of-way south of Lanktree Lane to Open Public Right-of-Way (Subject to Construction) subject to conditions.

(3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0003.

(4) Evidence includes associated findings and evidence supported within this document.

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

Conclusion: As conditioned, essential services will not be impacted.

Findings: (1) All affected agencies were notified per CCZO §07-05-01.

(2) The Middleton School District submitted comments that they are nearing capacity and the district expects 0.569 students to come to their schools per new home. The school district is also requesting bus stops and a safe route to planned stops to service the development. (Exhibit D1 of the staff report)

(3) Canyon County Sheriff Office was noticed and no comments were received.

(4) The Middleton Star Fire District commented that the development can be serviced by the district. They support the proposed connection of Kingsbury Road and that the improvements will enhance the safety of the community. They provided options for fire hydrants or the requirement of automatic residential fire sprinkler systems within the development. They provided requirements for access to each individual lot at the time of building permit. (Exhibit D7 of the staff report)

(5) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0003.

(6) Evidence includes associated findings and evidence supported within this document.

Canyon County Code §09-19-09 Area of City Impact Agreement) - AREA OF CITY IMPACT AGREEMENT ORDINANCE

Conclusion: The property is located within the Star Area of City Impact. A notice was sent to the City of Star per Canyon County Code Section 09-09-12. The City of Star submitted a letter stating that they have no concerns with this request.

Findings: (1) The City of Star submitted a letter stating that they have no concerns with this request. They stated that it was in alignment with their Comprehensive Plan for Low Density Residential. (Exhibit D4 of the staff report)

(2) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0003.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **approves** Case #CR2022-0003, a conditional rezone of R33827 and R37624 subject to conditions of the development agreement (Attachment A).

DATED this 11 day of MARCH, 2024.5

CANYON COUNTY BOARD OF COMMISSIONERS

✓ Motion Carried Unanimously
_ Motion Carried/Split Vote Below
_ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek	✓		
Did not participate. Commissioner Brad Holton			
Commissioner Zach Brooks	X		

Attest: Rick Hogaboam, Clerk

By: Daniel Rivera Date: 3/11/25
Deputy

ATTACHMENT A

CONDITIONS OF APPROVAL

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
2. The subject parcel shall be in subjection to the Canyon County Code of Ordinance Chapter 7, Article 17 for platting with a maximum of 46 buildable lots.
3. Secondary dwellings must be approved through a Conditional Use Permit process.
4. The developer shall meet with school district officials to determine location for bus stops and a safe route to planned stops to service the development.
5. The developer shall comply with CCZO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

Exhibit B.4.b

2025-008414
RECORDED
03/12/2025 03:15 PM

00856210202500084140100107

RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=10 MBROWN $0.00
AGR
CANYON COUNTY

Canyon County Recorder's Office Document Cover Sheet

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue #310 • Caldwell, Idaho • 83605 • Phone (208) 454-7458
www.canyoncounty.id.gov

DEVELOPMENT AGREEMENT BETWEEN CANYON COUNTY AND APPLICANT

Agreement number: 25-085

THIS AGREEMENT, made and entered into this 11 day of March, 2025, by and between Canyon County, Idaho, a political subdivision of the state of Idaho, hereinafter referred to as "COUNTY" and Nate Mitchell, LWD Development, Inc., hereinafter referred to as "Applicant."

RECITALS

WHEREAS, The Applicant has applied to the County for a conditional rezone from an "A" (Agricultural) Zone to "CR-R1" (Conditional Rezone – Single Family Residential) Zone (CR2022-0003), which are legally described in the attached EXHIBIT "A," incorporated by reference herein (hereinafter referred to as "Subject Property"); and

WHEREAS, Parcels R33827 and R37624, approximately 72.81 acres, is owned by the Applicant; and

WHEREAS, on the 18 day of Feb., 2025, the Canyon County Board of Commissioners approved a conditional rezone with conditions of the Subject Property to a "CR-R1" Zone, which was done with Applicant's approval. The conditions of the approval for the conditional rezone are attached hereto as EXHIBIT "B"; and

WHEREAS, the parties desire to enter into an agreement to comply with Canyon County Code of Ordinances §07-06-07(2) & 07-06-07(7), Canyon County Zoning Ordinance, or as amended, and to ensure the Applicants will implement and be bound by the conditions of the rezone order issued by the Canyon County Board of Commissioners; and

NOW THEREFORE, the parties hereto do hereby agree to the following terms:

SECTION 1. AUTHORIZATION.

This Agreement is authorized and required by Idaho Code §67-6511A; Canyon County Code of Ordinances 07-06-07 (Conditional Rezoning).

SECTION 2. PROPERTY OWNER.

Applicants are the owner(s) of Subject Properties which is located in the unincorporated area of Canyon County, Idaho, more particularly described in EXHIBIT "A", attached hereto and incorporated herein, which real property is the subject matter of this Agreement. Applicants represent that they currently hold complete legal or equitable interest in the Subject Properties and that all persons holding legal or equitable interests in the Subject Properties or the operation of the business are to be bound by this Agreement.

SECTION 3. RECORDATION.

Pursuant to Idaho Code §67-6511A and Canyon County Code of Ordinances, this Agreement shall be recorded by the Clerk in the Canyon County Recorder's Office and will take effect upon the adoption, by the Board of County Commissioners, of the amendment to the zoning ordinance as set forth herein.

SECTION 4. TERM.

The parties agree that this Agreement shall run with the land and bind the Subject Property in perpetuity, and shall inure to the benefit of and be enforceable by the parties, and any of their respective legal representatives, heirs, successors, and assignees. Provided, however, this Agreement shall terminate if the Board of County Commissioners subsequently rezones the property to allow for a higher density use or if annexation of the Subject Property by a city occurs. In this event, however, the Agreement shall only terminate in regards to the portion of the Property that is actually rezoned or annexed, while the remainder of the Property shall remain subject to the Agreement.

If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of (1) the rule against perpetuities or some analogous statutory provision, (2) the rule restricting restraints on alienation, or (3) any other statutory or common law rules imposing time limits, then such provision shall continue until twenty-one (21) years after the death of the last survivor of the now living lawful descendants of George Herbert Walker Bush, former President of the United States, or for such shorter period as may be required to sustain the validity of such provision.

SECTION 5. MODIFICATION.

This Agreement may be modified only in writing signed by the parties, or their successors in interest, after complying with the notice and hearing procedures of Idaho Code §67-6509 and the requirements of Canyon County Code of Ordinances. The modification proposal must be in the form of a revised Development Agreement and must be accompanied by a statement demonstrating the necessity for the requested modification.

SECTION 6. APPLICATION OF OTHER LAWS TO THE SUBJECT PROPERTIES.

This Agreement shall not prevent the County in subsequent actions applicable to the Subject Properties from applying new rules, regulations, or policies that do not conflict with this Agreement.

SECTION 7. COMMITMENTS.

Applicants will fully and completely comply with the conditions of the approved conditional rezone of the Subject Property from "A" (Agricultural) Zone to "CR-R1" (Conditional Rezone – Single Family Residential) Zone, which conditions are attached hereto as EXHIBIT "B".

SECTION 8. USES, DENSITY, AND HEIGHT AND SIZE OF BUILDINGS

The density or intensity of use of the Subject Properties is specified in the commitments of Section 7 unless conditioned otherwise (see EXHIBIT "B"). The uses and maximum height and size of the buildings on the Subject Properties shall be those set pursuant to law, including those contained in the Canyon County Code of Ordinances, that are applicable to an "CR-R1" (Conditional Rezone – Single Family Residential) zone and those provisions of law that are otherwise applicable to the Subject Property.

SECTION 9. LIABILITY AND INDEMNITY OF COUNTY.

A. COUNTY REVIEW.

Applicants acknowledge and agree that the County is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates or acceptances, relating to the use and development of the property described in EXHIBIT "A," and that the County's review and approval of any such plans and the improvements or the issuance of any such approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure or ensure Applicants or any of Applicants' heirs, successors, assigns, tenants, and licensees, against damage or injury of any kind and/or at any time.

B. COUNTY PROCEDURES.

Applicants acknowledge that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to Applicant's conditional rezone application in Development Services Department Case Number CR2022-0003 and any related or resulting development agreements, ordinances, rules and regulations, resolutions or orders of the Board of County Commissioners. Applicants agree not to challenge the lawfulness, procedures, proceedings, correctness or validity of any of such notices, meetings, hearings, development agreements, ordinances, rules, regulations, resolutions or orders.

C. INDEMNITY.

Applicants agree to, and do hereby, defend, hold harmless and indemnify the County, the Board of County Commissioners, all County elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any such parties in connection with (i) the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates, or acceptances relating to the use and/or development of the Subject Properties; (ii) any actions taken by the County pursuant to Subsection 9(B) of this Agreement; (iii) the development, construction, and maintenance of the property; and (iv) the performance by County of its obligations under this Agreement and all related ordinances, resolutions, or other agreements.

D. DEFENSE EXPENSES.

Applicants shall, and do hereby agree, to pay, without protest, all expenses incurred by the County in defending itself with regard to any and all of the claims identified in Subsection 9 of this Agreement. These expenses shall include all out-of-pocket expenses, including, but not limited to, attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the County.

SECTION 10. PERIODIC REVIEW.

The County's Development Services Department will administer the Agreement after it becomes effective and will conduct a review of compliance with the terms of this Agreement on a periodic basis, including, but not limited to, each time a development of the Property is platted. Applicants shall have the duty to demonstrate Applicants' compliance with the terms of this Agreement during such review.

SECTION 11. REQUIRED PERFORMANCE.

Applicants shall timely carry out all steps required to be performed and maintain all commitments set forth

in this Agreement and as set forth in County laws, ordinances, rules and regulations as they pertain to the Subject Property including, but not limited to, those concerning the commencement of development, completion of development, preliminary platting and final platting.

SECTION 12. DEFAULT AND REMEDIES.

In the event of a default or breach of this Agreement or of any of its terms or conditions, the party alleging default shall give the breaching party not less than thirty (30) days, Notice of Default, in writing, unless an emergency exists threatening the health and safety of the public. If such an emergency exists, written notice shall be given in a reasonable time and manner in light of the circumstances of the breach. The time of the giving of the notice shall be measured from the date of the written Notice of Default. The Notice of Default shall specify the nature of the alleged default and, where appropriate, the manner and period of time during which said default may be satisfactorily cured. During any period of curing, the party charged shall not be considered in default for the purposes of termination or zoning reversion, or the institution of legal proceedings. If the default is cured, then no default shall exist and the charging party shall take no further action.

SECTION 13. ZONING REVERSION CONSENT.

The execution of this Agreement shall be deemed written consent by Applicants to change the zoning of the Subject Property to its prior designation upon failure to comply with the terms and conditions imposed by the approved conditional rezone and this Agreement. No reversion shall take place until after a hearing on this matter pursuant to Idaho Code §67-6511A. Upon notice and hearing, as provided in this Agreement and in Idaho Code §67-6509, if the properties described in attached EXHIBIT "A " are not used as approved, or if the approved use ends or is abandoned, the Board of County Commissioners may order that the property will revert to the zoning designation (and land uses allowed by that zoning designation) existing immediately prior to the rezone action, i.e., the Subject Property conditionally rezoned from "A" (Agricultural) Zone designation to "CR-R1" (Conditional Rezone – Single Family Residential) Zone designation shall revert back to the "A" (Agricultural) Zone designation.

SECTION 14. COMPLIANCE WITH LAWS.

Applicants agree that they will comply with all federal, state, county and local laws, rules and regulations, which appertain to the Subject Property.

SECTION 15. RELATIONSHIP OF PARTIES.

It is understood that this Agreement between Applicants and the County is such that Applicants are an independent party and are not an agent of the County.

SECTION 16. CHANGES IN LAW.

Any reference to laws, ordinances, rules, regulations, or resolutions shall include such laws, ordinances, rules, regulations, or resolutions as they have been, or as they may hereafter be amended.

SECTION 17. NOTICES.

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

Notices and communications required to be given to County shall be addressed to, and delivered at, the following address:

Director
Development Services Department
Canyon County Administration
111 North 11th Avenue, #310
Caldwell, Idaho 83605

Notices and communications required to be given to the Applicant shall be addressed to, and delivered at, the following addresses:

Name:	LWD Development, Inc. Nathan R. Mitchell
Street Address:	210 E. Murray Street
City, State, Zip:	Boise, ID 83714

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

SECTION 18. TERMINATION.

This Agreement may be terminated in accordance with the notice and hearing procedures of Idaho Code §67-6509, and the zoning designation upon which the use is based reversed, upon failure of Applicant(s), a subsequent owner, or other person acquiring an interest in the property described in attached EXHIBIT "A" to comply with the terms of this Agreement. Applicants shall comply with all commitments in this Agreement prior to establishing the approved land use.

SECTION 19. EFFECTIVE DATE.

The commitments contained in this Agreement shall take effect in the manner described in this Agreement upon the County's adoption of the amendment to the zoning ordinance as set forth herein.

SECTION 20. TIME OF ESSENCE.

Time is of the essence in the performance of all terms and provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

Commissioner Leslie Van Beek

Did not participate
Commissioner Brad Holton

Commissioner Zach Brooks

ATTEST: Rick Hogaboam, Clerk

BY: _____
Deputy

DATE: 3-11-25

APPLICANT

Nathan R. Mitchell, LWD Development, Inc.,
Property Owner

(All Applicants must sign and their signatures must be notarized)

STATE OF IDAHO)
) ss.
County of Canyon)

On this 11 day of March, 2025, before me, a notary public, personally appeared Nathan Mitchell, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant.

Notary Public for Idaho

Residing at: Ada County

My Commission Expires: 8/24/2026

MELISSA THOMPSON
Comm. No. 20203280
NOTARY PUBLIC
Expires: 08/24/2026
STATE OF IDAHO

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of the SW 1/4 of the SW 1/4 of Section 35, T.5N., R.2W. of Boise Meridian, Canyon County, Idaho and a portion of Government Lot 4 of Section 2, T.4N., R.2W. of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

BEGINNING at a common corner of said Section 2 and said Section 35;

thence along the West boundary line of said Section 35 North 00°20'12" East, 1,317.87 feet to the S 1/16 corner of said Section 35;

thence along the North boundary line of said SW 1/4 of the SW 1/4 of Section 35 South 89°43'05" East, 1,320.81 feet to the SW 1/16 corner of said Section 35;

thence along the East boundary line of said SW 1/4 of the SW 1/4 of Section 35 South 00°18'55" West, 1,317.61 feet to the NE corner of said Government Lot 4 of Section 2;

thence along the East boundary line of said Government Lot 4 South 00°55'56" West, 1,303.61 feet to the SE corner of said Government Lot 4;

thence South boundary line of said Government Lot 4 North 89°15'01" West, 1,329.90 feet to the SW corner of said Government Lot 4;

thence along the West boundary line of said Government Lot 4 North 01°19'00" East, 1,292.62 feet to the POINT OF BEGINNING. Containing 79.47 acres, more or less.

EXCEPTING THEREFROM:

A portion of the SW 1/4 of the SW 1/4 of Section 35, T.5N., R.2W. of Boise Meridian, Canyon County, Idaho and a portion of Government Lot 4 of Section 2, T.4N., R.2W. of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

Commencing at a common corner of said Section 2 and said Section 35;

thence along the West boundary line of said Section 35 North 00°20'12" East, 99.07 feet;

thence leaving said West boundary line South 89°37'39" East, 40.00 feet to the REAL POINT OF BEGINNING;

thence continuing South 89°37'39" East, 342.46 feet; thence
North 22°51'51" East, 54.33 feet;

thence 106.89 feet along the arc of a non-tangent curve to the left, said curve having a

radius of 278.12 feet, a central angle of 22°01'17" and a long chord which bears South 72°59'21" East, 106.24 feet;

thence 45.48 feet along the arc of said reverse curve to the right, said curve having a radius of 32.50 feet, a central angle of 80°10'20" and a long chord which bears South 43°54'50" East, 41.86 feet;

thence South 03°49'39" East, 311.37 feet;

thence 32.02 feet along the arc of curve to the left, said curve having a radius of 330.00 feet, a central angle of 05°33'32" and a long chord which bears South 06°36'26" East, 32.00 feet;

thence South 09°23'12" East, 185.38 feet;

thence South 10°03'06" East, 7.66 feet;

thence North 89°25'51" West, 488.90 feet;

thence South 33°28'05" West, 135.44 feet;

thence North 01°19'00" East, 555.19 feet to a point on the North boundary line of said Section 2;

thence North 00°20'12" East, 99.38 feet to the **REAL POINT OF BEGINNING.** Containing 6.66 acres, more or less.

CONTAINING A NET OF 72.81 ACRES, MORE OR LESS.

EXHIBIT "B"

CONDITIONS OF APPROVAL

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
2. The subject parcel shall be in subjection to the Canyon County Code of Ordinance Chapter 7, Article 17 for platting with a maximum of 46 buildable lots.
3. Secondary dwellings must be approved through a Conditional Use Permit process.
4. The developer shall meet with school district officials to determine location for bus stops and a safe route to planned stops to service the development.
5. The developer shall comply with CCZO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

Exhibit B.4.c

2022-019260
RECORDED
04/11/2022 10:36 AM

00695415202200192600020026

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 SCARDENAS $13.00
MISC
MARK COOMBS

Director's Decision - AD2022-0048

Canyon County Zone Ordinance (CCZO)
§07-18-01 & §07-10-17, §07-10-03

Case Number: **AD2022-0048 (Amending AD2019-0046)**
Parcel #'s: **R37669010 & R37669010A**
Property Owner/Applicant(s): **Mark Coombs & DC Land Properties**

Request: The applicant is requesting to amend a previously approved administrative land division (AD2019-0046). The request will result with dividing parcel R37669010A into two (2) parcels. The result will create a 71.7-acre parcel for agricultural purposes only. The request includes an easement reduction of 28'for shared access to the newly created parcels. The request also includes a property boundary adjustment between R27669010 & R37669010A.

Property History: The parcel is zoned "A" (Agricultural). Parcel R37669 was an original 80-acre parcel, which was administratively divided in 1997 creating one 3.36-acre parcel and one 76.64-acre parcel (case LS2004-608). The 76.64-acre parcel was administratively divided in 2000 creating one 1.424-acre parcel and one 75.216-acre parcel (case LS2004-604). In 2003, a conditional use permit (CU2003-307) was approved dividing parcel R37669010 into two (2) residential parcels.

Finding CCZO §07-10-17 – Property Boundary Adjustment: These adjustments will not create any additional parcels. The adjustment does not result in the relocation of a building permit or create additional entitlements. The adjustment of parcel R37669010 (1) & R37669010A (3) (ROS #2022-014472) is not more than eighty feet (80'). This application with supporting documents is in substantial conformance with the requirements of CCZO §07-10-17.

Finding CCZO §07-18-01: The request is consistent with CCZO §07-18-01.

- The request is consistent with the minimum lot size and number of divisions allowed within a "A" zone. The request creates no more than one (1) residential parcel, and both resulting parcels are greater than the minimum lot size of one acre.
- Based on contour maps, the property does not contain slopes greater than 15%.
- Development shall either use water rights from an Irrigation District or 0.5 acre-feet from the domestic well in accordance with Idaho Law 42-111(a).
- The request was reviewed and approved by Canyon Highway District and Middleton Fire Department. All requested conditions have been added as conditions of approval.
- The parcel shall be divided in compliance with Instrument No. 2022-014472. The subject parcel shall be divided as follows:

Property Boundary Adjustment:

Parcel(s) #:	Approx. Acreage	New Acreage
Parcel R37669010 (1):	Approx. 2.33 acres	Approx. 2.251 acres
Parcel R37669010A (3):	Approx. 73.15 acres	Approx. 73.18 acres

Administrative Land Division:

Parcel 2: Approx. 1.408 acres w/one residential building permit available
Parcel 3: Approx. 71.772 acres w/no residential building permit, AG-Only (Per CCZO Section 07-17-03(3)

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

Finding CCZO §07-10-03(1)D – Easement Reduction Findings: The proposed 28-foot shared access easement will serve two parcels. Based on review by Middleton Fire District and Canyon Highway District, the reduction is not anticipated to cause injury, damage or a safety issue. In accordance with CCZO §07-10-03(1)B3, the easement has a recorded Road User's Maintenance Agreement (Instrument #2022-014837). Therefore, the request for an access easement reduction meets the required findings (CCZO §07-10-03(1)D).

Decision: The application to complete the described administrative land division in accordance with CCZO §07-10-03, §07-10-17 and §07-18-01 is **APPROVED** subject to the following conditions of approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.
2. Prior to issuing a building permit, Southwest District Health will need to complete an on-site evaluation and septic permit.
3. Prior to issuing building permits, Canyon Highway requires an approach permit.
4. Prior to issuing building permits, Middleton Fire District requires review and approval.
5. Historic irrigation lateral, drain, ditch flow patterns and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.

Dan Lister, Planning Official — 4.7.22 Date

State of Idaho)
SS
County of Canyon County)

On this 7 day of April, in the year of 2022, before me Kellie Z George, a notary public, personally appeared Dan Lister, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

KELLIE Z. GEORGE
COMMISSION #46603
NOTARY PUBLIC
STATE OF IDAHO

Notary: Kellie Z George

My Commission Expires: 3.14.2024

Exhibit C.1

Michelle Barron

From: GIS and Addressing Division
Sent: Tuesday, May 6, 2025 9:05 AM
To: Michelle Barron
Subject: RE: [External] Fwd: Cloud 9

Follow Up Flag: Follow up
Flag Status: Completed

Michelle,

They need to include section 4n2w02 underneath the subdivision name.
I will have to double check with EMS if two road names are needed for Chakar Gultch.

Sub name;
Grey Partridge – ok
Chukar Gultch Ct – ok (but misspelled Gulch)
Chukar Gultch Dr – ok (but misspelled Gulch)
Spruce Griouse Ct – ok (check spelling of Griouse)
Dusky Hallow Dr - ok

Tony

From: Michelle Barron
Sent: Friday, May 2, 2025 1:45 PM
To: GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: FW: [External] Fwd: Cloud 9

The attached plat needs to have the names of the roads checked. The only problem is that the person that typed mistyped 2 of them. Where is says Hallow, it should actually be Hollow. Can you let me know if they are okay to use, or if they need to work on new ones?

Thanks,

Michelle Barron
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

From: Nate Mitchell <nate.mitchell@ymail.com>
Sent: Tuesday, April 29, 2025 5:26 PM

To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] Fwd: Cloud 9

Please see attached
Sent from my 1984 Casio Calculator Watch

Begin forwarded message:

> **From:** Shadow Jungenberg <shadow@ck-engineers.com>
> **Date:** April 29, 2025 at 4:45:26 PM MDT
> **To:** Nate Mitchell <nate.mitchell@ymail.com>
> **Subject: Cloud 9**
>
> Nate,
>
> See the attached PDF with some street names for Cloud 9. Let me know if you have any comments.
>
> Thanks,
>
> ***Shadow Jungenberg, P.E.***
> ***CK-Engineering***
> ***O: 208–639–1992 EXT. 1***
>
> CK ENGINEERING

Exhibit C.2

Michelle Barron

From: Caitlin Ross
Sent: Tuesday, June 17, 2025 9:44 AM
To: Michelle Barron
Subject: FW: [External] RE: Agency Notice SD2022-0011 / Cloud Nine Estates

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, June 17, 2025 9:43 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice SD2022-0011 / Cloud Nine Estates

Hello,

After careful review of the transmittal submitted to ITD on June 13, 2025 regarding, SD2022-0011/Cloud Nine Estates, 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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, June 13, 2025 1:48 PM
To: 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@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>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; 'middletown.rich@gmail.com'

<middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice SD2022-0011 / Cloud Nine Estates

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.

Dear Agencies,

Please see the attached agency notice regarding the scheduled Planning and Zoning Commission hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. No response is required unless there is an update to your original comments.

This is the notification that a hearing date of **July 17, 2025** at 6:30 pm has been set for this case along with a final deadline of **July 7, 2025** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

Please direct your comments or questions to Planner **Michelle Barron** at michelle.barron@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 **

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

Exhibit C.3

Michelle Barron

From: Shawn Nickel <snickel@staridaho.org>
Sent: Tuesday, June 3, 2025 7:31 AM
To: Nate Mitchell; Michelle Barron
Subject: [External] RE: Cloud Nine Estates

Good morning, Nate. The City of Star herby waives the development requirements for street width, sidewalks and streetlights for the Cloud Nine Estates Subdivision, located within Star's Area of City Impact. Please let me know if I can be of further assistance.

Thanks.

Shawn

SHAWN L NICKEL
PLANNING DIRECTOR AND ZONING ADMINISTRATOR
CITY OF STAR
SNICKEL@STARIDAHO.ORG
208-286-7247 exT. 3004
OFFICE HOURS: MONDAY THRU THURSDAY 6AM-4PM

From: Nate Mitchell <nate.mitchell@ymail.com>
Sent: Thursday, May 29, 2025 4:09 PM
To: Shawn Nickel <snickel@staridaho.org>; Michelle Barron <michelle.barron@canyoncounty.id.gov>
Subject: Cloud Nine Estates

Shawn,
As you are aware we have been working on approvals for a Plat that is in Canyon County jurisdiction and is in your City Area of Impact. Canyon County staff has asked me to confirm with the City of Star that you are willing to waive your development standard for street design, sidewalks, and street lights. Please address any comments to my self and Michelle Baron at Canyon County (cc'd on this email).

Thanks,

Nate Mitchell
208-941-2688

Exhibit C.4

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

Brad Little, Governor
Jess Byrne, Director

June 23, 2025

Michelle Barron, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
michelle.barron@canyoncounty.id.gov

Subject: Agency Notice SD2022-0011 Cloud Nine Estates

Dear Ms. Barron:

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 the 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 planning 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 are 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 groundwater 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 planning 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 the best construction management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released 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

Exhibit C.5

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

Name of Development: Cloud Nine Estates Subdivision
Applicant: Bob Arnold, Site Consulting, LLC
P.E./P.G.:
All others in Attendance:

EHS #'s 035 Date 09/13/24

Number of Lots or Flow: 43 Acreage of Proposed Development: 71.69
Location of Development: 24335 Yarrow Ln
Middleton, ID 83644

Project in Area of Concern: No Groundwater/Rock <10' GW >10'
Level 1 NP Necessary for N: No

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ☑, City ☐, Community ☑, Public Water Supply ☐ Pending ☐
BRO meeting for PWS, Com: No

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

Additional Comments: Applicant discussed with SWDH the proposal 43 Lots with a minimum 1.00 acres. The development is not in a designated Nitrate Priority Area. There is an irrigation canal to the south of the property. There is the potential for a community well serving the development. Web Soil Survey data indicates sandy loam to sand. The lots will be stake indicating the location of the test holes. Anthony Lee

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

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

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

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

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

Exhibit C.6

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

▪ Engineering Division ▪

Preliminary Plat Check-List

Applicant: LWD Development Inc	**Case Number:** SD2022-0011
Subdivision Name: Cloud Nine	**Plat Date:** 2021.12.09

CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

A. FORM OF PRESENTATION	**Meets Code / Comments**
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission).	Meets Code
2. Size of Drawing (No larger than 24' x 36")	Meets Code
B. IDENTIFICATION AND DESCRIPTIVE DATA	**Meets Code / Comments**
1. Proposed name of subdivision and its location by section, township, and range.	Meets Code
2. Reference by dimension and bearing to a section corner or quarter section corner.	West & South Section Lines are not graphically shown.
3. Name, address and phone number of developer.	Meets Code
4. Name address and phone number of the person preparing the plat.	Meets Code
5. North arrow.	Meets Code
6. Date of preparation.	Meets Code
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	Meets Code

8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc.	Meets Code

C. EXISTING CONDITIONS DATA	**Meets Code / Comments**
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope.	Contours are not shown
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	Location of existing well not indicated On existing residential lot.
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract.	Meets Code
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract.	Lanktree Estates & Kingsbury Estates Name, book & page numbers are missing.
5. Existing zoning classification, by note.	Meets Code
6. Approximate acreage of the tract, by note.	Meets Code
7. Boundary dimensions of the tract.	Meets Code
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract.	Meets Code
D. PROPOSED CONDITIONS DATA	**Meets Code / Comments**
1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract.	EGR graphically on plat should read "EDR" existing edge of dirt road"
2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot. *Check curve measurements*	Existing residential lot needs labeled as "Not Platted" or be labeled with Lot & Block
3. Location, width and use of easements.	"CUT-FIL SLOPE EASEMENT's" Need width measurements
4. Designation of all land to be dedicated or reserved for public use with use indicated.	Lot 5, Blk 1 needs use indicated
5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	NA

6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided.	Graphically provide future developments to the West and South that have public road connectivity.
7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development.	Hillside Development Contours are missing Drainage & Grading Plan requirements need added as a note. Structural Foundation requirements as a note.
8. All roads must be labeled as either "private" or "public" behind or beneath the road name.	Roads need labeled as "Public"
E. PROPOSED UTILITY METHODS	**Meets Code / Comments**
1. Sewage: A statement as to the type of proposed sanitary sewage facilities.	Meets Code
2. Water Supply: A statement as to the type of proposed water supply facilities.	Meets Code
3. Storm Water Disposal: A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system.	Meets Code
4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system.	Meets Code
5. Utility Easement: The utility easement width shall be a minimum of the (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.	Utility Easements need shown Graphically on the plat.

PRELIMINARY PLAT REVIEWED ON

12/8/2022

COMPLIANCE WITH CONDITIONS OF APPROVAL

Meets / Comments

Plat Note # 7 Needs removed
Fire Sprinkler requirements should be incorporated in the CCR's.

PLAT REVIEWED BY:

Stephanie Hailey

If SD only: After County Engineer review schedule a meeting with assigned planner to do "hand off" meeting and explain review and any recommended conditions of approval.
If SD with RZ: Schedule meeting with assigned planner to coordinate reviews.

Exhibit C.7

Michelle Barron

From: Dalia Alnajjar
Sent: Thursday, October 10, 2024 1:39 PM
To: Michelle Barron
Subject: CR2022-0003
Attachments: CR2022-0003.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

I have attached my letter. Please let me know if you have any questions. We can also meet to go over the recommendations.

Thank you,

Dalia Alnajjar
Engineering Supervisor
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-454-7459
Cell: 208-718-8944
Fax: 208-454-6633
Email: dalia.alnajjar@canyoncounty.id.gov
Website: www.canyoncounty.id.gov
Development Services Department (DSD)

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

▪ Engineering Division ▪

October 10, 2024

RE: Engineering Review of Case No. CR2022-0003: Conditional Rezone Request (LWD Development, Inc.)

Dear Michelle Barron,

have reviewed the information regarding Case No. CR2022-0003, in which LWD Development, Inc., represented by Borton-Lakey Law, is requesting a Conditional Rezone of approximately 72.8 acres from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone – Single-Family Residential) zone for the development of 46 residential lots. Below are my comments, questions, and recommendations based on the provided materials:

1. Water Supply for Irrigation and Drinking Water

- **Irrigation Water Supply:**
  - If the property is not in a drainage or irrigation district, the developer may need to prove how irrigation water will be supplied. This could involve the installation of private irrigation systems or the need to connect to an existing water source, such as a nearby irrigation canal or well.
  - Adequate water rights for irrigation may need to be established. If water rights do not exist, the developer may need to secure them, or an alternative water source must be identified.
- **Drinking Water Supply:**
  - If a public water system is available nearby, the developer may be required to connect the subdivision to the public system. Otherwise, private wells might be needed for each lot.
  - Approval from **Southwest District Health** is necessary for subdivisions relying on private wells, as water quality testing is required to meet state drinking water standards.
  - Canyon County's Subdivision Ordinance may require the developer to provide evidence that each lot has an adequate potable water source, whether from wells or a public system.

2. Traffic and Access

- This concerns about potential traffic issues related to the proposed rezone, particularly with access to Kingsbury Rd and Foothill Rd. It is important to receive confirmation from the **Highway District** regarding legal access to the property and whether street improvements are required to minimize interference with traffic patterns.

3. Additional Considerations

- **Water Rights and Availability**: Before proceeding, it's crucial to verify water rights and groundwater availability through the Idaho Department of Water Resources (**IDWR**). If groundwater resources are limited, a community well may be more sustainable than individual wells.
- **Regulatory Requirements**: If a community well system is chosen, compliance with Idaho DEQ standards and ongoing water testing will be required. If individual wells are preferred, local regulations may impose minimum lot size requirements for septic and well spacing, and homeowners will need to test their wells for water quality.
- **Stormwater and Irrigation**: If the proposed development is not part of a drainage district, stormwater management plans will be needed to prevent flooding or erosion. This applies regardless of the well system choice.
- Additional input from other agencies, including the **Fire District** and **Highway District**, is needed to ensure that adequate services will be available to accommodate the new residents.

Conclusion and Recommendation

Both options—community well and individual wells—are viable for the subdivision. However, given the number of lots (46) and the average size (4.96 acres), a **community well system** may be more sustainable in the long term, particularly if there are concerns about groundwater availability and water quality consistency. Additionally, a community system offers better collective management and can support fire protection infrastructure.

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

▪ Engineering Division ▪

That said, **individual wells** could provide a more cost-effective solution for homeowners and minimize upfront development costs, though each homeowner would bear full responsibility for well maintenance and water quality.

Please feel free to contact me for further discussion or clarification on either of these options.

Sincerely,
Dalia Alnajjar
Engineering Supervisor
Canyon County, Idaho

Exhibit C.8

Michelle Barron

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Tuesday, September 17, 2024 12:57 PM
To: Michelle Barron
Cc: Todd Lakey; nate.mitchell@ymail.com
Subject: [External] CR2022-0003 Cloud Nine Estates
Attachments: Kingsbury Rd- CU2022-0003 Cloud Nine Sub 9.17.24.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Michelle-
Please see the attached comments from HD4 on the rezoned and prelim plat for Cloud Nine Estates. Please let me know if there are any questions.

Respectfully,

Chris Hopper, P.E.
District Engineer

Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135

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

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

September 17, 2024

Canyon County Board of Commissioners and
Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605
Attention: Michelle Barron, Planner

LWD Development, Inc.
c/o Borton-Lakey Law & Policy
141 E. Carlton Avenue
Meridian, Idaho 83642
Attention: Todd Lakey, Representative

RE: **CR2022-0003 & SD2021-0059 Conditional Rezone and Preliminary Plat**
Cloud Nine Subdivision
Parcels R37624 & R33827 aka O Kingsbury Rd

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has received the agency notification for the above referenced Conditional Rezone and Preliminary Plat for Cloud Nine Subdivision, and offers the following comments on the matter:

General
The subject property is located north of Foothill Rd along the east side of Kingsbury Rd (extended), and consists of approximately 73 acres. There is no public road access to the subject property:

- Kingsbury Rd to the south stops at Foothill Rd (300-ft from the subject property);
- Kingsbury Rd to the north stops at Lanktree Lane (460-ft from the subject property);
- Kingsbury Drive within Kingsbury Estates Subdivision to the west stops at the culdesac (260-ft from the subject property).

Background

1. 2019 initial inquiries for development of property. No existing public access. Two public right-of-ways extend to the property:
   - Kingsbury Rd from the north via unimproved right-of-way through Sloviaczek Subdivision and Lanktree Estates Subdivision; and
   - Kingsbury Drive from the west via an unimproved right-of-way through Kingsbury Estates Subdivision.
2. July 2019 received reclassification application to open Kingsbury Rd south of Lanktree Lane to serve the property.
3. August 2019 initial reclassification hearing, HD4 board requests additional info on grading and adjacent property impacts
4. May 2021 2nd reclassification hearing. HD4 board considers 6 alternative alignments for Kingsbury Rd extension between Lanktree Lane and Foothill Rd. Recommends continued evaluation of two alternatives with 45 mph design speed and 8% maximum grade.
5. Dec 2023 3rd reclassification hearing. HD4 board approves reclassification of existing Kingsbury Rd right-of-way south of Lanktree Lane to Open Public Right-of-Way (Subject to Construction), subject to conditions:

a. Applicants provide engineering plan for improvements to the right-of-way needed to serve the development within 12 months (by Jan 18, 2025).
b. Applicants obtain permit from HD4 prior to construction
c. Applicant to construct road improvements at their expense.
d. Road improvements are intended for acceptance and maintenance by the District.
e. Provide reasonable (> 60 days) notice to adjoining or adjacent property owners to remove personal property from existing right-of-way prior to construction.

Preliminary Plat

The HD4 Board approved a preliminary plat for Cloud Nine Estates Subdivision dated October 4, 2023 at their December 6, 2023 meeting, subject to the following conditions:

a. Construct Kingsbury Rd from existing Lanktree Lane into and through the development as a two-lane paved rural road. Provide grading and right-of-way to accommodate future 5-lane section as shown. Roadway to have a 45 mph design speed and 8% maximum grade.
b. Determine details of southerly terminus of Kingsbury Rd during plan review to address details involving drainage and grading near the southerly property boundary.
c. Construct internal public road improvements to meet ACCHD Standard Drawing SD-101 for a low-volume local road.
d. Internal local road horizontal curves to have a minimum centerline radius of 200-feet to meet a 25 mph design speed.
e. Provide slope easements for roadway cut/fill slopes that catch outside of the right-of-way.

Transportation Impacts

Transportation impacts from the proposed 44-lot residential subdivision do not meet the threshold of 500 new trips/day or 50 peak hour trips which would require a traffic impact study. Impacts to the highway system caused by new vehicle trips from the development will be mitigated by dedication of public right-of-way, construction of public road improvements, transportation impact fees, or a combination of these means.

HD4 does not oppose the development request, but asks the Commission to include all conditions cited above in approval of this conditional rezone and preliminary plat.

Please feel free to contact me with any questions on this matter.

Respectfully,

Chris Hopper, P.E.
District Engineer

File: Kingsbury Rd- Cloud Nine Subdivision

Exhibit D.1

Michelle Barron

From: DAVID MEINE <djdaves@msn.com>
Sent: Tuesday, July 1, 2025 4:25 PM
To: Michelle Barron
Subject: [External] Public Written Testimony for Case No. SD2022-0011

To whom it may concern:

With the pending approval of the Cloud Nine Estates Development, it is vital that road infrastructure surrounding the development and growth in the area be built and improved and should be tied to this project.

Road Infrastructure put in place before Houses Built

1. **Traffic Ligh installed at Highway 44.**
    a. If Kingsbury Rd. is approved to be connected from Purple Sage Rd. to Highway 44, it will become a major artery of traffic for the surrounding area. A traffic light must be put in at Highway 44 for safety including the fire station located near Highway 44 on Kingsbury Rd. Currently at certain times of the day, this road is very difficult to make a left hand turn going east on Highway 44. This development will only make it worse.
2. **Foothill Rd. must be re-opened from Kingsbury Rd. to Blessinger Rd.**

    a. In order to create alternative routes for traffic flow, Foothill Rd. needs to re-opened to the public. This should be done despite the pending development but MUST be included in the approval process of this sub-division and the connection of Kingbury Rd.

Not implementing these road improvements prior to the development being approved would be short sighted and cause traffic constraints and increased traffic accidents.

Please do not approve this development without these infrastructure improvements applied,

Dave Meine
8165 W. Kingsbury Dr.
Middleton
208-571-9807

Virus-free.www.avg.com

Exhibit D.2

Michelle Barron

From: Dean Coombs <deancoombs20@gmail.com>
Sent: Monday, July 7, 2025 2:20 PM
To: Michelle Barron
Subject: [External] SD2022-0011 Comments
Attachments: SD2022-0011 Comments - Dean Coombs.pdf

Michelle, here are some questions I had for the upcoming Planning and Zonning Meeting for the new proposed development off of Kingsbury Rd.

Thank you,

Dean Coombs
(208) 830-8825

Dean Coombs
23601 Kingsbury Rd
Middleton, ID 83644

July 7, 2025
Canyon County Planning and Zoning Commission
111 North 11th Avenue, Suite 310
Caldwell, ID 83605

Re: Questions Regarding Traffic, Environmental, and Construction Impacts – Case No. SD2022-0011

Dear Canyon County Planning and Zoning Commission,

As a resident of Kingsbury Road and a neighboring property owner at 23601 Kingsbury Rd, I would like to ask several questions concerning the potential impacts of the proposed subdivision under Case No. SD2022-0011. My goal is to better understand how the development will address issues related to traffic, road design, environmental conditions, and construction impacts on nearby residents.

Given that the proposed road into the development would be an extension of Kingsbury Road, can plans for how the road will connect be shared?

Is the connecting of Kingsbury from north to south being designed solely based on the needs of this development? If this is a major road, shouldn't it be designed to move traffic from north to south most efficiently? The other major roads in the area run straight down the section line.

Has there been a traffic impact study completed on the impact to Kingsbury Rd?

Regarding construction impacts, what efforts will be made to control dust levels during the development process, particularly given the open terrain?

Will construction activity be limited to standard working hours, such as 8 AM to 5 PM, to reduce noise and disruption for nearby residents? If not, what limits will be placed on construction timing?

Is there a lighting plan for the subdivision, and what design strategies are being used to minimize light pollution that could affect adjacent properties and the surrounding night environment?

Thank you for taking the time to consider these questions. I respectfully ask that this letter be included in the public record and hope these points help guide discussion and planning for a safe and responsible development. Please feel free to contact me if further clarification is needed.

Sincerely,
Dean Coombs
(208) 830-8825

Exhibit D.3

Michelle Barron

From: Diane Quenzer <qqquenzer@yahoo.com>
Sent: Monday, July 7, 2025 9:10 AM
To: Michelle Barron
Subject: [External] Re: George Quenzer Comments - Case No. CR2022-0003
Attachments: Updated_Quenzer_Comments_SD2022-0011 7-7-25.docx

Michelle, attached are my comments for the upcoming Planing and Zoning meeting for CR2022-0003. Please let me know if you have any questions.

On Monday, February 10, 2025 at 11:09:09 AM MST, Diane Quenzer <qqquenzer@yahoo.com> wrote:

Michelle, I hope you are doing well. Thanks again for your help providing information on this case. Please see my follow up comments to the upcoming meeting. Please let me know if you have any questions for me.

Thanks!

George Quenzer
(208) 318-8800

George Quenzer
7760 Foothill Rd.
Middleton, ID 83644
qqquenzer@yahoo.com
(208) 318-8800

July 7, 2025
Canyon County Planning and Zoning Commission
111 North 11th Avenue, Suite 310
Caldwell, ID 83605

Re: Updated Comments on Case No. SD2022-0011

Dear Canyon County Planning and Zoning Commission,

I am writing to provide updated comments regarding the proposed subdivision referenced in Case No. SD2022-0011. As the owner of Canyon County Parcel R33825, which borders the project site, I respectfully request that the following concerns and questions be taken into consideration during your review:

Concerns:

1. Road Design and Alignment

- If the road being proposed is truly for public benefit, why does its alignment snake through the subdivision rather than follow a more direct and efficient route?
- What steps have been taken to avoid the need for eminent domain?

2. Septic and Subsurface Conditions/Erosion Management

- Given this project is being built on an old gravel pit, what subsurface analyses have been performed to verify septic system functionality and confirmation that seepage will not impact my property?
- Has Southwest District Health formally reviewed or approved any aspect of this development to date?
- What are the implications if stormwater runoff erodes the hillside impacting my property? In particular, I am concerned with the water coming off of the proposed access road.

3. Setbacks and Boundary Buffering

- What setbacks from my property line are proposed?
- What measures will be in place to prevent encroachment or trespass onto my property—will there be a fence, barrier, or landscaped buffer?
- What measures are in place to protect the neighboring property owners from increased liability due to the added population density, especially along the northern border of my property?
- What protections are proposed for my downhill property should slope instability or land shifting occur?

4. Traffic and Infrastructure Capacity

- How will the county ensure that Kingsbury Road can safely support the added traffic?
- Has a traffic impact study been submitted, and if so, does it account for the cumulative effect of nearby developments?
- Could we see the plans for the proposed access road based on the communications between the developer and Canyon County Highway District #4?

5. Groundwater and Wells

- What is the projected impact of the proposed subdivision's water use on existing wells in the area, including the two shallow wells I utilize on my property?
- Has an aquifer study been performed to assess how much drawdown may occur?
- How many wells are being proposed in the subdivision and where will they be located?

Thank you for your attention to these concerns. I respectfully ask that this letter be entered into the public record for the upcoming meeting. Please feel free to contact me directly at (208) 318-8800 or via email at qqquenzer@yahoo.com if further clarification is needed.

Sincerely,
George Quenzer