

EXHIBIT A

Application Packet & Supporting Materials



ZONING AMENDMENT PUBLIC HEARING - APPLICATION

| | | |
|---|---|--|
| PROPERTY OWNER | OWNER NAME: H. David Christensen & Phyllis Indart | |
| | MAILING ADDRESS: 18250 Van Slyke Rd., Wilder, Idaho 83676 & 23441 Ustick Rd, Wilder, ID 83676 | |
| | PHONE: (208)863-1953 (208)941-1101 (Indart) | EMAIL: hdavidchristensen@hotmail.com pindart33@gmail.com |
| I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. | | |
| Signature: <u>H. David Christensen</u> <u>Phyllis Indart</u> Date: <u>08/23/2024</u> | | |

| | | |
|--|--|---|
| APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER | APPLICANT NAME: Brent L. Orton, PE | |
| | COMPANY NAME: Orton Engineering, LLC | |
| | MAILING ADDRESS: 17338 Sunnysdale Place | |
| | PHONE: (208)350-9422 | EMAIL: brentorton@ortonengineers.com |

| | | |
|-------------------------------|---|---|
| SITE INFO | STREET ADDRESS: Northwest corner of Van Slyke and Ustick Road, Wilder, ID 83676 | |
| | PARCEL NUMBER: <u>810</u> R36524010 , R36523, R36525, R33209, R33210 | |
| | PARCEL SIZE: 2.37 ac, 73.06 ac, 36.79 ac, 41.21 ac, 0.5 ac | |
| | CHECK THE APPLICABLE APPLICATION TYPE: | |
| | <input type="checkbox"/> REZONE <input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT | |
| | CURRENT ZONING: Agricultural | PROPOSED ZONING: <u>810</u> R-2 R-1 |
| FLOOD ZONE (YES/NO) No | | ZONING DISTRICT: Agricultural |

FOR DSD STAFF COMPLETION ONLY:

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

*8/24/2024 : Updated and Amended Application for
Christensen's Case RZ2022-0002 & OR 2022-0002

Link to Original Application: <https://www.canyoncounty.id.gov/wp-content/uploads/2023/07/Master-Application-RZ2022-0002-OR2022-0002.pdf>
Original Application is included at the end of this revised application.
*Revised to Conditional Rezone.



ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

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

Check the applicable application type:

☐ Rezone

☒ Conditional Rezone with Development Agreement

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

| Description | Applicant | Staff |
|--|---|--|
| Master Application completed and signed. | ✓ | ok |
| Letter of Intent (see standards on next page) | ✓ | ok |
| Land Use Worksheet | ✓ | ok |
| Neighborhood Meeting form was completed and signed | ✓ | ok |
| Completed Agency Acknowledgement form including: | ✓ | ok |
| Southwest District Health | ✓ | ✓ |
| Irrigation District | ✓ | ✓ |
| Fire District <i>Homedale & Wilder</i> | ✓ | ✓ |
| Highway District/Idaho Transportation Dept | ✓ | ✓ |
| Area of City Impact (If applicable) | ✓ | ✓ |
| Conditional Rezone: | | |
| Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing) | ✓ | |
| Deed or evidence of property interest to the subject property | ✓ | |
| Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment | <div>CASE NUMBER <i>RZ2022-0002/CR2022-0002</i> RECEIVED BY <i>KP:CL</i> DATE RECEIVED <i>2/1/23</i> APPLICATION FEE <i>3350</i> CR</div> | Total: \$ 4,200 Paid \$3350 on 2/1/22 and \$450 Paid by Cory Blaine for Cond. Rezone on 1/31/23 Remaining Due: \$400 |

****Fees are non-refundable****

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

REZONE OPTION:

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

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

Applicant/Owner: *[Signature]* Date 08/23/2024

DSD Planner: *[Signature]* Date 9-28-24

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

Revised 3/29/23

Applicant has stated that they are going to revise density proposal... may need to do re do neighborhood mtg.

BORTON - LAKEY

LAW AND POLICY

141 E. CARLTON AVE., MERIDIAN, IDAHO 83642

(208) 908-4415 (OFFICE) (208) 493-4610 (FAX)

August 23, 2024

Debbie Root, Principal Planner
Canyon County Development Services
111 N. 11th Ave. Ste 310
Caldwell, ID 83605

Re: OR2022-002 and RZ2022-0002

Dear Ms. Root,

I am writing in follow up to my client's application for a rezone of their property known as the Timber Ridge project. My client desires to modify their initial application from a straight rezone to a conditional rezone with a development agreement. As far as the development team is concerned: Dave Christensen and Phyllis Indart remain on the application and contact list as the property owners along with myself, Alan Mills and our Engineer Brent Orton as members of the project team. Corey Blain, Rob Nash and Todd McCauley are no longer involved as representatives on the project. Our revised proposal maintains the proposed zoning but changes it to a conditional rezone with conditions that will reduce the potential impacts of the previous application. One of the owners, Dave Christensen, was one of the original developers of the Timberstone Golf Course and corresponding residential development and this subject property is adjacent to and compliments the golf course and residential development. There was some discussion with staff regarding incorporating horse uses in the project but we conducted another neighborhood meeting and neighbors expressed a strong consensus against horse uses being incorporated in the project.

We are requesting R-1 zoning as a conditional rezone to allow higher density due to using a community system in compliance with Canyon County code 07-10-21, Table 2 Note 1. *BLO*

~~We are not changing the requested R-2 zoning noted in the original application other than to make this a conditional rezone.~~ This approach allows us to establish average lot size commitments that provide some flexibility and support the use of community systems. We propose to include a minimum average lot size of .82 acres which will be included and required in the development agreement. Multifamily dwellings and telecommunication facilities will be excluded as potential uses under the development agreement. Parcel 36546000 consisting of 70.53 acres, which was the more agriculturally viable parcel, is being removed from the request and will not be a part of this project. We have included a revised site plan with this letter. My client is also proposing to use community water and community wastewater systems. These systems may be provided by on-site systems or by the extension of municipal services. We are exploring both

EXHIBIT
A2

options. If we were to pursue 2 acre lots and RR zoning as previously discussed that approach would have to utilize individual well and septic to work financially. We believe this approach with larger lots and the community systems will benefit the project and the surrounding area. The proposed minimum average lot size of almost 1 acre (.82 acre average) is needed to support the use of community systems. This is a reduction in the density and the corresponding impact compared to the initial proposal. These lot sizes are consistent with or larger than the adjacent residential lots in the Timberstone golf course development.

07-06-07: CONDITIONAL REZONE:

This proposal meets the criteria for approval under the Canyon County Zoning Ordinance – specifically Section 07-06-07 Conditional Rezones as noted below. We may supplement this analysis as this application moves forward.

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

Yes. See the following analysis.

Residential

The subject property is adjacent to an area designated for residential use in the 2020 comprehensive plan.

The comprehensive plan describes the residential designation and states “Residential development should be within areas that demonstrate a development pattern of residential land uses.” The subject property is adjacent to the Timberstone Golf Course development which is designated for residential use on the comprehensive plan map. It is also in close proximity to the Garret Ranch Ridge Subdivision. The subject property is also contiguous with approximately 310 acres that is conditionally zoned RR. This area has a pattern of residential uses adjacent to or in very close proximity to this project. The Timberstone Golf Course was developed with residential lots incorporated into the golf course use which is a common pattern for golf courses. The lots in this project would benefit from the golf course as an amenity and the golf course will benefit from the addition of these homes as an enhancement to their green fee revenues and use of the course. The property is in the impact area for Greenleaf. Impact areas are where most growth is intended to occur.

The following Goals and Policies support our application.

Property Rights Component

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:

10. Land use laws and decisions should avoid imposing unnecessary conditions or procedures on development approvals.

These policies support allowing this application adjacent to or near existing development to proceed forward. The proposed lot sizes are consistent with or larger than the adjacent lot sizes in the Timberstone development and similar to the lots sizes in the nearby subdivision. The property is not prime agricultural ground. It consists largely of moderately and least suited soils. The property is sloped and uneven and a large portion is occupied by an old feedlot that is no longer in use. Surface water rights are limited for this property. The old feedlot was land granted without water rights and the remainder of that parcel is high ground with less than one third of the typical surface water rights for such property.

Population Component

Goals:

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

Policies:

1. Provide the planning base for an anticipated population of 225,503 by the year 2015, and 242,908 by the year 2020.
3. Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.

The subject property is adjacent to and near other residential development and property that is designated for residential use as provided in the applicable Comprehensive Plan. This project will support the Timberstone Golf Course which is an existing area amenity for the County and the golf course will be an amenity to this proposed development. This development and the golf course provide a mutual benefit

to each other. The subject property is located in the impact area for the City of Greenleaf. The subject property is also contiguous with approximately 310 acres that is conditionally zoned RR. There is an existing pattern of development in the immediate area and it is in an impact area which is where most growth should occur. The demand for this type of residential use remains high and this project will support the higher than anticipated population growth.

Economic Development Component

Goals:

1. To diversify and improve the economy of Canyon County in ways that are compatible with community values.
5. To ensure that land use policies, ordinances and processes allow for a viably economic environment for development.

Policies:

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.

This is an area that is identified as being suitable for residential growth. It is adjacent to a residential designation and the property is located in Greenleaf's impact area. There is compatible existing residential development in the immediate area. The subject property is also contiguous with approximately 310 acres that is conditionally zoned RR. This project repurposes property with poor agricultural viability into a viable compatible use that will help support the golf course. The golf course is an amenity to the county and it is a recreational use that is an economic driver for the County. The project will utilize community water and wastewater systems.

Land Use Component

Goals:

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

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

Residential

This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established.

3. Encourage compatible residential areas or zones within the county so that public services and facilities may be extended and provided in the most economical and efficient manner.

The subject property is in the Greenleaf impact area which is an area that is planned for growth and ultimately for the extension of services. The subject property is contiguous with approximately 310 acres that is conditionally zoned RR. The owners are proposing to use community water and wastewater systems. The property owners are also exploring the option of extending city services from Greenleaf. If city services are not extended with the project these community systems could be incorporated into the city system. There are certainly agricultural uses remaining in the area but those uses have co-existed with the Timberstone development and the Garret Ranch Ridge Subdivision for years. This demonstrates the land use balance that can be achieved and which is described in Goal 6. Goal 6 recognizes that residential and agricultural uses can co-exist in the right locations. The subject property is adjacent to and near other residential developments and property that is designated for residential use as provided in the Comprehensive Plan. There is an existing pattern of development in the immediate area and it is in an impact area which is where most growth should occur. The demand for this type of residential use remains high due to the larger than anticipated population growth.

Public Services, Facilities and Utilities Component

Water

Maintenance of high-quality water sources and adequate wastewater and stormwater management are all of great importance in Canyon County. These services are provided within the county through a combination of municipal, public, and private service providers.

Policies:

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

4. Encourage activities to promote the protection of groundwater and surface water.

The applicant is proposing community water and wastewater systems. In meetings with staff they encouraged the use of community systems. The subject property is located in the Wilder and Homedale Fire Districts.

Transportation

Policies:

13. Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes.

15. Work with highway districts, ITD, cities and others to reserve rights-of-way for planned transportation facilities.

The subject property has access onto Van Slyke Road and Ustick Road. The applicant will work with the highway district to meet their requirements for road improvements and will dedicate the applicable necessary right of way to the highway district. The right-of-way dedication associated with this project would be approximately 13% of the total property (approximately 9 acres for Ustick and VanSlyke including existing prescriptive right-of-way and 12 acres for internal roads).

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

Yes.

The current zoning is not the best long-term use of this property. The ground is not best suited for agricultural use and production. A large portion of the property consists of an old feedlot that is no longer in use. Attempting to re-institute the feedlot would create potential challenges for the residential uses and zoning in the area. Locating a feedlot in a nitrate priority area also is not optimal. The property lacks full water rights for viable agricultural use. The property is adjacent to a residential designation in the comprehensive plan and in close proximity to existing residential uses. The property is located adjacent to the Timberstone golf course and corresponding residential development. This proposed rezoning would support that adjacent use which is an amenity in Canyon County. There is a strong demand for these rural type lots. The adjacent golf course only enhances that demand. Many people do not want to live on city sized parcels in higher density development. Additionally, not every location in the county is appropriate for this type of large lot development. This property is located in the Greenleaf impact area where growth is planned and intended to occur. The subject property is adjacent to approximately 310 acres that is conditionally zoned RR. This is an area where the land use balance with agriculture and residential uses co-existing as described in the comprehensive plan can and should occur. The existing residential development and golf course in the area

demonstrate that this is a location where such balance can be achieved to provide a diversity of housing choices for those not wanting to live in the city.

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

Yes.

Again, the property is located adjacent to the Timberstone golf course and in close proximity to other residential developments. Those uses have compatibly co-existed with the other agricultural uses in the area for years. This property is also located in the Greenleaf impact area where growth is planned and intended to occur. The subject property is immediately adjacent to approximately 310 acres that is conditionally zoned RR. This is an area where the land use balance with agriculture and residential uses co-existing in the same area as described in the comprehensive plan can and should occur. The existing residential development and golf course development in the area demonstrate that this is a location where such balance can be achieved and where agriculture uses and residential uses can and should be allowed to compatibly co-exist.

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

No and the applicant is proposing several conditions of approval that help mitigate potential impacts.

The proposed use is adjacent to the existing golf course and residential development. One of the owners of the Subject property, Mr. Christensen, was also the developer of the Timberstone golf course. This subject property has been intended to be developed adjacent to the golf course. This proposed development would complement and benefit that existing golf course with its residential uses. The property is located in the impact area for the City of Greenleaf. The subject property is also located adjacent to 310 acres of land that is conditionally rezoned to RR. The character of the area around the golf course has been established for years and this proposed use adjacent to it is consistent with that character. The applicants are now requesting a conditional rezone with a development agreement. The applicant is proposing a minimum average lot size of .82 acres which will be a condition in the development agreement. This lot size is similar to or larger than the residential lots incorporated into the Timberstone golf course development and similar to the lots in almost adjacent Garret Ranch Ridge Subdivision. ~~The development agreement would also include a condition that multifamily dwellings which are either an allowed use or allowed by CUP, depending on the size, and telecommunication facilities which are allowed by CUP in an R2 zone will be excluded altogether as potential uses.~~ The applicant will be utilizing a community water system and wastewater system. The applicant will also comply with any requirements of the highway district for any necessary road improvements based

10 Jan 2025
BLO

on the applicable Association of Canyon County Highway Districts road standards and traffic impact analysis.

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

Yes.

The applicant is proposing community water and wastewater systems. The community systems will either be provided by on-site systems or through the extension of city services from the City of Greenleaf. A pressurized irrigation system will be provided to the respective lots. Stormwater runoff will be retained on site or will utilize applicable historic drainage rights at predevelopment rates.

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?

The Applicant will dedicate the applicable right of way to the Golden Gate Highway District and will work with the district to comply with the district's requirements for any necessary roadway improvements. Ustick Road is a minor arterial so it is intended and designed to handle and distribute higher volumes of traffic than collectors and local roads while maintaining an emphasis on property access. Generally traffic volumes from this project are expected to be well within roadway design standards. Right-of-way dedication for Ustick and VanSlyke roads along with any required mitigation based on applicable highway district standards will ensure appropriate mitigation of the traffic impacts generated by the development.

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

Yes. The property has frontage on Ustick and Van Slyke Roads with a number of existing access points. The proposed access for the project will reduce the total number of access points and will ensure safe placement of accesses based on necessary stopping sight distance as analyzed by the applicant and reviewed by the highway district.

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?

The project is not anticipated to substantially impact public services. The property may have some longer response times. Those that desire to live in a more rural location understand that as a net benefit compared to living in on smaller lots in the more densely populated cities with faster response times. Proposed central water services which will include fire hydrants and appropriate access will improve the facilities needed by emergency responders as compared to an individual well and septic approach. These will be larger high value homes that will contribute more to the respective public agency's tax base than the average home in Canyon County.

The application meets the requirements in the Canyon County Code for approval of a conditional rezone on the subject property. We are open to discussion of other potential conditions of approval that may be included in the development agreement. We ask that the application be approved and as always are happy to respond to any questions you may have.

Sincerely,

BORTON-LAKEY LAW AND POLICY



Todd M. Lakey

Proposed Conditions for Development Agreement

1. The development of the property shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property as provided in this agreement.
2. The project shall be developed in substantial compliance with the site plan attached to this Agreement as Exhibit ____.
3. The development shall be platted pursuant to CCZO 07-17-09 & 07-17-13. The project may be developed in phases.
4. The applicant shall mitigate weeds on undeveloped lots within the subject property. At such time as an HOA is formed and CCR's are recorded for the development, the HOA will then be responsible for maintenance of weeds on undeveloped lots within the applicable phase.
5. All storm water drainage shall be retained on site or will utilize applicable historic drainage rights at predevelopment rates. An engineered drainage plan shall be submitted with the application(s) for preliminary plat.
6. The project shall have a minimum average lot size of .82 acres. This average shall be calculated for the entire property and maintained as the project is developed.
7. Multifamily dwellings and telecommunication facilities as noted in CCZO 07-10-27 shall be prohibited uses on the subject property.
8. All exterior lighting shall be shielded downward and directed away from adjacent properties.
9. The development shall use community water and wastewater systems by either clustered on-site systems, a central on-site systems or extension of municipal services.
10. The development shall utilize public roads.
11. The project shall comply with the applicable requirements of the Golden Gate Highway district as noted in Exhibit ____.

SITE INFORMATION

OWNERS/DEVELOPERS:
H. David Christensen & Sandra Christensen
18250 Van Slyke Rd
Wildor, ID 83676
Phone: (208) 863-1953
Email: h davidchristensen@hotmail.com

Phyllis Indart
23441 Ustick Rd.
Wildor, ID 83676
Phone: (208) 941-1101
Email: pindart33@gmail.com

ENGINEERING CONSULTANT:

Orton Engineering, LLC
17338 Sunnydale Place
Caldwell, ID 83607
Phone: (208) 350-9422
Contact: Brent L. Orton, P.E.
Email: brentorton@ortonengineers.com

SURVEYOR:

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
Phone: (208) 454-0933
Contact: T.J. Wellard, PLS
Email: TJ@skinnerlandsurvey.com

SURVEY CONTROL NOTES:
Based on the NAD83 State Plane
Coordinate System (Idaho West 1103)
and vertical (NAVD83) Datum

PARCELS:
R36524010, R36523, R36525, R33209, R33210

ACREAGE: 151.55 ACRES (6,601,518 SF)

ZONING:
CURRENT: AGRICULTURAL PROPOSED: R-2
Min Lot Size ½ ACRE
Max Building Height: 35'

SETBACKS:
FRONT: 20' REAR: 20' SIDE: 10' CORNER: 20'

WATER:
Community Well(s), to be regulated by Idaho Department of Water Resources (IDWR) & Department of Environmental Quality (DEQ) in compliance with the Safe Drinking Water Act

SEWER:
City of Greenleaf

HIGHWAY DISTRICT:
Golden Gate Highway District No. 3

IRRIGATION DISTRICT:
Wildor Irrigation District

SCHOOL DISTRICTS:
Homedale School District (South of Ustick Rd.)
Vallivue School District #139 (North of Ustick Rd.)

FIRE DISTRICTS:
Homedale Fire (South of Ustick Rd.)
Wildor Fire (North of Ustick Rd.)

IMPACT AREA:
City of Greenleaf

FLOOD ZONE:
Not in Flood Zone

PRELIMINARY PLAT NOTES:

- UTILITY/DRAINAGE EASEMENTS** All Lots feature the following Easements:
FRONT - 10', SIDE - 5', REAR/BOUNDARY - 10' for Public Utilities, Irrigation, and Lot Drainage.
- RIGHT TO FARM** This development recognizes Section 22-4503 of the Idaho Code Right to Farm Act, which states: "No agricultural operation, agricultural facility, or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation facility or expansion was not a nuisance at the time it began or was constructed, the provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- AVERAGE MINIMUM LOT SIZE** of each phase of construction to comply with Canyon County Code (07-10-21) for ZONE R-2: ½ ACRE Minimum. Per Canyon County Ordinance 07-10-21(2), minimum lot sizes can be decreased to 12,000 square feet when municipal sewer or water is connected, this subdivision will be connected to City of Greenleaf sewer. Lot sizes have been designed accordingly.
- SINGLE FAMILY RESIDENTIAL** Residential lots will be for single family residential use under the ordinances of Canyon County.
- LOT LINES** Internal Lot Lines are conceptual and may change during final platting.
- CROSS-ACCESS EASEMENTS** and storm drainage easements may be provided across lot lines as determined during final design. The easement shall not preclude the construction of proper hard-surfaced driveways for access to each individual lot later, Septic, and irrigation line sizes and locations are preliminary and will be refined during final construction design.
- COMMON LOTS:** All common lots will be owned and maintained by the Homeowner's Association/Water Users Association. These lots are subject to a blanket easement for public utilities that shall not interfere with the construction of clubhouse, well houses, or subdivision amenities.
- COMMUNITY WELL LOT(S):** Lots for community culinary wells shall preserve a 50-foot radius around the well head which shall be kept clear of buildings or obstructions. Access to the well head for maintenance shall be preserved at all times

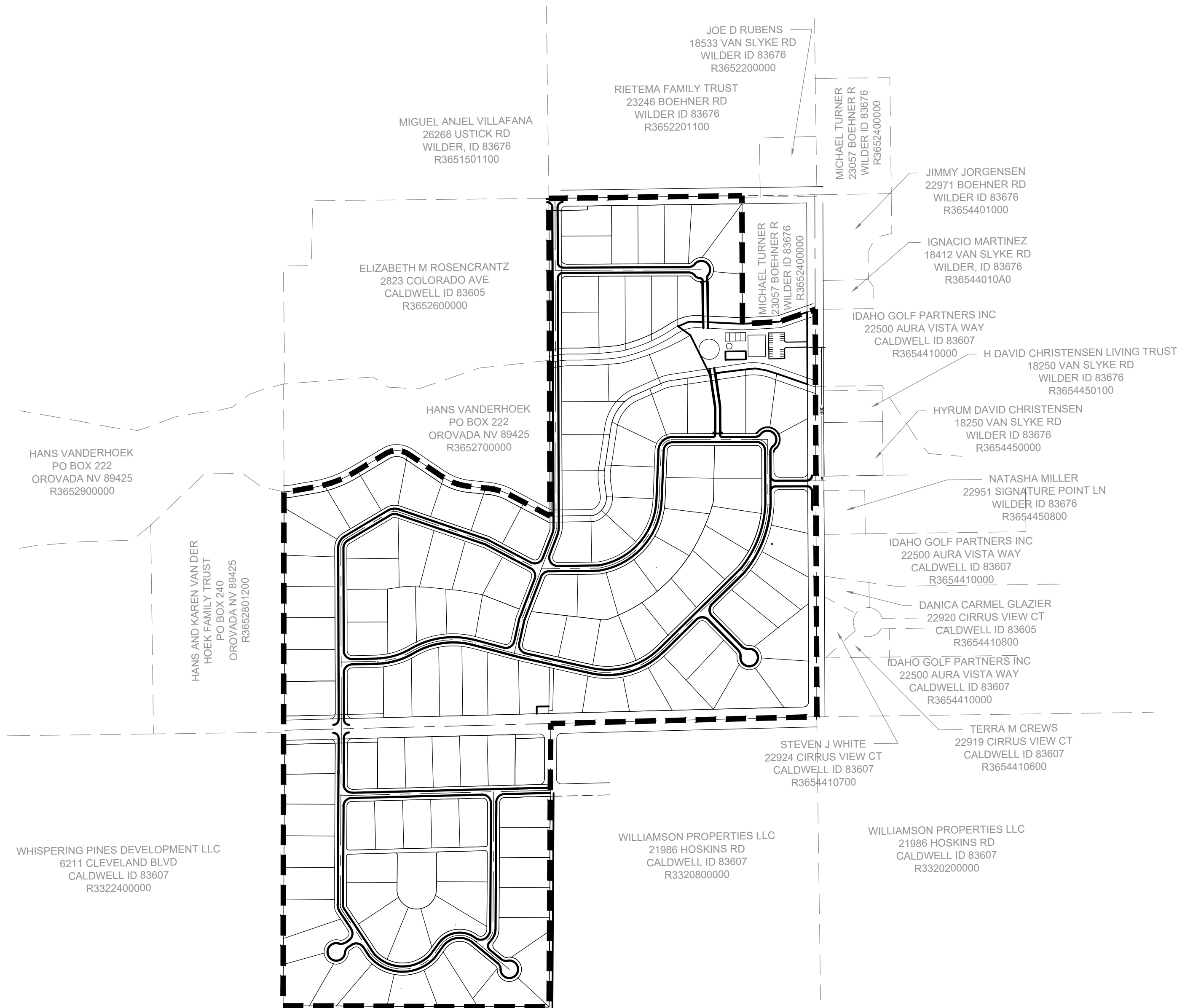
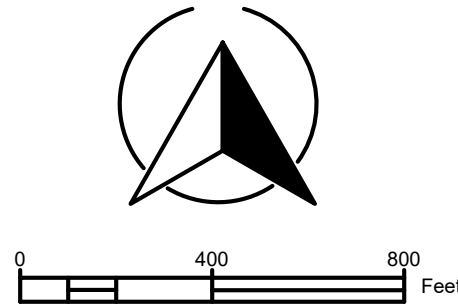
PRELIMINARY ENGINEERING NOTES:

- SEWER** will be collected in a municipal sewer main network leading to a lift station and pumped to the City of Greenleaf wastewater treatment plant. Sewer mains will conform to the Idaho Standards for Public Works Construction (ISPMC) and stubbed to each individual residential lot.
- DOMESTIC WATER** mains will be provided to individual lots by Community Well(s) to be installed by the developer in accordance with Idaho Department of Water Resources (IDWR) & Department of Environmental Quality (DEQ) Standards.
- IRRIGATION** will be provided Wildor Irrigation District on behalf of the Boise Project Board of Control and Bureau of Reclamation. Existing groundwater rights will be necessary to supplement available surface water rights. To the extent possible these will be supplied relying on permits and infrastructure associated with existing irrigation wells. The existing canals will remain open and in their current locations. Surface and well irrigation water rights will be diverted to a reservoir with an adjacent pressure irrigation pump station. Pressurized irrigation will be delivered to each lot in accordance with the engineered design. Maintenance of the Irrigation system will be by the Subdivision Water Users Association. Watering schedules (such as odd/even watering days) will be used as needed.
- MAINTENANCE** of any irrigation, drainage pipes or ditch crossing a lot not a part of the Subdivisions infrastructure, is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity. Subdivision irrigation infrastructure will be maintained by the Homeowners/Water Users Association per Idaho Code 31-3805B to the Curb Stop side of the service. Irrigation infrastructure downstream of the service Curb Stop is the responsibility of the lot owner.
- STORM DRAINAGE** will be routed through roadside borrow ditches and retained or detained in common lots or easements. The Storm Drainage system will utilize historic drainage rights associated with the property with appropriate treatment at pre-development discharge rates.
- SPECIFICATIONS:** Water, Septic, and irrigation line sizes and locations are preliminary and will be refined during final construction design.
- POWER** to be provided by Idaho Power. Some modifications to proposed easements and lot layout may vary slightly depending on utility company routing. All on-site Power and joint trench utilities will be located underground.
- ROADS:** All roads (with the exception of Lennon Lane and some possible shared driveways) are public and to be built in accordance with Golden Gate Highway District standards (Association of Canyon County Highway Districts Standards).
- ACCESS:** Access to residential lots shall be obtained only through approved street access. Direct residential lot access to Ustick Road, Van Slyke Road and Boehner Road shall be prohibited.
- SITE WORK AND UTILITY CONSTRUCTION** shall be performed in accordance with requirements of Golden Gate Highway District, the current edition of the Idaho Standards for Public Works Construction (ISPMC), Idaho Plumbing Code (IPC), and all other applicable local, state, and federal requirements.
- NO POTENTIALLY DANGEROUS AREAS**, including geologically hazardous areas, areas subject to inundations or flood hazard and areas of high ground water have been identified in the project area.

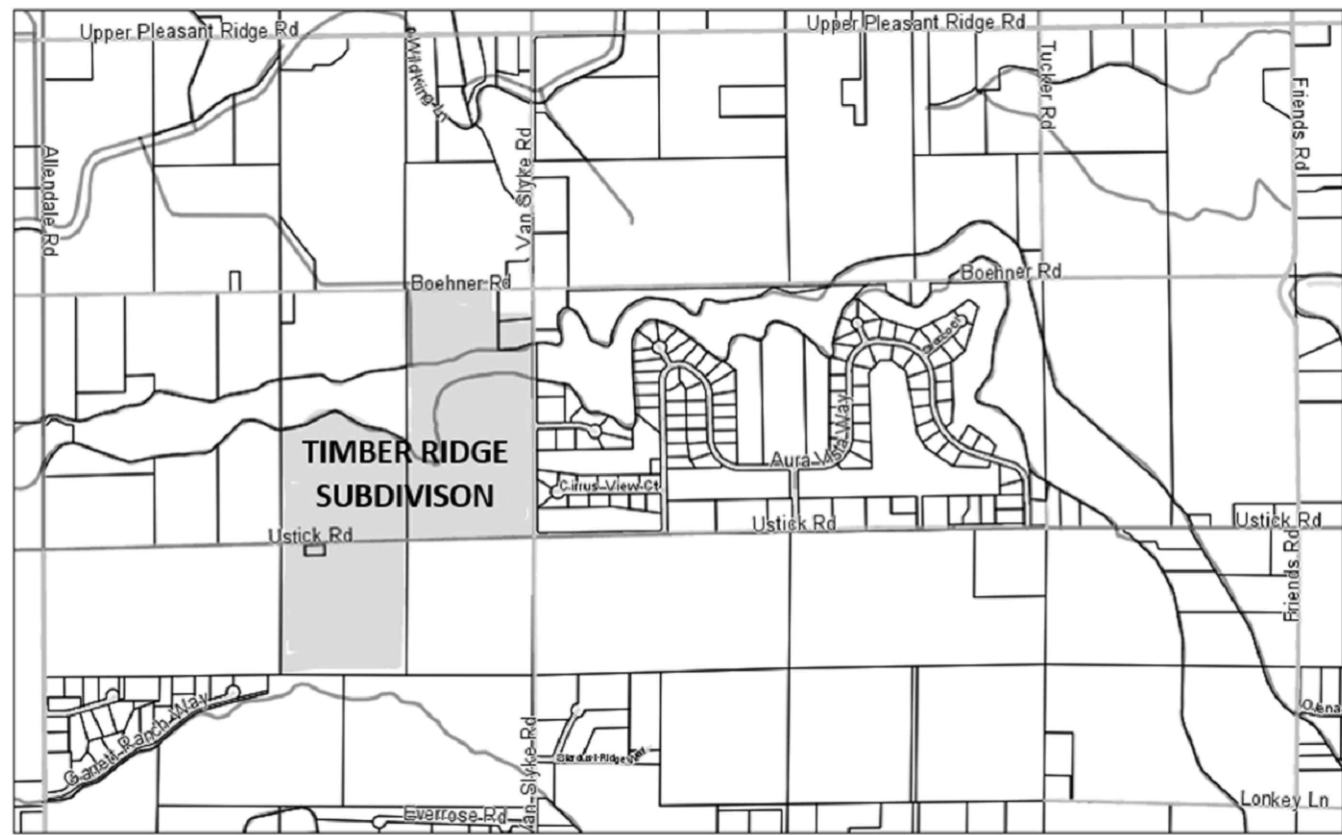
HIGH NITRATE/NITRITE PRIORITY AREA: This area is identified as a high Nitrate/Nitrite Priority Area by Southwest District Health. Community sewage disposal is preferred.

TIMBER RIDGE SUBDIVISION
DRAFT PRELIMINARY PLAT

PART OF THE SE ¼ OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 WEST
AND PART OF THE NE ¼ OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CANYON COUNTY, IDAHO, 2024



KEY MAP



VICINTY MAP
NOT TO SCALE

| LEGEND | | | |
|--------|--|--|------------------------|
| | | | PROPERTY BOUNDARY LINE |
| | | | ROAD CENTERLINE |
| | | | EXISTING PROPERTY LINE |

| LAND USE SUMMARY | | | |
|--|--------------------------------------|--------|------------|
| DESCRIPTION | # OF LOTS | ACRES | % OF TOTAL |
| <u>TOTAL LOTS/ACREAGE:</u> | | 151.56 | 100% |
| SINGLE RESIDENTIAL LOTS | 135 | 119.38 | 78.77% |
| COMMERCIAL LOTS | 0 | 0 | 0% |
| OPEN SPACE/ COMMON LOTS | 1 | 3.59 | 2.37% |
| AREA RIGHT OF WAY | | 28.59 | 18.86% |
| <u>ZONING</u> | | | |
| EXISTING: AGRICULTURAL | PROPOSED: R-2 | | |
| <u>MINIMUM LOT SIZE FOR ZONE</u> | | | |
| SINGLE FAMILY | ½ ACRE (21,780 SF) | | |
| <u>SUBDIVISION LOT SIZES</u> | | | |
| MINIMUM RESIDENTIAL LOT | 0.64 ACRE (27,878 SF) | | |
| AVERAGE RESIDENTIAL LOT | 0.88 ACRE (38,520 SF) | | |
| MAXIMUM RESIDENTIAL LOT | 1.16 ACRE (50,530 SF) | | |
| <u>TOTAL LOTS/ACREAGE:</u> | DWELLING UNIT/ACRE | | |
| GROSS LOTS PER ACRE | 0.89 LOTS/ACRE | | |
| <u>GOLDEN GATE HWY DIST STANDARD ROW</u> | | | |
| INTERIOR STREETS (Local Roads) | 30' ROW from centerline (60' total) | | |
| USTICK ROAD (Principal Arterial) | 50' ROW from centerline (100' total) | | |
| VAN SLYKE (Minor Collector) | 40' ROW from centerline (80' total) | | |

| PARCEL INFORMATION | | | |
|---|---|----------------|---|
| PARCELS | LEGAL | DEEDED ACREAGE | OWNER |
| R365230000 0 VAN SLYKE RD Inst #: 2015036340 | 31-4N-4W SE E 1/2 SE LS TX 4 | 73.06 acres | H David Christensen, & Sandra Christensen |
| R365240100 0 BOEHNER RD Inst #: 2015014952 | 31-4N-4W SE TX 15204 IN NESE | 2.37 acres | H David Christensen, & Sandra Christensen |
| R365250000 23422 USTICK RD Inst #: 1993018914 | 31-4N-4W SE W1/2 OF SE1/4 S OF MORA CANAL | 36.50 acres | Phyllis A Indart Trust |
| R332100000 23441 USTICK RD Inst #: 2008008796 # 2008008523 # 2008008524 | 06-3N-4W NE TAX 2 IN LOT 2 | 0.50 acres | Phyllis A Indart Revocable Trust - 199 |
| R332090000 0 USTICK RD # 1993018914 | 06-3N-4W NE LOT 2 LESS TAX 2 | 41.21 acres | Phyllis A Indart Trust |



| REVISIONS | NO. | DESCRIPTION | DATE | DESIGNED | DRAWN | SK | CHECKED | BO | APPROVED |
|-----------|-----|-------------|------|----------|-------|----|---------|----|----------|
| | | | | | | | | | |
| | 1 | | | | | | | | |
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| | 7 | | | | | | | | |
| | 8 | | | | | | | | |

SITE LAYOUT DRAWING FOR:
TIMBER RIDGE SUBDIVISION
KEY MAP

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT
MEASURE 1" ON 22x34 SHEET
OR 1/2" ON 11x17 SHEET, THEN
DRAWING IS NOT TO SCALE
DATE: 24 August 2024
PROJECT: -
SHEET: 1

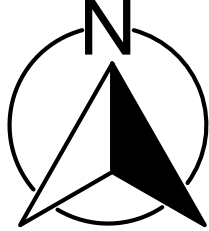


| REVISIONS | | NO. | DESCRIPTION | DATE | BORDER SIZE |
|-----------|--|-----|-------------|------|-------------|
| | | 1 | DESIGNED | | 22x34" |
| | | 2 | DRAWN | | |
| | | 3 | SKC | | |
| | | 4 | CHECKED | | |
| | | 5 | BO | | |
| | | 6 | APPROVED | | |
| | | 7 | | | |
| | | 8 | | | |

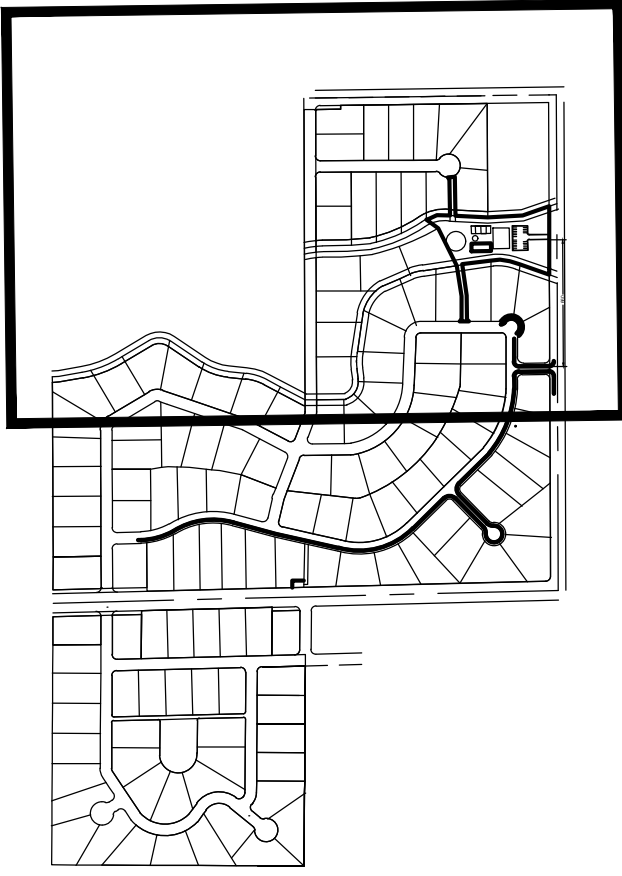
SITE LAYOUT DRAWING FOR:
TIMBER RIDGE SUBDIVISION
SITE PLAN 1

ATTENTION:
IF THIS BAR DOES NOT
MEASURE 1" ON 22x34 SHEET
OR 1/2" ON 11x17 SHEET, THEN
DRAWING IS NOT TO SCALE
DATE: 24 August 2024
PROJECT: -
SHEET: 2

LEGEND
PROPERTY BOUNDARY LINE
ROAD CENTERLINE
EXISTING PROPERTY LINE
MAJOR CONTOUR
MINOR CONTOUR



0 100 200 Feet



KEY MAP
SCALE: 1" = 1000'

ELIZABETH M ROSENCRANTZ
2823 COLORADO AVE
CALDWELL ID 83805
R3652600000

HANS VANDERHOEK
PO BOX 222
OROVADA NV 89425
R3652700000

RIETEMA FAMILY TRUST
23246 BOEHNER RD
WILDER ID 83676
R3652201100

JOE D RUBENS
18533 VAN SLYKE RD
WILDER ID 83676
R3652200000

JIMMY JORGENSEN
22971 BOEHNER RD
WILDER ID 83676
R3654401000

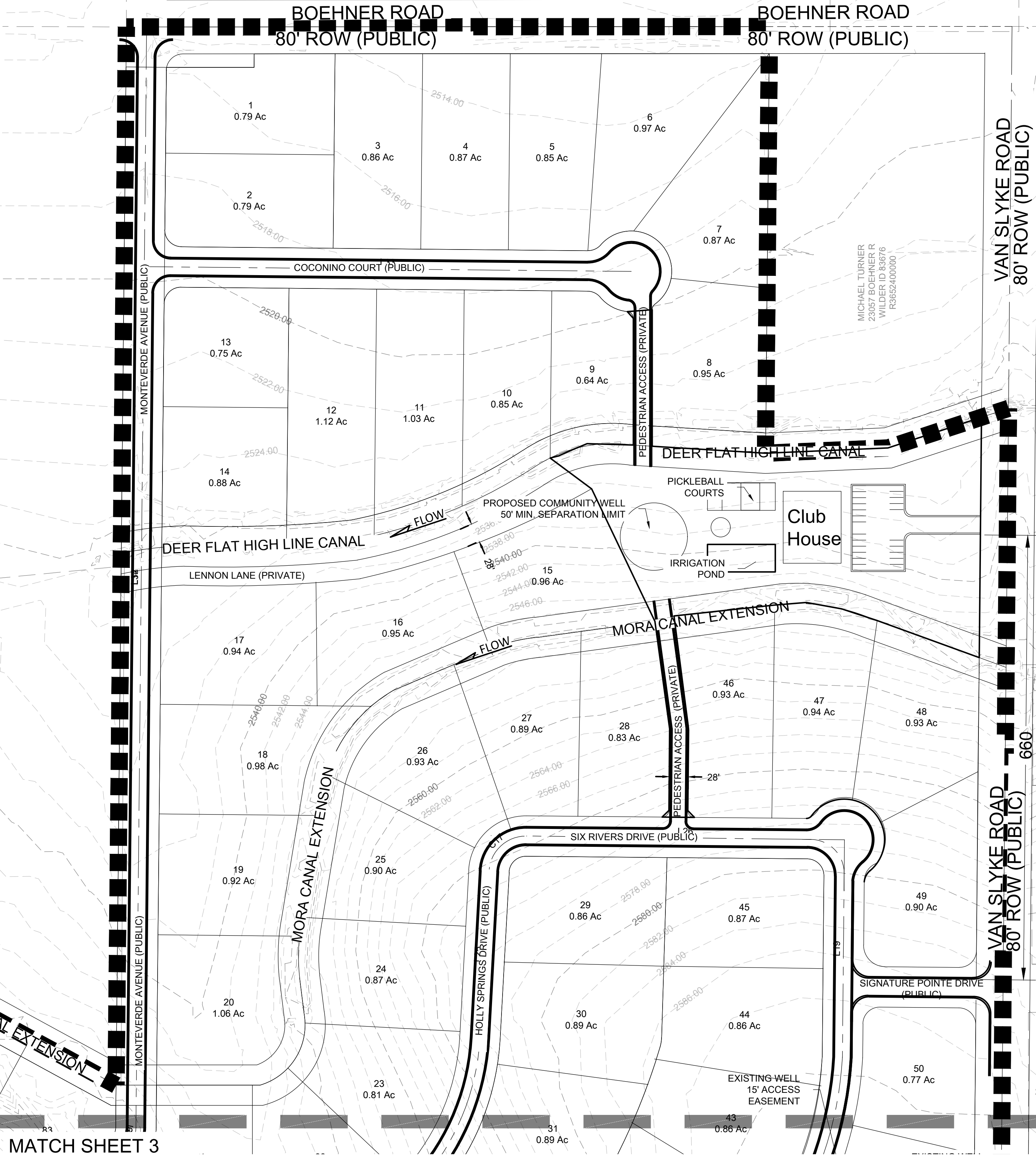
IGNACIO MARTINEZ
18412 VAN SLYKE RD
WILDER ID 83676
R36544010A0

IDAHO GOLF PARTNERS INC
22500 AURA VISTA WAY
CALDWELL ID 83607
R3654410000

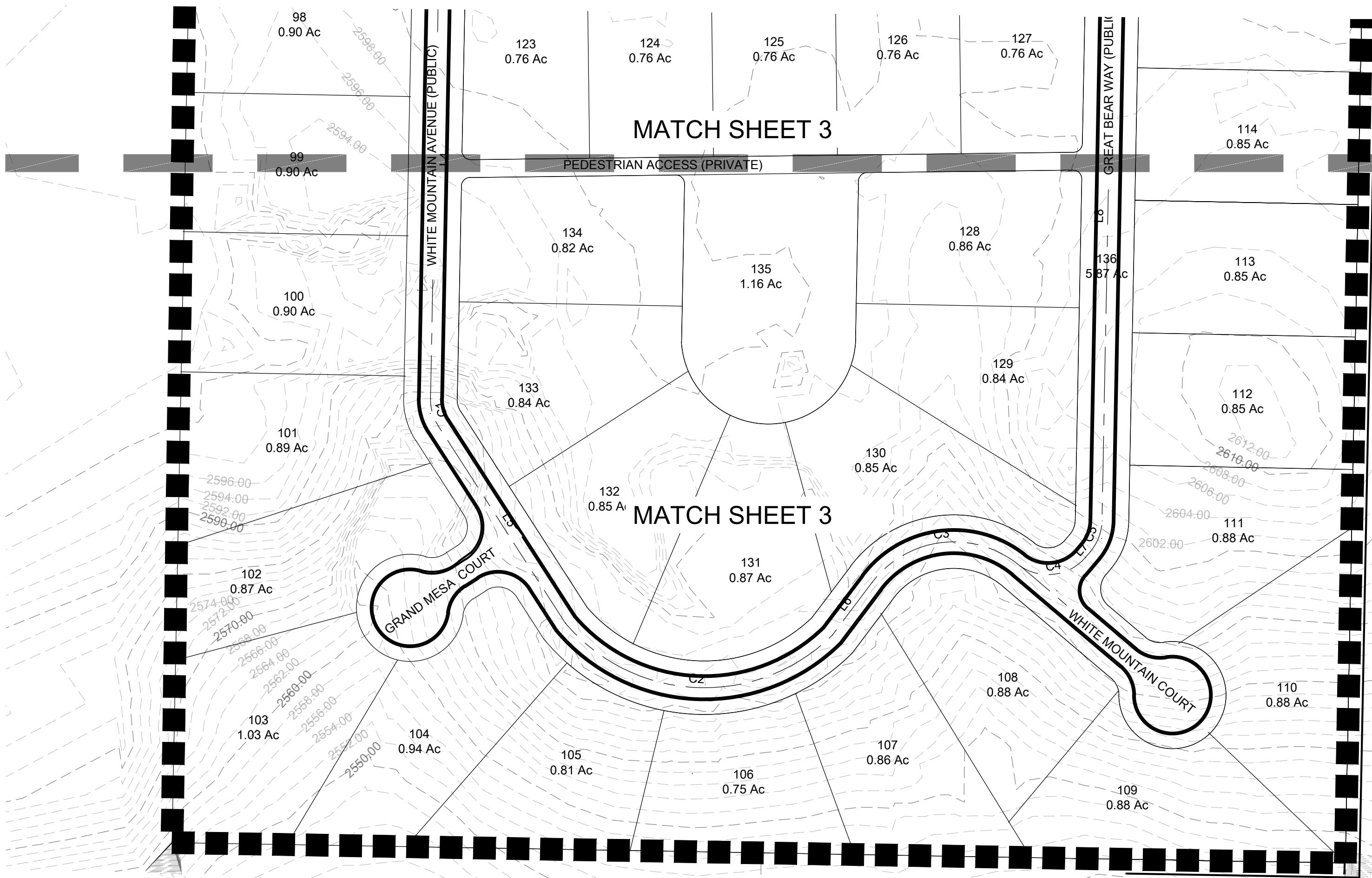
H DAVID CHRISTENSEN LIVING TRUST
18250 VAN SLYKE RD
WILDER ID 83676
R3654450100

HYRUM DAVID CHRISTENSEN
18250 VAN SLYKE RD
WILDER ID 83676
R3654450000

NATASHA MILLER
22951 SIGNATURE POINT LN
WILDER ID 83676
R3654450800



MATCH SHEET 3



VAN SLYKE FARMS INC
P.O. BOX 39
WILDER ID 83676
R3321200000

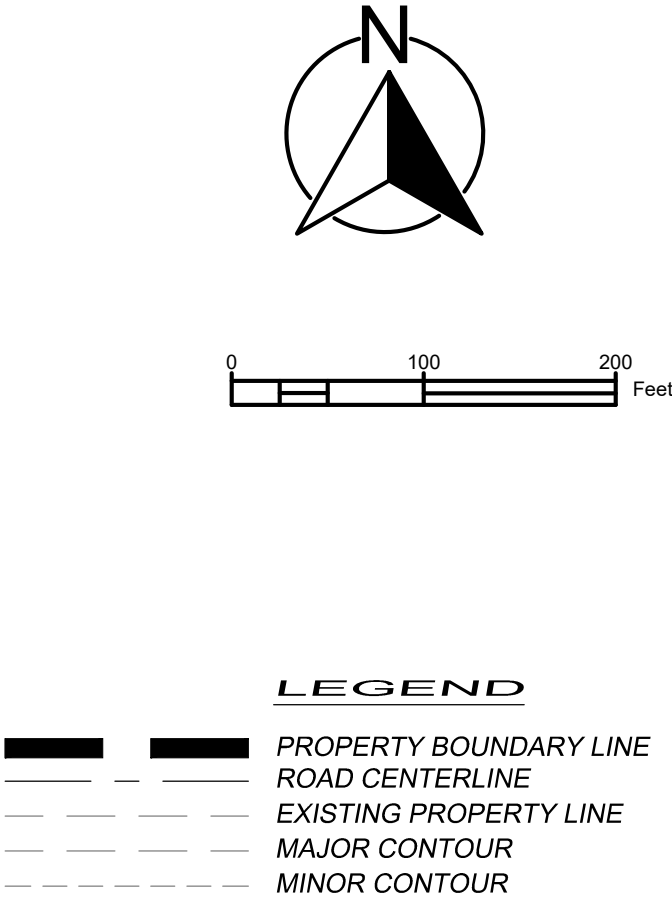
VAN SLYKE FARMS INC
P.O. BOX 39
WILDER ID 83676
R3321100000

WILLIAMSON PROPERTIES LLC
21986 HOSKINS RD
CALDWELL ID 83607
R3320800000

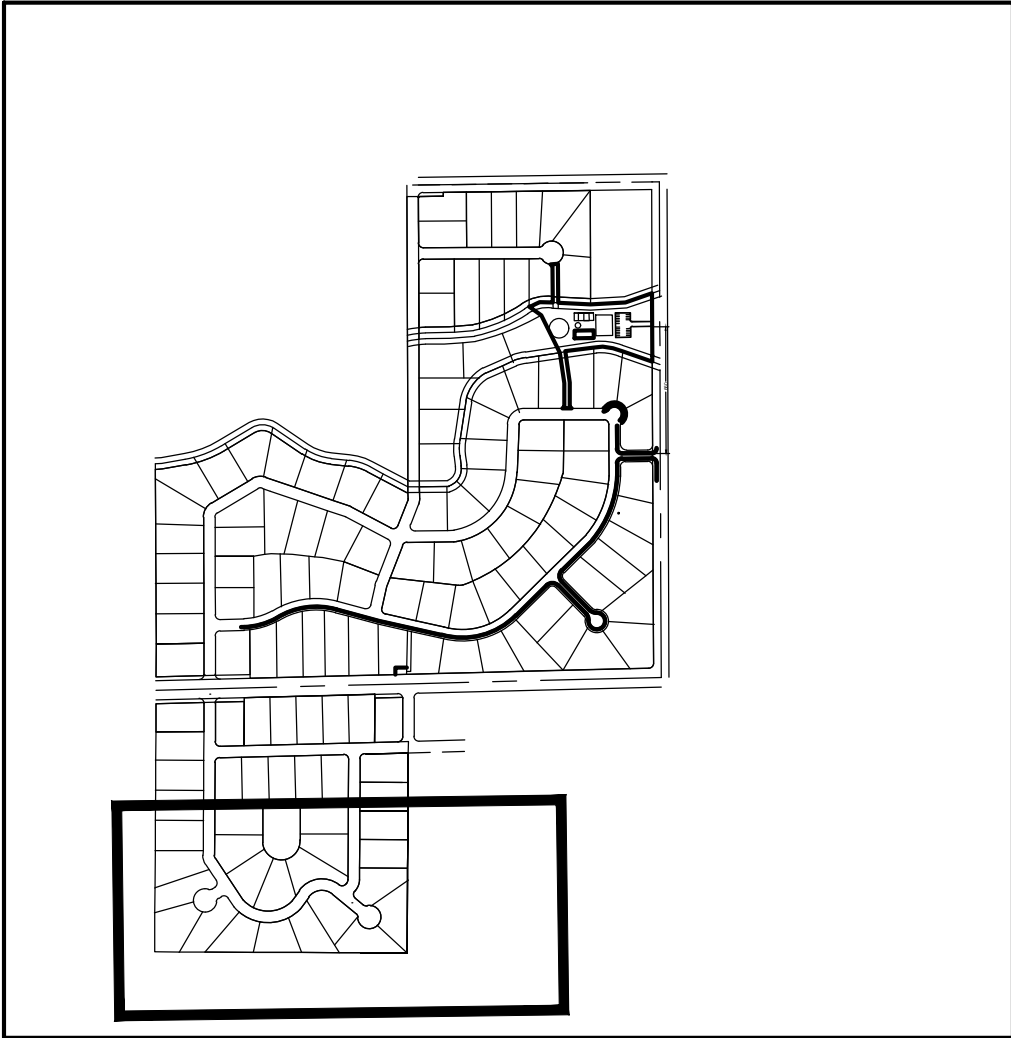
| Line Table: Alignments | | |
|------------------------|----------|------------------|
| Line # | Length | Direction |
| L1 | 330.163 | S01° 06' 09.39"W |
| L2 | 1035.341 | N89° 18' 07.05"E |
| L3 | 330.162 | N01° 05' 57.61"E |
| L4 | 537.519 | S01° 06' 09.39"W |
| L5 | 262.916 | S32° 47' 57.24"E |
| L6 | 73.832 | N37° 00' 07.24"E |
| L7 | 8.302 | N40° 17' 05.16"E |
| L8 | 683.881 | N01° 05' 57.61"E |
| L9 | 894.362 | N00° 35' 05.34"E |
| L10 | 246.206 | N59° 58' 41.60"E |
| L11 | 456.343 | S70° 21' 46.91"E |
| L12 | 298.675 | S61° 24' 18.27"E |
| L13 | 201.020 | N21° 55' 30.72"E |
| L14 | 1633.190 | N00° 33' 31.57"E |
| L27 | 894.362 | N00° 35' 05.34"E |
| L28 | 246.206 | N59° 58' 41.60"E |
| L29 | 456.343 | S70° 21' 46.91"E |
| L30 | 298.675 | S61° 24' 18.27"E |
| L31 | 201.020 | N21° 55' 30.72"E |
| L32 | 1633.190 | N00° 33' 31.57"E |

| Line Table: Alignments | | |
|------------------------|---------|------------------|
| Line # | Length | Direction |
| L15 | 179.434 | N89° 18' 07.05"E |
| L16 | 198.917 | S74° 10' 48.19"E |
| L17 | 365.416 | S76° 29' 26.12"E |
| L18 | 558.277 | N46° 13' 02.51"E |
| L19 | 322.646 | N00° 32' 22.61"E |
| L20 | 164.134 | N13° 25' 09.83"E |
| L21 | 84.328 | N21° 55' 30.72"E |
| L22 | 0.003 | N21° 55' 25.29"E |
| L23 | 174.867 | N21° 55' 30.72"E |
| L24 | 280.736 | N90° 00' 00.00"E |
| L25 | 247.940 | N03° 07' 11.97"E |
| L26 | 471.939 | S89° 19' 18.67"E |
| L33 | 722.813 | S89° 26' 28.43"E |

| Curve Table: Alignments | | | |
|-------------------------|--------|--------|---------|
| Curve # | Radius | Length | Delta |
| C1 | 55.00 | 32.54 | 33.9018 |
| C2 | 203.65 | 336.08 | 94.5531 |
| C3 | 115.00 | 187.23 | 93.2828 |
| C4 | 55.37 | 80.91 | 83.7333 |
| C5 | 55.00 | 37.62 | 39.1854 |
| C6 | 55.00 | 57.01 | 59.3934 |
| C7 | 55.00 | 47.67 | 49.6587 |
| C8 | 55.00 | 8.60 | 8.9580 |
| C9 | 55.00 | 20.51 | 21.3664 |
| C18 | 55.00 | 57.01 | 59.3934 |
| C19 | 55.00 | 47.67 | 49.6587 |
| C20 | 55.00 | 8.60 | 8.9580 |
| C21 | 55.00 | 20.51 | 21.3664 |
| C10 | 356.38 | 170.34 | 27.3862 |
| C11 | 399.74 | 334.29 | 47.9145 |
| C12 | 378.51 | 406.01 | 61.4595 |
| C13 | 545.45 | 354.52 | 37.2405 |
| C14 | 115.00 | 17.07 | 8.5058 |
| C15 | 55.00 | 8.81 | 9.1726 |
| C16 | 353.21 | 479.05 | 77.7074 |
| C17 | 55.00 | 84.05 | 87.5582 |



LEGEND
--- PROPERTY BOUNDARY LINE
--- ROAD CENTERLINE
--- EXISTING PROPERTY LINE
--- MAJOR CONTOUR
--- MINOR CONTOUR



KEY MAP
SCALE: 1" = 1000'



| BORDER SIZE | | DATE | | DESIGNED | | DRAWN | | CHECKED | | APPROVED | |
|-------------|---|------|--|----------|--|-------|--|---------|--|----------|--|
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SITE LAYOUT DRAWING FOR:
TIMBER RIDGE SUBDIVISION
SITE PLAN 3

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT
MEASURE 1" ON 22x34 SHEET
or 1/2" ON 11x17 SHEET, THEN
DRAWING IS NOT TO SCALE
DATE: 24 August 2024
PROJECT: -
SHEET: 4

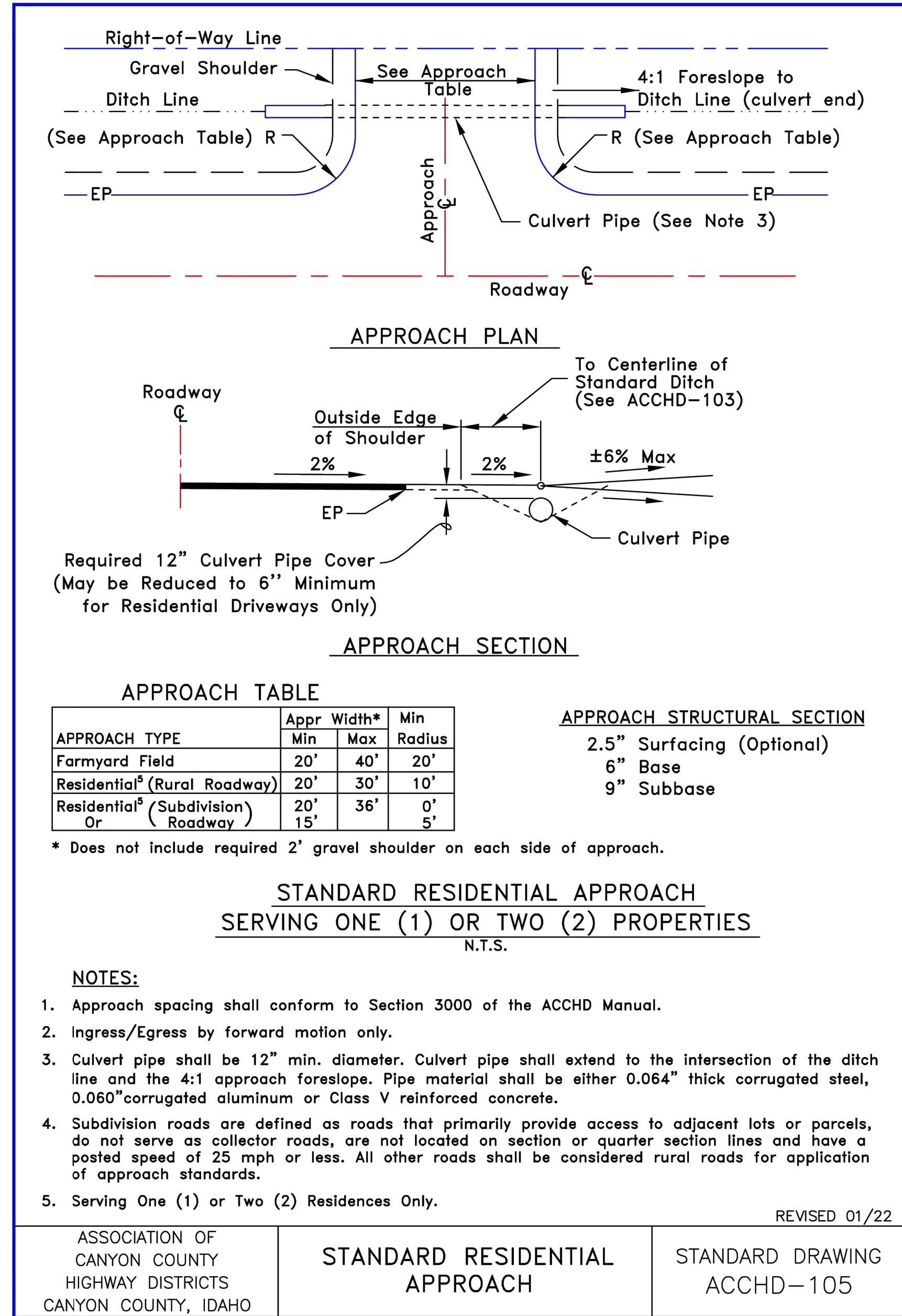
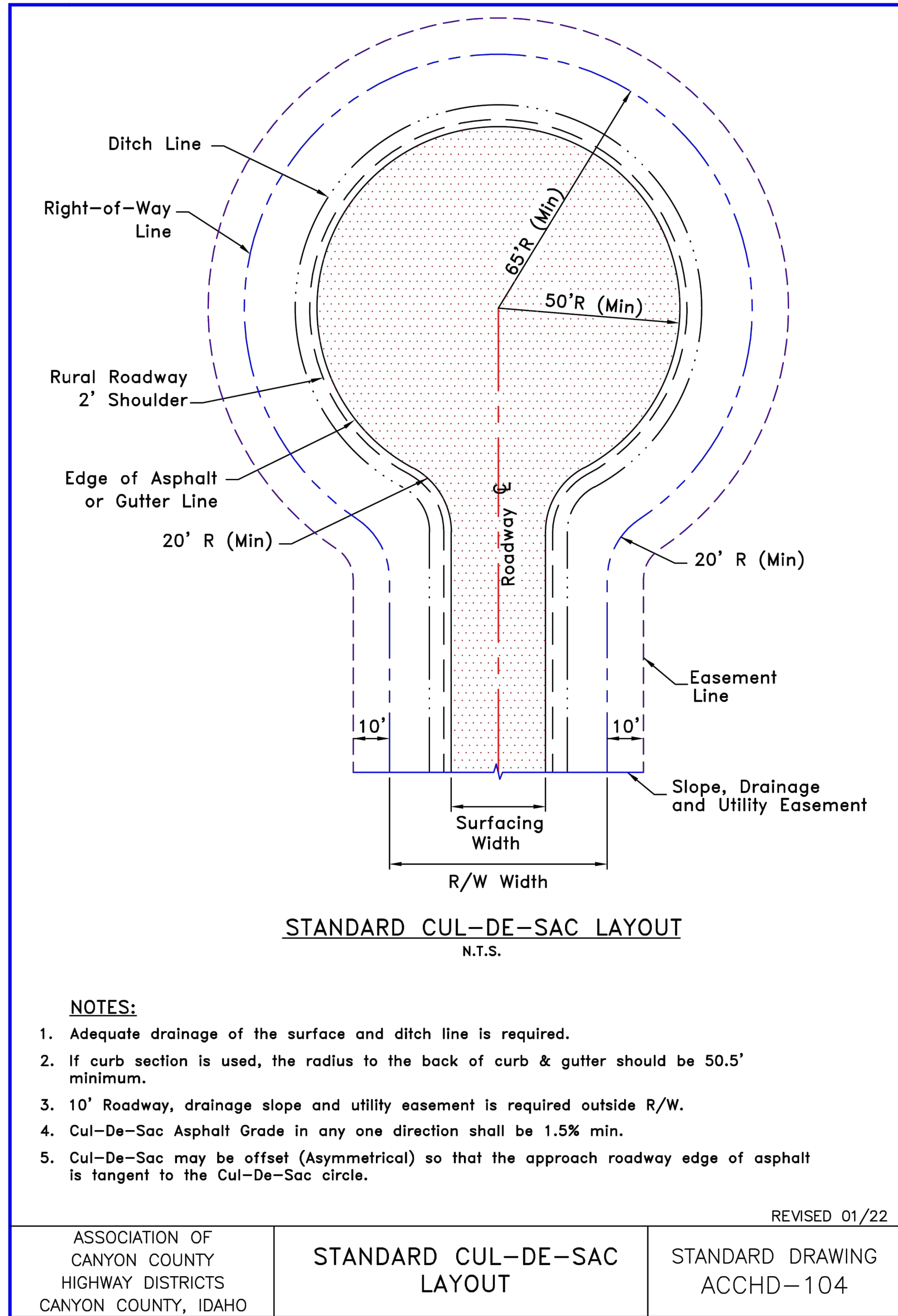
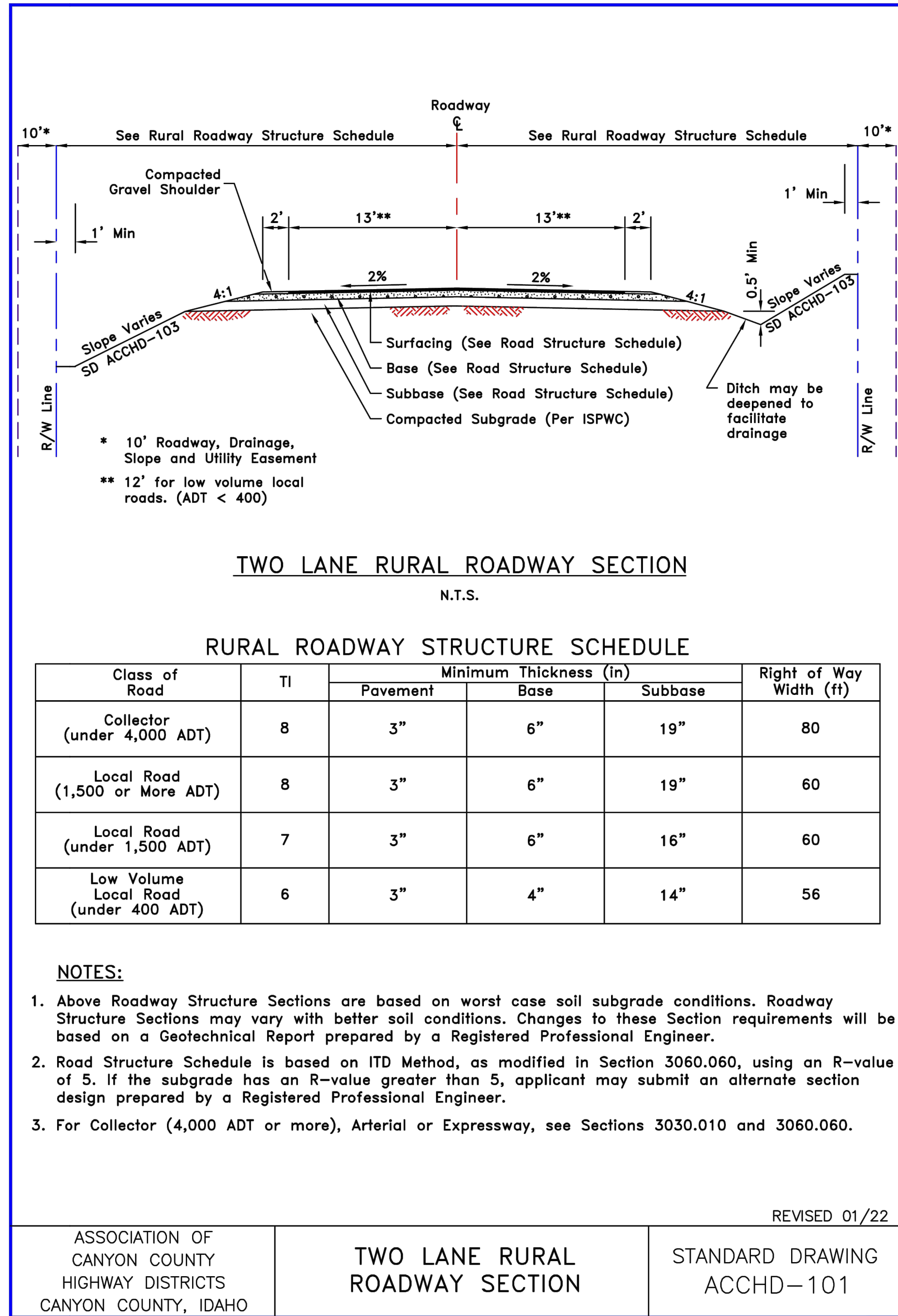


| REVISIONS | NO. | DESCRIPTION | DATE | DESIGNED | DRAWN | CHECKED | APPROVED |
|-----------|-----|-------------|------|----------|-------|---------|----------|
| | | | | | | | |
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| | 8 | | | | | | |

Drawn by: [Signature] 08/24/2024

SITE LAYOUT DRAWING FOR:
TIMBER RIDGE SUBDIVISION
STANDARD DETAILS

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT
MEASURE 1" ON 22x34 SHEET
OR 1/2" ON 11x17 SHEET, THEN
DRAWING IS NOT TO SCALE
DATE: 24 August 2024
PROJECT: -
SHEET: 5



LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

2. **SEWER (Wastewater)** ☐ Individual Septic ☒ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____
* Intending to build a lift station and connect to City of Greenleaf sewer treatment plant.

3. **IRRIGATION WATER PROVIDED VIA:**
☒ Surface ☒ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
☒ Pressurized ☐ Gravity

5. **ACCESS:**
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:** Will be made after approval of preliminary plat.
☒ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** *TBD ☐ Fencing will be provided (Please show location on site plan)
Type: _____ Wrought Iron Fencing anticipated _____ Height: _____ 4' - 6'

8. **STORMWATER:** ☐ Retained on site ☒ Swales ☐ Ponds ☒ Borrow Ditches
☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
_____ Canals: Deer Flat Highline Canal _____ Water Right #63-2806 and #63-3244
_____ Mora Canal Extension Canal

EXHIBIT
A4

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 135 ☐ Commercial _____ ☐ Industrial _____
☒ Common 1 ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☒ Water supply source: Fire Hydrants relying on community wells

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: Clubhouse, Pickleball Courts, Outdoor Picnic Area, Tot Lot

2. DAYS AND HOURS OF OPERATION:

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

Amenities and Clubhouse will be
unmanned and available for residents
to schedule and for HOA events.

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

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

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

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? ~ 20 spaces: With 1 Van Accessible Parking Space

Is there is a loading or unloading area? Not

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** N/A: Intended for residents to adhere to Canyon County Code regarding number, type and care of Animals.

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

N/A

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

N/A

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

N/A

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Neighborhood Meeting

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

| | | |
|--|---|------------------------------|
| Site Address: Corner of Ustick and VanSlyke | Parcel Number: R36523, R365240100, R36525, R33210, R33209 | |
| City: Caldwell | State: ID | ZIP Code: 83607 |
| Notices Mailed Date: 8/4/2024 | Number of Acres: 151.55 | Current Zoning: Agricultural |
| Description of the Request: Comp Plan Ammend., Rezone, Preliminary Plat & Special Use Permit | | |

APPLICANT / REPRESENTATIVE INFORMATION

| | | |
|--|------------|-----------------|
| Contact Name: Brent L Orton | | |
| Company Name: Orton Engineering, LLC | | |
| Current address: 17338 Sunnydale Place | | |
| City: Caldwell | State: ID | ZIP Code: 83607 |
| Phone: (208)350-9422 | Cell: same | Fax: |
| Email: brentorton@ortonengineers.com | | |

MEETING INFORMATION

| | | | |
|------------------------------|--|--|----------|
| DATE OF MEETING: 8/15/2024 | | MEETING LOCATION: West Canyon Elem. 18548 Ustick Rd. | |
| MEETING START TIME: 07:00 pm | | MEETING END TIME: 08:20 pm | |
| ATTENDEES: 37 | | | |
| NAME (PLEASE PRINT) | | SIGNATURE: | ADDRESS: |
| 1. See Attached Sheet | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
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| 20. |

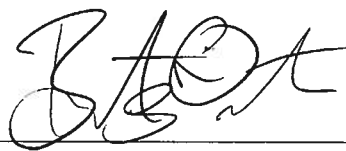
NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Brent L. Orton

APPLICANT/REPRESENTATIVE (Signature):



DATE: 08 / 15 / 2024

Neighborhood Meeting Sign-In Form

Welcome! Please Sign-in!

Project Description: Timber Ridge Subdivision

Date of Meeting: 8/15/2024

Location: West Canyon Elementary School Cafeteria, 19548 Ustick Rd., Caldwell, ID 83607

Neighborhood Meeting Start Time: 7pm

End Time: 8:20pm

Please sign in to allow us to illustrate attendance at the required neighborhood meeting to allow us to satisfy the requirements for city/county code.

| Name | Address | Phone Number |
|-----------------------------|----------------------------------|--------------|
| Terr + Mike Brink | 22961 Signature Pointe Way | 661-212-3289 |
| PATTY + Rick Heley | 22612 Aura Vista Way | 310-809-7591 |
| Margarita + Dan Rodriguez | 22636 Aura Vista Way | 760-402-4375 |
| Randy + Christi Tevlin | 22618 Aura Vista Way | 530-570-3676 |
| David + Cindy Custalder | 22485 Aura Vista Way | 858-518-4339 |
| Rebecca Daulay | 22753 Zephyr Ct | 281-386-9320 |
| Dulayna + Colleen Green | 22958 Signature Pointe | 208-589-4342 |
| Art Johnston | 22794 Zephyr Ct | 541-580-7038 |
| Phyllis Indart | 23441 Ustick Rd | 208-741-1001 |
| Richard Zehr | | |
| Jim + Jackie Marshall | 22359 AVW | 800-833-5685 |
| Dave + Jean Hedger | 22900 Cirrus View Ct | 360-630-0374 |
| Tom McCutcheon | 22957 Signature Pt. Ln | 205-719-6727 |
| Deborah Dillon | | 916-806-6139 |
| Don Schuman | 22362 Aura Vista Way | 208-340-4302 |
| Jeff Kenny Davidson | 22605 | 530-320-4411 |
| Burgin + Kerry Vaughn | 22385 Mistral Ct | 714-746-8836 |
| John + Lynn + Hunter | 22358 Aura Vista Way | |
| Joe Ruben | 18533 Vanshite Rd | 208-590-1230 |
| CHARLES + VICTORIA CAROTHER | 22953 Signature Pointe Ln Winter | 760-682-8522 |
| Linda McCutcheon | 22957 Signature Pointe Ln | 805-714-0508 |
| Kreg Thomsen | 22362 Aura Vista Way | 208-830-3720 |
| Lonny Garrett | | |
| Kelly Christensen | Aura Vista | 208-286-8155 |
| Dave Christensen | | |

CANYON COUNTY LISTING - R36524010, R36523, R36525, R33209, R33210 - 600 feet**August 23, 2024**

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.



| PIN | Owner Name | In Care Of | Address | City, State, Zip |
|------------|---|------------|---------------------------|------------------------|
| 36544109 0 | BROKAW ORVILLE AND LUCILLE TRUST | | 22916 CIRRUS VIEW CT | CALDWELL, ID, 83607 |
| 36544507 0 | CAROTHERS CHARLES SCOTT | | 22953 SIGNATURE POINTE LN | WILDER, ID, 83676 |
| 36546000 0 | CHRISTENSEN H DAVID | | 18250 VAN SLYKE RD | WILDER, ID, 83676 |
| 36524010 0 | CHRISTENSEN H DAVID | | 18250 VAN SLYKE RD | WILDER, ID, 83676 |
| 36523000 0 | CHRISTENSEN H DAVID | | 18250 VAN SLYKE RD | WILDER, ID, 83676 |
| 36544501 0 | CHRISTENSEN H DAVID LIVING TRUST | | 18250 VAN SLYKE RD | WILDER, ID, 83676 |
| 36544501 0 | CHRISTENSEN H DAVID LIVING TRUST | | 18250 VAN SLYKE RD | WILDER, ID, 83676 |
| 36544500 0 | CHRISTENSEN HYRUM DAVID | | 18250 VAN SLYKE RD | WILDER, ID, 83676 |
| 36544502 0 | CHRISTENSEN KELLY A | | 22500 AURA VISTA WAY | CALDWELL, ID, 83607 |
| 36544106 0 | CREWS TERRA M | | 22919 CIRRUS VIEW CT | CALDWELL, ID, 83607 |
| 36544110 0 | DAILY TERESA M | | 22912 CIRRUS VIEW CT | CALDWELL, ID, 83607 |
| 33221120 0 | GARRETT RANCHES PACKING | | 24113 HOMEDALE RD | WILDER, ID, 83676-5807 |
| 36530013 0 | GENTLE WILLIAM R LIVING TRUST | | 23733 BOEHNER RD | WILDER, ID, 83676 |
| 36544108 0 | GLAZIER DANICA CARMEL | | 22920 CIRRUS VIEW CT | CALDWELL, ID, 83605 |
| 36544100 0 | IDAHO GOLF PARTNERS INC | | 22500 AURA VISTA WAY | CALDWELL, ID, 83607 |
| 36544100 0 | IDAHO GOLF PARTNERS INC | | 22500 AURA VISTA WAY | CALDWELL, ID, 83607 |
| 36544100 0 | IDAHO GOLF PARTNERS INC | | 22500 AURA VISTA WAY | CALDWELL, ID, 83607 |
| 36544100 0 | IDAHO GOLF PARTNERS INC | | 22500 AURA VISTA WAY | CALDWELL, ID, 83607 |
| 33210000 0 | INDART PHYLLIS A REVOCABLE TRUST-1993 | | 23441 USTICK RD | WILDER, ID, 83676 |
| 33209000 0 | INDART PHYLLIS A TRUST | | 23441 USTICK RD | WILDER, ID, 83676 |
| 36525000 0 | INDART PHYLLIS A TRUST | | 23441 USTICK RD | WILDER, ID, 83676 |
| 36544010 0 | JORGENSEN JIMMY | | 22971 BOEHNER RD | WILDER, ID, 83676 |
| 33221118 0 | KIMES ERIK C | | 18616 EASTER PEAK AVE | NAMPA, ID, 83687 |
| 36544010A0 | MARTINEZ IGNACIO | | 18412 VAN SLYKE RD | WILDER, ID, 83676 |
| 33221119 0 | MASAR JOSEPH A | | 23602 GARRETT RANCH WAY | WILDER, ID, 83676 |
| 36544506 0 | MCCUTCHEON FAMILY TRUST | | 22957 SIGNATURE POINTE LN | WILDER, ID, 83676 |
| 36544508 0 | MILLER NATASHA | | 22951 SIGNATURE POINT LN | WILDER, ID, 83676 |
| 36522011 0 | RIETEMA FAMILY TRUST | | 23246 BOEHNER RD | WILDER, ID, 83676 |
| 36526000 0 | ROSENCRANTZ ELIZABETH M | | 2823 COLORADO AVE | CALDWELL, ID, 83605 |
| 36522000 0 | RUBENS JOE D | | 18533 VAN SLYKE RD | WILDER, ID, 83676 |
| 36544104 0 | SHIPP FAMILY TRUST | | 22911 CIRRUS VIEW CT | CALDWELL, ID, 83607 |
| 36544503 0 | SKAAR DUWAYNE AND COLLEEN REVOCABLE REAL PROPERTY TRUST | | 22958 SIGNATURE POINTE LN | WILDER, ID, 83676 |
| 36544105 0 | SMITH STEVEN C | | 22915 CIRRUS VIEW CT | CALDWELL, ID, 83607 |
| 36524000 0 | TURNER MICHAEL | | 23057 BOEHNER RD | WILDER, ID, 83676 |
| 36528012 0 | VAN DER HOEK HANS AND KAREN FAMILY TRUST | | PO BOX 240 | OROVADA, NV, 89425 |
| 33211000 0 | VAN SLYKE FARMS INC | | P.O. BOX 39 | WILDER, ID, 83676 |
| 33212000 0 | VAN SLYKE FARMS INC | | P.O. BOX 39 | WILDER, ID, 83676 |
| 36527000 0 | VANDERHOEK HANS | | PO BOX 222 | OROVADA, NV, 89425 |
| 36529000 0 | VANDERHOEK HANS | | PO BOX 222 | OROVADA, NV, 89425 |
| 36515011 0 | VILLAFANA MIGUEL ANJEL | | 26268 USTICK RD | WILDER, ID, 83676 |
| 33224000 0 | WHISPERING PINES DEVELOPMENT LLC | | 6211 CLEVELAND BLVD | CALDWELL, ID, 83607 |
| 36546011 0 | WHITE ROGER | | 22922 BOEHNER RD | WILDER, ID, 83676 |
| 36544107 0 | WHITE STEVEN J | | 22924 CIRRUS VIEW CT | CALDWELL, ID, 83607 |
| 33202000 0 | WILLIAMSON PROPERTIES LLC | | 21986 HOSKINS RD | CALDWELL, ID, 83607 |
| 33208000 0 | WILLIAMSON PROPERTIES LLC | | 21986 HOSKINS RD | CALDWELL, ID, 83607 |



Orton Engineering, LLC
17338 Sunnydale Place
Caldwell, ID 83607
Ph 208 350 9422
brentorton@ortonengineers.com

Neighborhood Meeting Notes for Comprehensive Plan Amendment, Rezone, Preliminary Plat & Special Use Permit

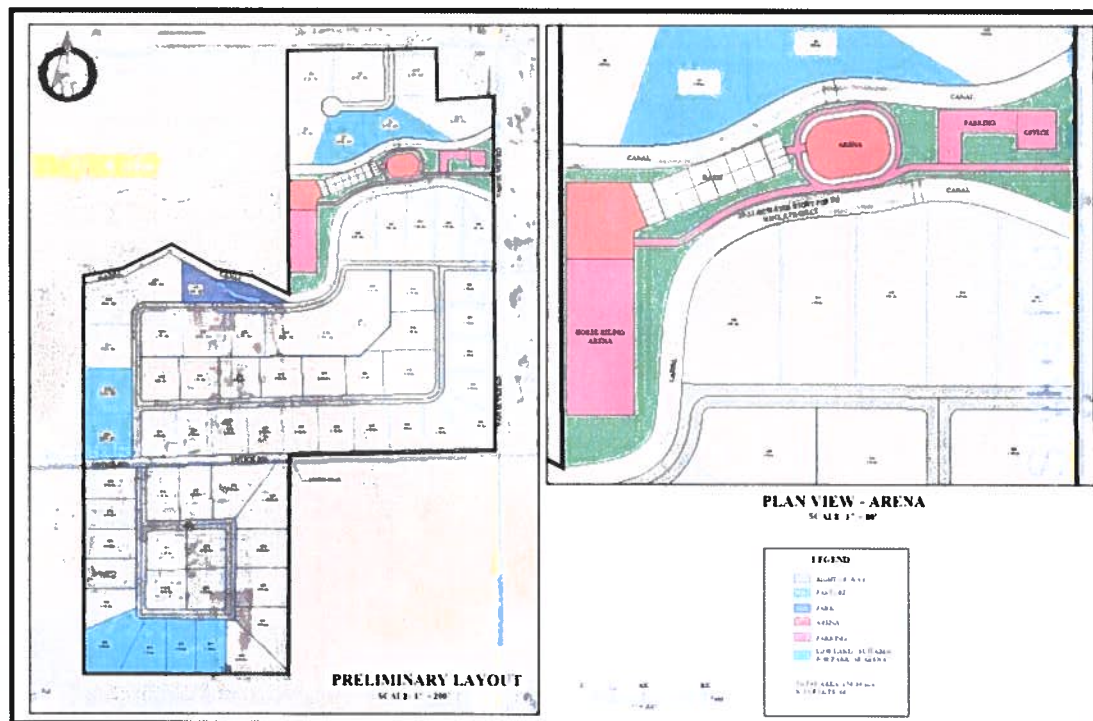
Timber Ridge Subdivision
near Van Slyke & Ustick Road
Caldwell Idaho, 83607

Regarding: *Comprehensive Plan Amendment, Rezone and Preliminary Plat for a Proposed Subdivision - Timber Ridge, and Special Use Permit - at the northwest corner of Van Slyke and Ustick Road.*

Dear Friends:

We represent the developer of the proposed Timber Ridge Subdivision, and we are excited to share with you the current and updated layout and amenities of this project. The special features and highlights of this 154.34 acre subdivision include larger 1.5 to 2.88 acre lots with several view lots available, a community stable, and riding arena. We believe this project will add additional value to the surrounding area, allow other individuals and families to enjoy living in the country setting and add beauty to this part of Canyon County.

We are still in the process of refining the preliminary plat but below is the current preliminary layout for this project. Some adjustments may be made as we meet with the Highway District, Southwest District Health and other entities to define exact locations for approaches onto Van Slyke and Ustick Road and plan for water and sewer. We will also be pursuing a special use permit for horse related activities at the arena and a possibility of veterinary services.



As part of the process for applying for a Preliminary Plat and Special Use Permit and revising our past application for a Comprehensive Plan Amendment and Rezone, we will be holding a neighborhood meeting. The neighborhood meeting is a great opportunity to speak with the owner and development team directly. These meetings are a prerequisite to making an application to Canyon County for these land-use actions. We hold these meetings in an open house format in hope to give each person a chance to ask questions and express concerns and ideas.

We typically include notes, comments, and concerns from neighborhood meetings in the project application. We're eager to show off the project, share with our neighbors, and hear from you. We will be making an application soon after the neighborhood meeting. If you are within 300 feet of the project boundaries, the Idaho Land Use Planning Act requires that you receive a public notice to your property address of record notifying you of the public hearing dates before the Planning and Zoning Hearing Examiner or Commission, and again before the Canyon County Commissioners - so watch for these in the near future.

If you can't make the meeting or just want information sooner, please feel free to reach out to Orton Engineering, LLC at (208)350-9422.

The Neighborhood Meeting will be held on:

Date: Thursday, August 15th, 2024

Time: 7:00 pm to 8:00 pm

**Location: West Canyon Elementary School Gymnasium,
19548 Ustick Rd, Caldwell, ID 83607**

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Orton', with a stylized flourish at the end.

Brent L. Orton, PE, MSCE

Orton Engineering, LLC
(208)350-9422

brentorton@ortonengineers.com



Orton Engineering, LLC
17338 Sunnydale Place
Caldwell, ID 83607
Ph 208 350 9422
brentorton@ortonengineers.com

Neighborhood Meeting Notes for Comprehensive Plan Amendment, Rezone, Preliminary Plat & Special Use Permit

Timber Ridge Subdivision
near Van Slyke & Ustick Road
Caldwell Idaho, 83607

Engineering Narrative

8/15/2024: Engineering Talking Points for the Neighborhood Meeting

Welcome to the Neighborhood Meeting for Timber Ridge Subdivision!

- We want you to be heard.
 - o Please consider filling out a comment card.
 - o There will be project representatives ready to hear your concerns and ideas and answer questions individually.
- What is happening with this project?
 - o Advice of County, concerns at the time of the original application – Application elements and what has changed.
 - o There are a number of elements to the application as indicated in the meeting notice:
 - Rezone, Comp Plan Amendment, Subdivision/Preliminary Plat, Conditional Use Permit.
 - Rezoning –
 - This is an action that asks the land-use jurisdiction to change the zone of the property
 - The original application asked for what Canyon County calls a rezone or unconditional rezone.
 - The proposed modification to our application seeks to change this to what Canyon County refers to as a Conditional Rezone – a rezone including a development agreement.
 - o This is beneficial for spelling out the conditions that the developer agrees to fulfill as well as enumerating the what is contemplated and permitted in the application.
 - Subdivision/Preliminary Plat –
 - This is an action that allows the division of land into individual lots served by organized infrastructure.
 - The original application called for 0.67 Acre Lots.
 - o Over the course of the last two years, County Staff have provided recommendations and advice about ways to improve the application including larger lots.
 - o The concept plan shared in the neighborhood meeting letter calls for 1.5 to 2.8 Acre Lots with an average lot size (including consideration of the common areas) over 2 acres (1.8 Ac Avg excluding Common Areas).

- Because of the high nitrate area, we are interested in bringing sewer from Greenleaf for septic. In order to make that feasible, **We anticipate having to increase the density to make the plan work. We need to increase the number of lots to 135 lots to make it feasible to bring sewer.**
- Since we just completed the feasibility study today, we do not have the current layout available for review. However we will send a follow up letter with the preliminary layout when it is ready for your review.
- For reference, the Timberstone lot sizes are as follows:
 - Approximately 0.4 DUA Gross Density
 - Average Lot Size 0.65 Ac = 28,532 ft²
- **Comprehensive Plan Amendment.**
 - This action asks the land-use jurisdiction to alter the future land use map in the comprehensive plan to align with the desired use.
 - State Statute requires an application to be governed by the comprehensive plan in place at the time of application.
 - This would identify this area as Residential instead of agriculture.
- **Conditional Use Permit**
 - A conditional use permit (Called by some agencies, a special use permit) authorizes uses with instance specific conditions.
 - In this case, horse related amenities are in consideration.
 - This alone would not be expected to require a conditional use permit.
 - The owner group is aware of other horse amenities that have ceased.
 - These appear to have failed because of the financial, maintenance, or time burden on the residents of the subdivision.
 - A conditional use permit is desired here to allow events to be part of the horse use and potentially veterinary services, both of which require a conditional use permit.
 - Ideas for what these events could include:
 - Horse Mountaineering Training
 - Possible roping competitions
 - Horse shows
 - Events for youth
 - 4H Events
 - Subdivision Events
 - Our intent here is to provide the amenity while enabling the horse related amenities to produce enough profit to be self-sustaining.
 - These appear to satisfy the code requirements.
- **We have received a communication from Canyon County with extremely aggressive timelines by which we must submit our revised application.**
- **Our feasibility work is still in process.**
 - **We are very interested a central sewer system**
 - (lift station and force main to Greenleaf)
 - **Timberstone utilizes a privately owned central water system.**
 - We are interested in using community well as well and if pursued, we may connect a new source to Timberstone's wells to provide backup and redundancy for these wells regulated under the Safe Drinking Water Act and Idaho Department of Environmental Quality. This is still to be determined.
 - *Brent will explain how these systems work.*



Orton Engineering, LLC
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brentorton@ortonengineers.com

Neighborhood Meeting Notes for Comprehensive Plan Amendment, Rezone, Preliminary Plat & Special Use Permit

Timber Ridge Subdivision
near Van Slyke & Ustick Road
Caldwell Idaho, 83607

- **IMPORTANT:**
 - **Accomplishing the desired central sewer and water systems and Amenities may require**
 - more lots (smaller lots), or
 - larger lots and
 - a reduction in amenities or
 - abandonment of central services. These are desirable for the area because of the nitrate priority area.
 - Expect to have to bring the lots just under 1 acre to make the amenities and central services pencil out.
 - (then why are we presenting this now – because of our imposed deadline by Canyon County to push our application forward).
 - The owner desires to maintain the lots at around 1 acre as we sort through these feasibility questions.
- **What is the average lot size in Timberstone?**
- **Why this land?**
 - The owners are multi-generational farmers. This is high land with limited water rights and poor access to water and difficult to keep productive.
 - The 73-acre parcel has 21 acres worth of water rights. About 30 acres of this property is unprofitable enough that it is often planted only to prevent erosion or dust blow-off and not harvestable.
 - The East short 80 acres was a feed lot that never had irrigation water rights.
 - Most of this property is agriculturally non-viable (unless it were returned to production as a feed lot).
 - The Property to the South is already conditionally rezoned for residential development (and the owners are coordinating to make a harmonious theme and increase the feasibility of central services)
- **Well construction and how we protect the wells of others.**

8/15/2024:

Feedback from the Neighborhood Meeting:

Concerns of the citizens:

- **No Horses, No Areana, No Events** - Expressed concern that there is not enough parking area for horses and horse trailers and they most likely will be parking on the streets for events. Rodeo events also are often loud bring alcohol and neighbors were concerned about that.
- **Strong request from neighbors to remove the Horse/Areana/Vet amenities and therefore the conditional use permit from the application. Client will comply and remove horse amenities, conditional use permit and special use permit.**
- **Water – concern over aquafer capacity and contamination of wells.** Orton Engineering shared information on well construction and the benefit of using mud rotary with full depth seals and how community wells are permitted by IDWR and regulated by the DEQ and benefits of using community wells over individual wells on each property from a diversion rate standpoint. Orton Engineering also spoke to the adequacy of the aquifer and recommendation to utilize a hydrogeologist in monitoring the well construction.
- **Traffic – concerns of traffic congestion on Ustick Road.** Orton Engineering shared information on traffic mitigation and how it is done. This project will be dedicating the required Right of Way on Ustick and Van Slyke and work with the Highway district on Traffic Mitigation (Nearly 10 acres). Orton Engineering also shared information about how the project has limited access on Ustick Road and Van Slyke. The owner instructed Orton Engineering to revise the layout to include a road over the canals where it is tiled to allow access for residents to exit on Boehner Rd. if north bound to help reduce the amount of traffic on Ustick.
- **Concerns that the layout presented was not the final Preliminary Plat Layout.** Orton Engineering, LLC let neighbors know where the project was at and that the feasibility of extending the sewer from Greenleaf indicated that density would need to change to 135 lots to make it feasible and would change the lots size to roughly 0.75 to 1.5 acre. Orton Engineering committed to share an updated layout of the Preliminary Plat when it was ready for submittal so neighbors could see the final layout. The original application was for an R-2 zone designation. The owner is continuing to seek that proposed zoning as a conditional rezone with a development agreement and will commit in the development agreement to an average lot size of .82 acres or more.

Suggestions from citizens:

- **Irrigation Pond:** One resident gave the suggestion to consider adding an irrigation pond to increase available capacity. The owner felt this was a valuable suggestion. An irrigation pond is intended to be used to facilitate the combined used of surface water and well water irrigation rights.
- **For Amenities-** neighbors recommended Pickleball courts, Club House for gatherings, Playground or Tot Lot, walking paths to complement the golf course at Timberstone. The owner felt this was a great idea and would be much easier to maintain than a horse facility.
- **Several neighbors requested to keep Lots smaller than 1 acre.** Several neighbors expressed that they didn't want farm animals, but would like to see more of what is required by the HOA at Timberstone regarding animals. Applauded plan to keep lots under 1 acre to discourage cows and pasture animals. **A few of the neighbors requested to keep lots large at 2- 5 acre to keep rural.** The difficulty of the larger lots eliminates the feasibility of paying to bring lift station and sewer from Greenleaf or building another type of community septic system and would mean individual well and septic in a high nitrate priority area. The owner would like to keep the lots just under 1 acre.

| We Want to Hear from You on this Proj 1 | |
|--|---|
| Compliments? | Clear presentation Could not hear the discussion |
| Concerns? | Keep the size of lots to 2 acres - Less congestion |
| Questions? | Will our opinion matter? |
| Position: Timberstone Resident | <input type="checkbox"/> I am in Support of this Project <input type="checkbox"/> I do NOT support this Project <input checked="" type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions. | Name: Jean Hedger Email: jean.hedger1@gmail.com Phone: 360-638-0576 |

| We Want to Hear from You on this Project! | |
|--|--|
| Compliments? | Like the idea of LOW DENSITY Development, upscale properties |
| Concerns? | Will Timber Ridge be using the same aquifer as Timber Stone? Enough capacity for both? |
| Questions? | Will the canals satisfy <u>all</u> of the irrigation needs? Would a supplemental pond (~20000 Acres) help to augment irrigation? |
| Position: | <input type="checkbox"/> I am in Support of this Project <input type="checkbox"/> I do NOT support this Project <input type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions. | Name: Dave Hedger Email: dhedger44@gmail.com Phone: 360-630-0374 |

| | |
|--|---|
| Concerns? | |
| Questions? | |
| Position: | <input type="checkbox"/> I am in Support of this Project <input type="checkbox"/> I do NOT support this Project <input checked="" type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions. | Name: Art Johnson Email: Phone: 541-580-7038 |

| We Want to Hear from You on this Project! | |
|--|--|
| Compliments? | |
| Concerns? | Signature Pointe Lane have individual wells - We are not connected to Timberstone. How will these 2 big community wells effect us? |
| Questions? | |
| Position: | <input type="checkbox"/> I am in Support of this Project <input type="checkbox"/> I do NOT support this Project <input type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions. | Name: Michael + Terri Brink Email: bustinloose@a4.net Phone: 661 212 3289 |

| We Want to Hear from You on this Project! | |
|--|---|
| Compliments? CONCERN | IT WILL MAKE IT VERY DIFFICULT FOR US TO GET IN + OUT OF SIGNATURE POINTE LN. WHERE WE LIVE |
| Concerns? | THEY WERE NOT PREPARED FOR THIS COMMUNITY MTG. THE BEARDS SHOW A PLAN THAT IS ALREADY OUTDATED. CURRENT PLAN IS <u>NOT</u> WHAT WAS SHOWN |
| Questions? | DO NOT WANT HORSES - WILL IMPACT STREET OVERFLOW PARKING ISSUES. |
| Position: | <input type="checkbox"/> I am in Support of this Project <input checked="" type="checkbox"/> I do NOT support this Project <input type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions. | Name: Victoria VICTORIA CAROTHERS Email: vcarothers9@gmail.com Phone: 760-846-0996 |

| | |
|---|--|
| Compliments? | |
| Concerns? | 13 tick needs work, cars speeding, narrow, no traffic signs etc. |
| Questions? | Where is water coming from as we already are restricted to every other day. |
| Position: | <input type="checkbox"/> I am in Support of this Project <input checked="" type="checkbox"/> I do NOT support this Project <input checked="" type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions | Name: PATRICIA Amelino Email: p9amelino@yahoo.com Phone: 214 900 7000 |

| We Want to Hear from You on this Project! | |
|--|---|
| Compliments? | |
| Concerns? | Traffic concerns. |
| Questions? | |
| Position: | <input type="checkbox"/> I am in Support of this Project <input checked="" type="checkbox"/> I do NOT support this Project <input type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions. | Name: Becky Darley Email: beekyjdarley@gmail.com Phone: |

| We Want to Hear from You on this Project! | |
|--|---|
| Compliments? | |
| Concerns? | roads - Ustick |
| Questions? | Signs on U-stick 4-way Stop |
| Position: | <input type="checkbox"/> I am in Support of this Project <input type="checkbox"/> I do NOT support this Project <input checked="" type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions. | Name: Virginia Vaughn Email: Phone: 714-746-8836 |

when is hearing

| We Want to Hear from You on this Project! | |
|--|---|
| Compliments? | Good concept, poor process, not thought out |
| Concerns? | If it happens, only 5 acre lots. Keep the area rural. No infringing on neighboring water. We have enough issues as it. |
| Questions? | Keep the small town feel. Do not burden Wilder or Homedale. No increase in conveniences like shopping, etc. |
| Position: | <input type="checkbox"/> I am in Support of this Project <input checked="" type="checkbox"/> I do NOT support this Project <input type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions. | Name: |

| We Want to Hear from You on this Project! | |
|--|---|
| Compliments? | |
| Concerns? | I don't think you have a large enough market of horse people who will be able to afford equal type (value) as Timberstone homes. |
| Questions? | |
| Position: | <input type="checkbox"/> I am in Support of this Project <input checked="" type="checkbox"/> I do NOT support this Project <input type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions. | Name: Kreg Thomson Email: Kreg44@hotmail.com Phone: |

| We Want to Hear from You on this Project! | |
|--|---|
| Compliments? | Explanation was good. |
| Concerns? | Density & Traffic |
| Questions? | |
| Position: | <input checked="" type="checkbox"/> I am in Support of this Project <input type="checkbox"/> I do NOT support this Project <input type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions. | Name: Lori Schram Email: Lori.Schram@hotmail.com Phone: 208-340-4302 |

| we want to Hear from You on this Project! | |
|---|--|
| Compliments? | I am in support of our <u>Canyon</u> <u>County</u> and state |
| Concerns? | Thanks for Trying so hard to make this idea + project |
| Questions? | Successful <u>Band Impact</u> |
| Position: | <input type="checkbox"/> I am in Support of this Project <input type="checkbox"/> I do NOT support this Project <input type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions | Name: Joe Rubens Email: Phone: 208-555-1234 |

| We want to Hear from You on this Project! | |
|--|---|
| Compliments? | |
| Concerns? | Water, traffic, Quality of life. → Noise. Don't do the horses. |
| Questions? | no farm animals - just do doing work — |
| Position: | <input type="checkbox"/> I am in Support of this Project <input checked="" type="checkbox"/> I do NOT support this Project <input type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions. | Name: David Jones Email: jill_kenny@outlook.com Phone: 530.320.4411 |

have a mic -
we can all
hear questions
& sometimes
not answer

| We Want to Hear from You on this Project! | |
|--|---|
| Compliments? | |
| Concerns? | Traffic |
| Questions? | will Astick Road be widened with lower speed limits & more stop signs |
| Position: | <input type="checkbox"/> I am in Support of this Project <input type="checkbox"/> I do NOT support this Project <input checked="" type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to your questions. | Name: Deborah Dillon Email: deborah@vnt.cc Phone: 916-806-6139 |

| We Want to Hear from You on this Project! | |
|---|---|
| Compliments? | |
| Concerns? | How many lots? 134 Traffic!!! |
| Questions? | Time Gravel? 5yrs No Horses |
| Position: | <input type="checkbox"/> I am in Support of this Project <input checked="" type="checkbox"/> I do NOT support this Project <input type="checkbox"/> Undecided on my Position about this project |
| Contact Information so we can respond to | Name: Email: |

AGENCY ACKNOWLEDGEMENT



AGENCY ACKNOWLEDGMENT

Date: August 19, 2024

Timber Ridge Subdivision

Applicant: Brent L Orton, Orton Engineering, LLC representing H. David Christensen & Phyllis Indart

Parcel Number: ~~R36524010~~ ^{B20 10 Jan 2025} R36523, R36525, R33209, R33210

Site Address: Northwest corner of Van Slyke and Ustick Road, and additional parcel south of Ustick Rd.

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

* Predevelopment meeting held on Aug. 2, 2024, Pd. \$100

☒ Applicant submitted/met for informal review.

Date: 08/19/2024 Signed:

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

Fire District:

District: Homedale Fire (S. of Ustick)/ Wilder Fire (N. of Ustick)

☐ Applicant submitted/met for informal review.

Date: 8/20/2024 Signed:

Shirley Perry
Authorized Homedale Fire District Representative
(This signature does not guarantee project or permit approval)

Date: 6/20/2024 Signed:

Shirley Perry
Authorized Wilder Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☐ Applicant submitted/met for informal review. District: Golden Gate Highway District No. 3

Date: 08/22/2024 Signed:

Bob Wetters
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Wilder Irrigation District

☐ Applicant submitted/met for informal review.

Date: 9/20/24 Signed:

Tom Haverman
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: City of Greenleaf

☒ Applicant submitted/met for informal review.

Date: 21 Aug 2024 Signed:

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

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Debbie Root

From: Brent Orton <brentorton@ortonengineers.com>
Sent: Thursday, March 6, 2025 10:41 PM
To: Debbie Root; Niki Benyakhlef
Cc: David Christensen
Subject: Re: [External] Christensen/Indart

Hello Debbie and Niki,

We are getting back to you on the Christensen/Indart Subdivision - Timber Ridge.

There are 135 buildable lots proposed.

At the ITE, Trip Generation 9th Edition Rate of 9.52 trips/day per ITE, for single-family detached housing we estimate an ADT: 1,285.2 Trips per day.

We know that for this many trips, we will need to complete an official Traffic Study and submit it with the Preliminary Plat Application.

For Distribution we did traffic counts on 2/24/2025 during peak hour 4pm - 6pm on the Intersection of Van Slyke and Ustick Road, as well as on an existing example subdivision - Timberstone Subdivision, that is just East of the proposed Timber Ridge Subdivision.

Our percentages showed the following distributions:

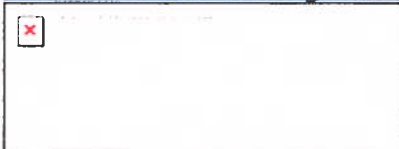
Traffic Counts

| Direction | Straight | Left | Right | Total Trips on Ustick |
|---------------------|----------|------|-------|-----------------------|
| Eastbound on Ustick | 91 | 4 | 0 | 257 |
| Westbound on Ustick | 144 | 3 | 15 | |

| Direction | Straight | Left | Right | Total Trips on Van Slyke |
|-------------------------|----------|------|-------|--------------------------|
| Northbound on Van Slyke | 8 | 0 | 2 | 39 |
| Southbound on Van Slyke | 16 | 11 | 2 | |

Please let us know if you need anything else!

Brent L. Orton, PE
(208)350-9422
brentorton@ortonengineers.com



On Mon, Feb 10, 2025 at 7:19 PM <brentorton@ortonengineers.com> wrote:

Nice to meet you Josh!

EXHIBIT B
Supplemental Documents

R33209

PARCEL INFORMATION REPORT

7/17/2025 9:15:42 AM

PARCEL NUMBER: R33209

OWNER NAME: INDART PHYLLIS A TRUST

CO-OWNER:

MAILING ADDRESS: 23441 USTICK RD WILDER ID 83676

SITE ADDRESS: 0 USTICK RD

TAX CODE: 0770000

TWP: 3N RNG: 4W SEC: 06 QUARTER: NE

ACRES: 41.21

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: GOLDEN-GATE HWY #3

FIRE DISTRICT: HOMEDALE FIRE

SCHOOL DISTRICT: HOMEDALE SCHOOL DIST #370

IMPACT AREA: GREENLEAF

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG

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

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0225F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: MINOR ARTERIAL

INSTRUMENT NO. : 9318914

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 06-3N-4W NE LOT 2 LESS TAX 2

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

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

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

**EXHIBIT
B1**

R33210

PARCEL INFORMATION REPORT

7/17/2025 9:17:11 AM

PARCEL NUMBER: R33210

OWNER NAME: INDART PHYLLIS A REVOCABLE TRUST-1993

CO-OWNER:

MAILING ADDRESS: 23441 USTICK RD WILDER ID 83676

SITE ADDRESS: 23441 USTICK RD

TAX CODE: 0770000

TWP: 3N RNG: 4W SEC: 06 QUARTER: NE

ACRES: 0.50

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: GOLDEN-GATE HWY #3

FIRE DISTRICT: HOMEDALE FIRE

SCHOOL DISTRICT: HOMEDALE SCHOOL DIST #370

IMPACT AREA: GREENLEAF

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG

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

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0225F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: MINOR ARTERIAL

INSTRUMENT NO. : 2008008796

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 06-3N-4W NE TAX 2 IN LOT 2

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

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

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

R36525

PARCEL INFORMATION REPORT

7/17/2025 9:15:26 AM

PARCEL NUMBER: R36525

OWNER NAME: INDART PHYLLIS A TRUST

CO-OWNER:

MAILING ADDRESS: 23441 USTICK RD WILDER ID 83676

SITE ADDRESS: 23422 USTICK RD

TAX CODE: 0680000

TWP: 4N RNG: 4W SEC: 31 QUARTER: SE

ACRES: 36.79

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: GOLDEN-GATE HWY #3

FIRE DISTRICT: WILDER FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139

IMPACT AREA: GREENLEAF

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG

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

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0225F

WETLAND: Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: MINOR ARTERIAL

INSTRUMENT NO. : 9318914

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 31-4N-4W SE W1/2 OF SE1/4 S OF MORA CANAL

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.
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THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

R36523

PARCEL INFORMATION REPORT

7/17/2025 9:14:54 AM

PARCEL NUMBER: R36523

OWNER NAME: CHRISTENSEN H DAVID

CO-OWNER: CHRISTENSEN SANDRA J

MAILING ADDRESS: 18250 VAN SLYKE RD WILDER ID 83676

SITE ADDRESS: 0 VAN SLYKE RD

TAX CODE: 0680000

TWP: 4N RNG: 4W SEC: 31 QUARTER: SE

ACRES: 73.06

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: GOLDEN-GATE HWY #3

FIRE DISTRICT: WILDER FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139

IMPACT AREA: GREENLEAF

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG

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

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0225F

WETLAND: Riverine \ Riverine \ Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: MINOR ARTERIAL

INSTRUMENT NO. : 2015036340

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 31-4N-4W SE E 1/2 SE 1S TX 4

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.
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THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

IMAGES WERE FLOWN IN THE FALL OF 2020.

ORCHARD VIEW

Christensen Small Air Photo 1 Mile

Boehner Rd

SUMMERWIND AT ORCHARD HILLS PHASE 1

HIGHPOINTE ESTATES

Aura Vista Way

Cirrus View Ct

Ustick Rd

Van Slyke Rd

GARRETT RANCH RIDGE

AP Rd

Everrose Rd



City_Limits



Wetlands

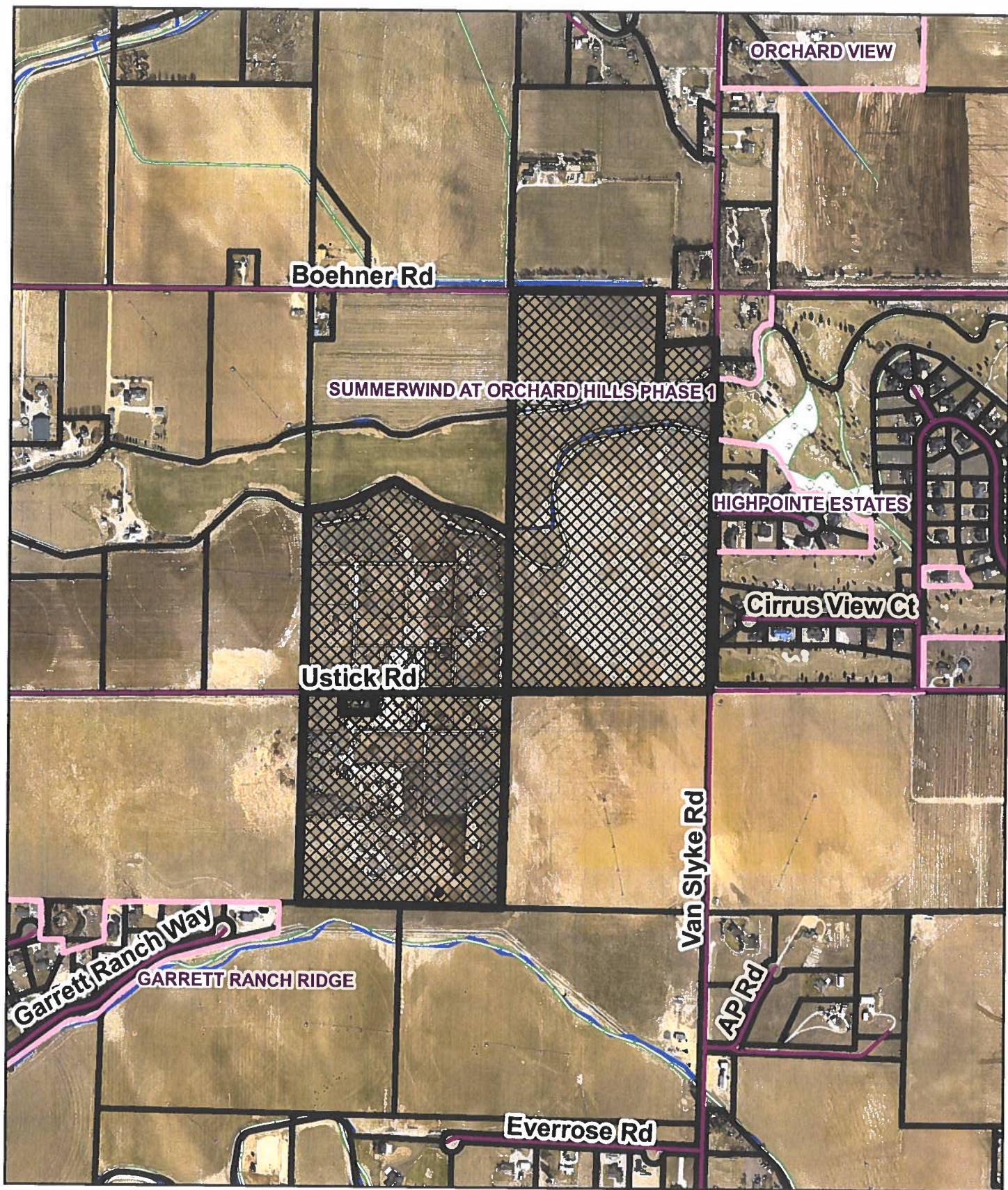
0

0.25



0.5

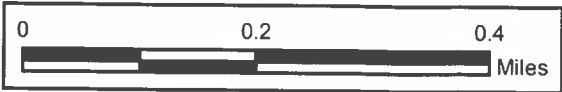
Miles

EXHIBIT
B2a.

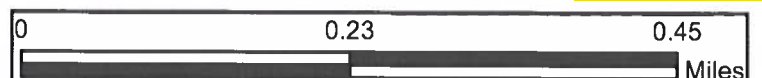
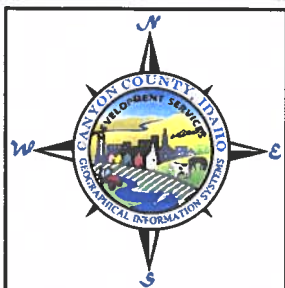
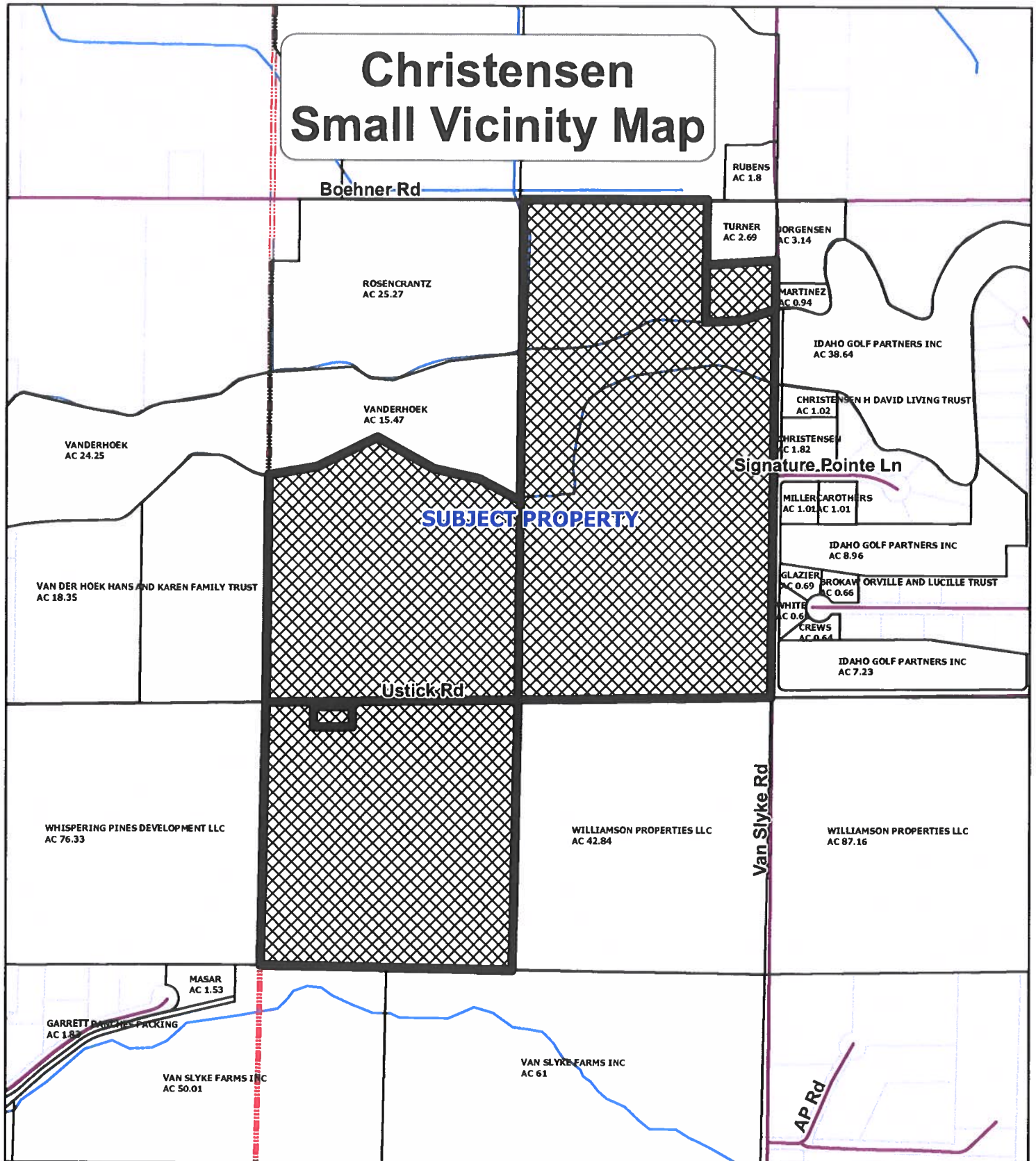


Legend

-  Wetlands
-  City_Limits

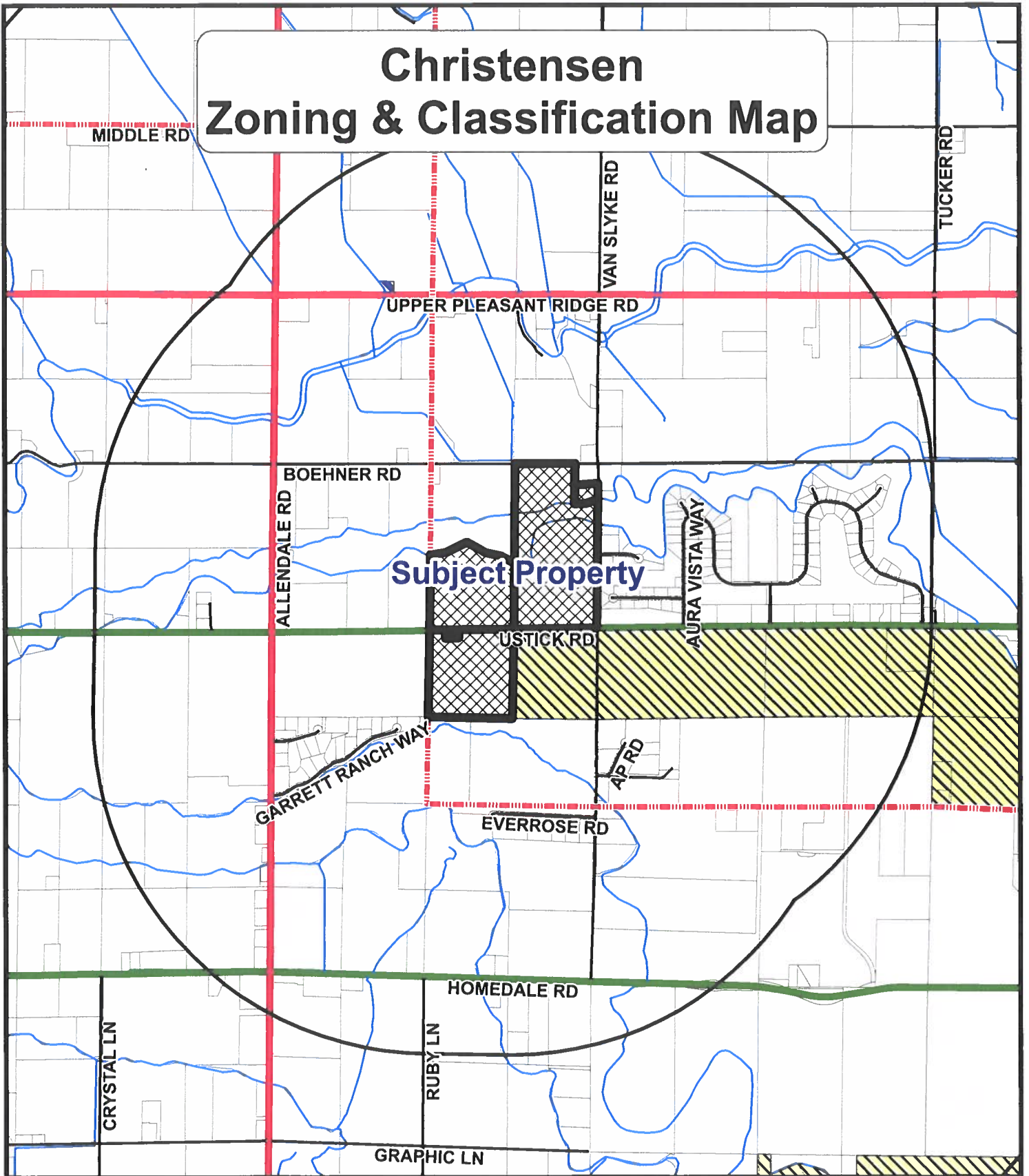


Christensen Small Vicinity Map



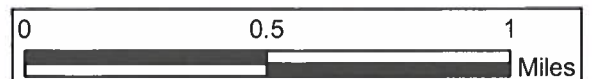
**EXHIBIT
B2b.**

Christensen Zoning & Classification Map

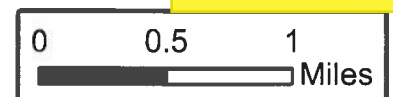
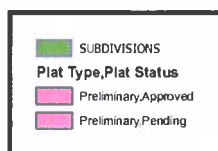
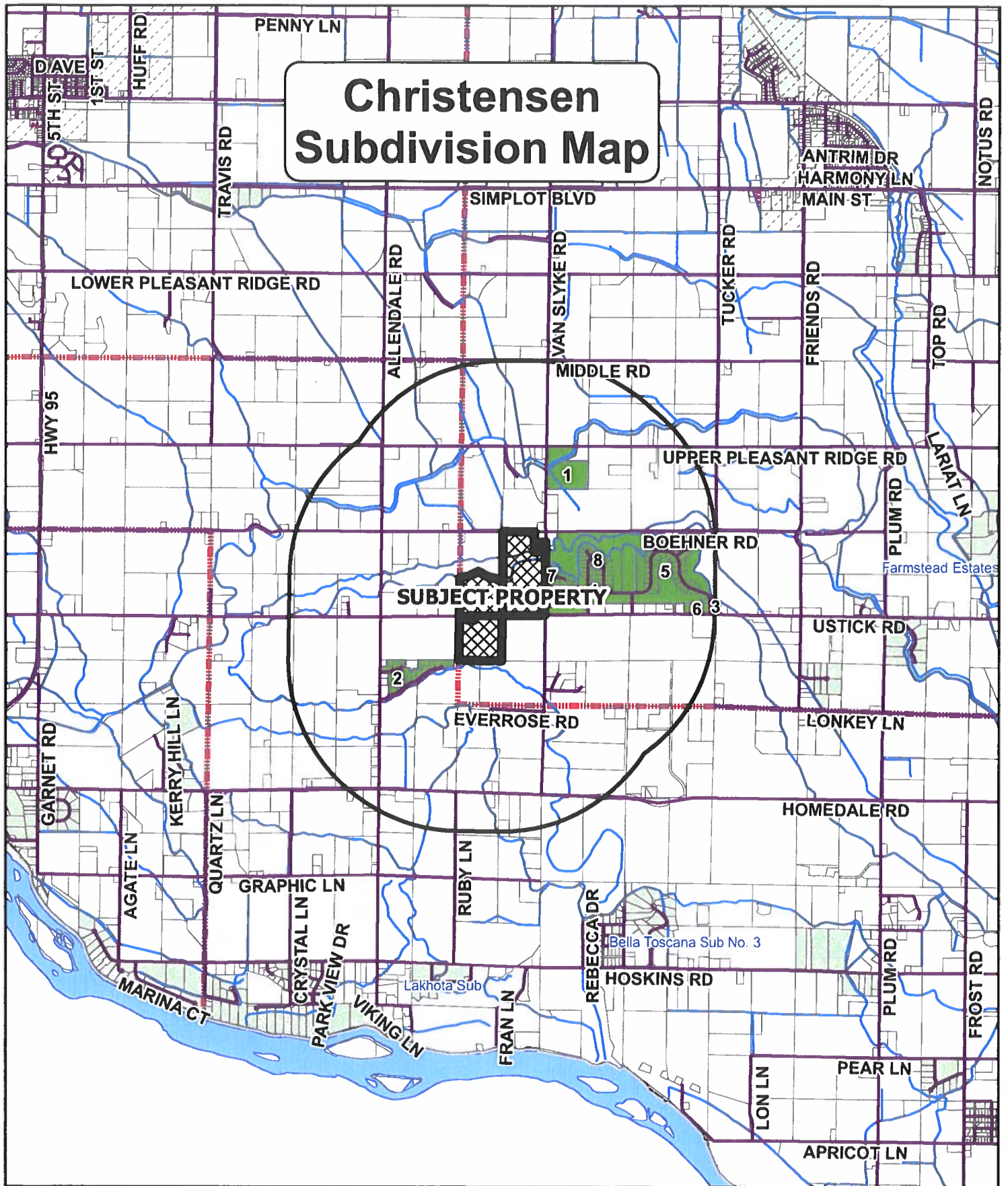


| Current Zoning | | ITD Functional Classification | |
|----------------|-------|-------------------------------|---------------------------|
| | RR | | C1 |
| | CR-RR | | C2 |
| | R1 | | CR-C2 |
| | CR-R1 | | M1 |
| | R2 | | CR-M1 |
| | C | | M2 |
| | | | AG |
| | | | Interstate |
| | | | Major Collector |
| | | | Minor Arterial |
| | | | Minor Collector |
| | | | Other Principal Arterials |

EXHIBIT
B2c.



Christensen Subdivision Map



**EXHIBIT
B2d**

SUBDIVISION & LOT REPORT

| NUMBER OF SUBS | ACRES IN SUB | NUMBER OF LOTS | AVERAGE LOT SIZE |
|-----------------------------|--------------|-----------------|--------------------|
| 8 | 333.38 | 146 | 2.28 |
| NUMBER OF SUBS IN PLATTING | ACRES IN SUB | NUMBER OF LOTS | AVERAGE LOT SIZE |
| 0 | 0 | 0 | 0 |
| NUMBER OF MOBILE HOME PARKS | ACRES IN MHP | NUMBER OF SITES | AVG HOMES PER ACRE |
| 0 | 0 | 0 | 0 |

PLATTED SUBDIVISIONS

| SUBDIVISION NAME | Label | LOCATION | ACRES | NO. OF LOTS | AVERAGE LOT SIZE | CITY OF ... | Year |
|---|-------|----------|--------|-------------|------------------|-----------------|------|
| ORCHARD VIEW | 1 | 4N4W32 | 35.02 | 3 | 11.67 | COUNTY (Canyon) | 1998 |
| GARRETT RANCH RIDGE | 2 | 3N4W06 | 29.36 | 21 | 1.40 | COUNTY (Canyon) | 2006 |
| ARTIST VIEW SUB | 3 | 4N4W32 | 3.47 | 4 | 0.87 | COUNTY (Canyon) | 2004 |
| RESUB LT 1 BLK 2 SUMMERWIND AT ORCHARD HILLS PH 1 | 4 | 4N4W32 | 0.73 | 1 | 0.73 | COUNTY (Canyon) | 2022 |
| SUMMERWIND AT ORCHARD HILLS PHASE 2 | 5 | 4N4W32 | 100.62 | 48 | 2.10 | COUNTY (Canyon) | 2007 |
| JAHN ESTATES SUBDIVISION | 6 | 4N4W32 | 6.31 | 5 | 1.26 | COUNTY (Canyon) | 2008 |
| HIGHPOINTE ESTATES | 7 | 4N4W32 | 11.76 | 9 | 1.31 | COUNTY (Canyon) | 2011 |
| SUMMERWIND AT ORCHARD HILLS PHASE 1 | 8 | 4N4W32 | 146.11 | 55 | 2.66 | COUNTY (Canyon) | 2007 |

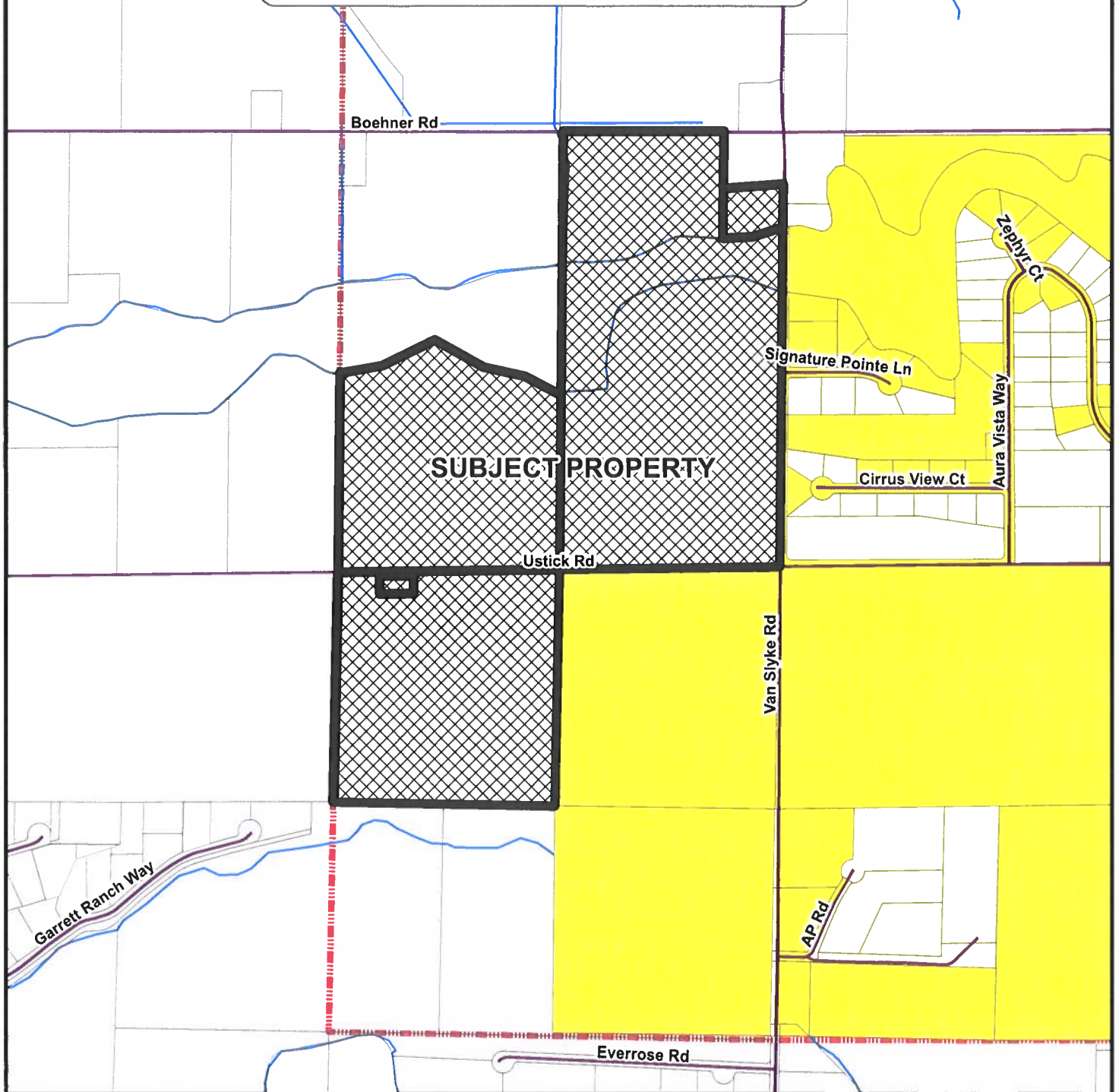
SUBDIVISIONS IN PLATTING

| SUBDIVISION NAME | ACRES | NO. OF LOTS | AVERAGE LOT SIZE |
|------------------|-------|-------------|------------------|
|------------------|-------|-------------|------------------|

MOBILE HOME & RV PARKS

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

Christensen 2020 Future Land Use map

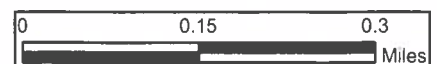


Legend

Future Land Use 2011_2022

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

EXHIBIT
B2e.



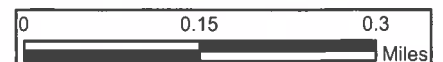
Christensen City of Greenleaf Land Use



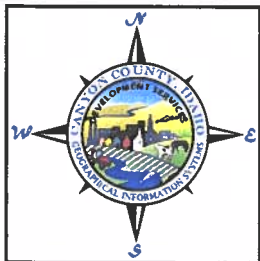
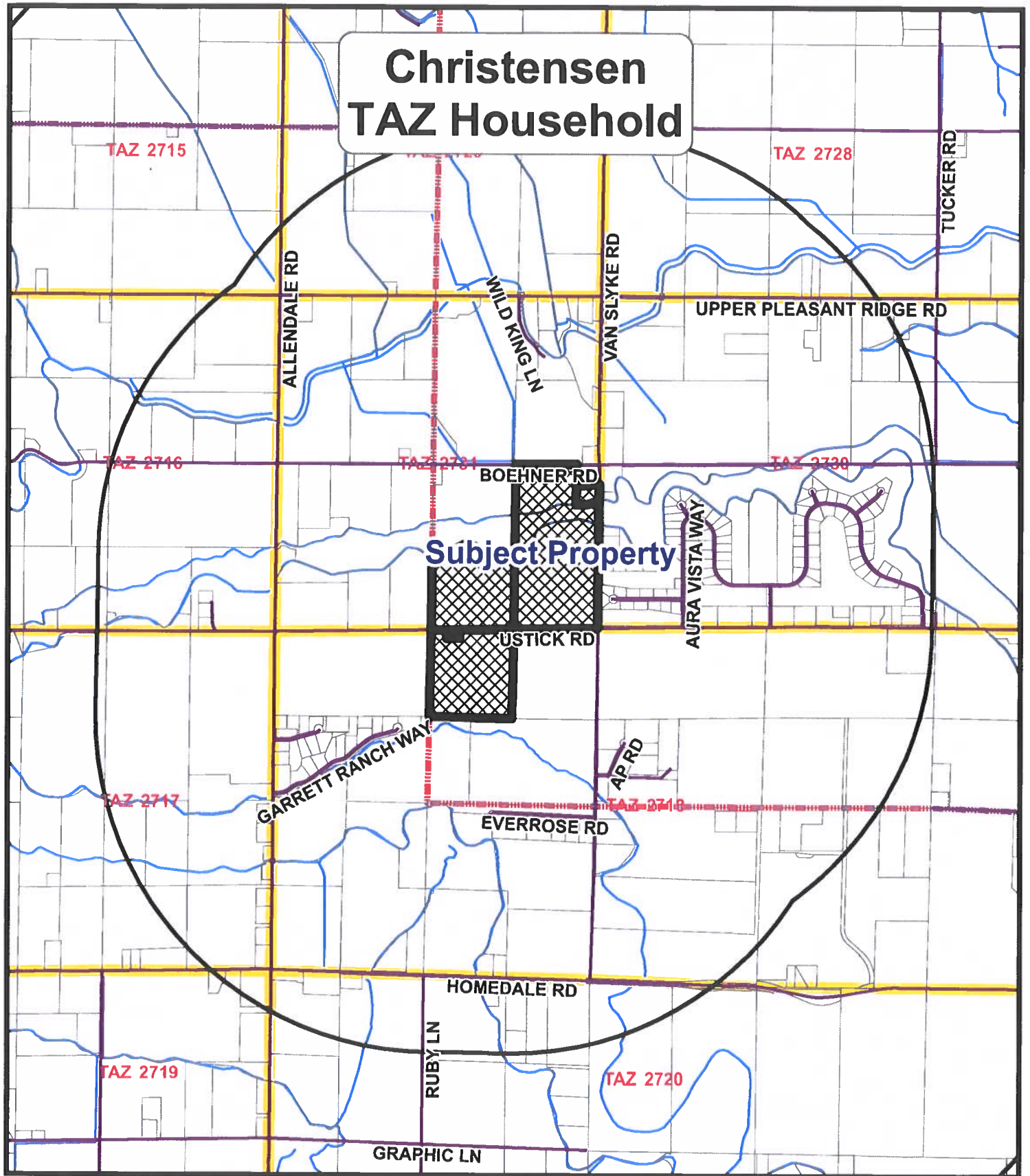
GreenleafCompPlan

- Agriculture
- Commercial
- High Density
- Industrial
- Industrial Existing
- Low Density Residential
- Low to Mid Density

**EXHIBIT
B2f.**



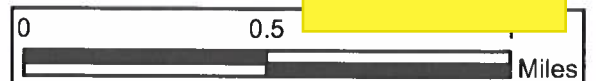
Christensen TAZ Household



House Hold 2025-2050

| | | | |
|---|-----------|---|------------|
|  | -4 - 50 |  | 251 - 500 |
|  | 51 - 150 |  | 501 - 750 |
|  | 151 - 250 |  | 751 - 1263 |

EXHIBIT
B2g.



NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ,
NITRATE PRIORITY 2020.

Christensen Nitrate Priority & Wells

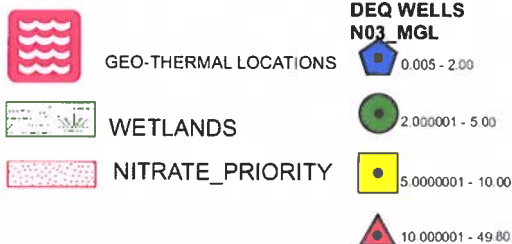
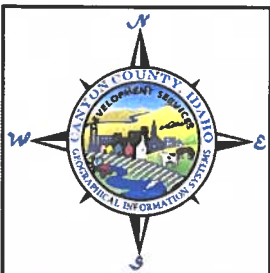
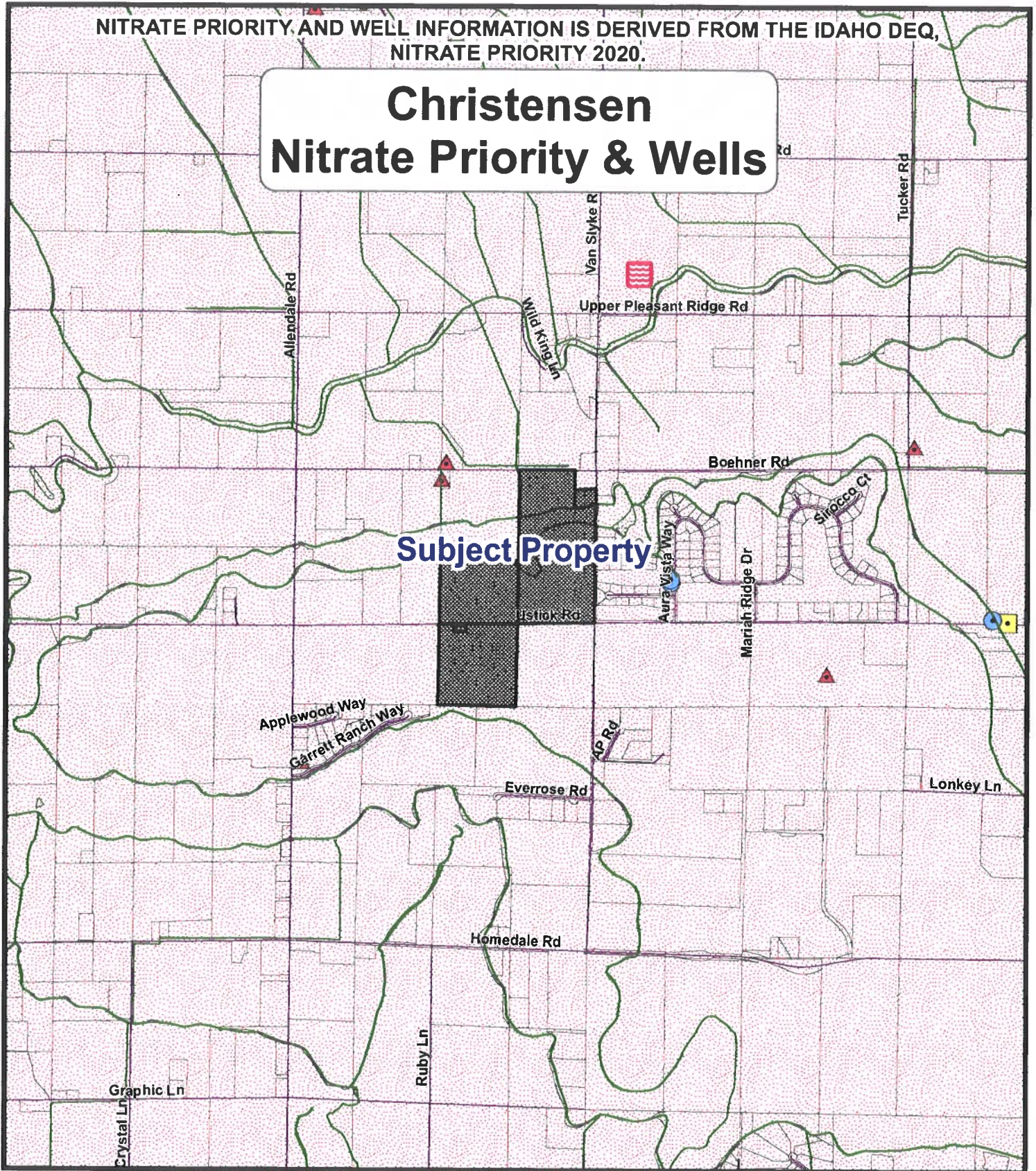
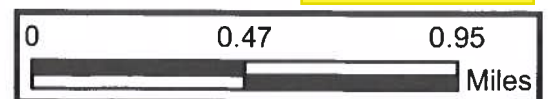
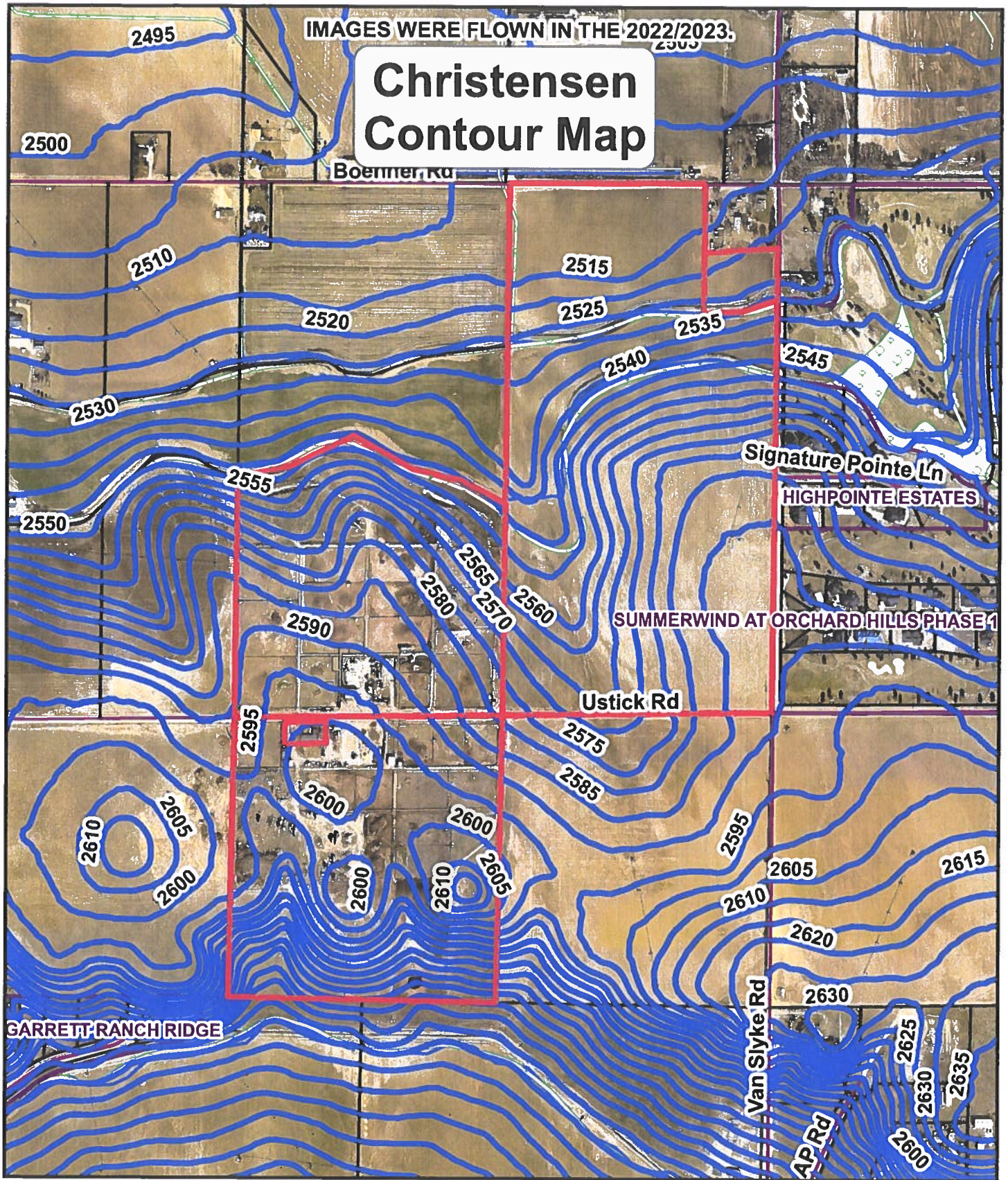


EXHIBIT
B2h.





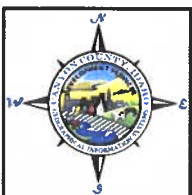
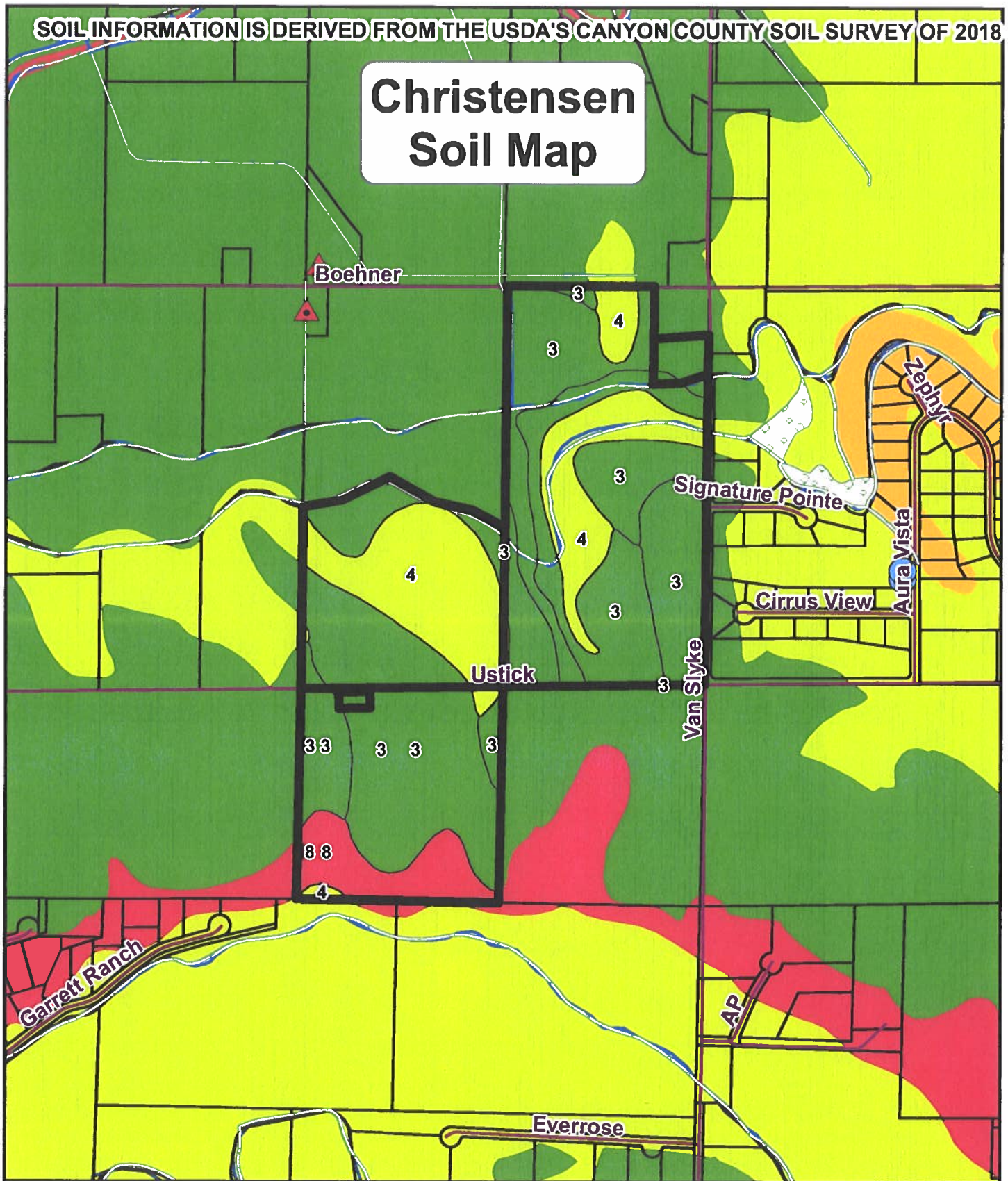
- Legend**
- SUBJECT_PROPERTY
 - TaxParcels
 - SectionContours
 - Wetlands

0 200 400 600
Feet

EXHIBIT
B2i.

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

Christensen Soil Map



Nitrate Priority Wells

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



IDWR_2C_Geothermal_



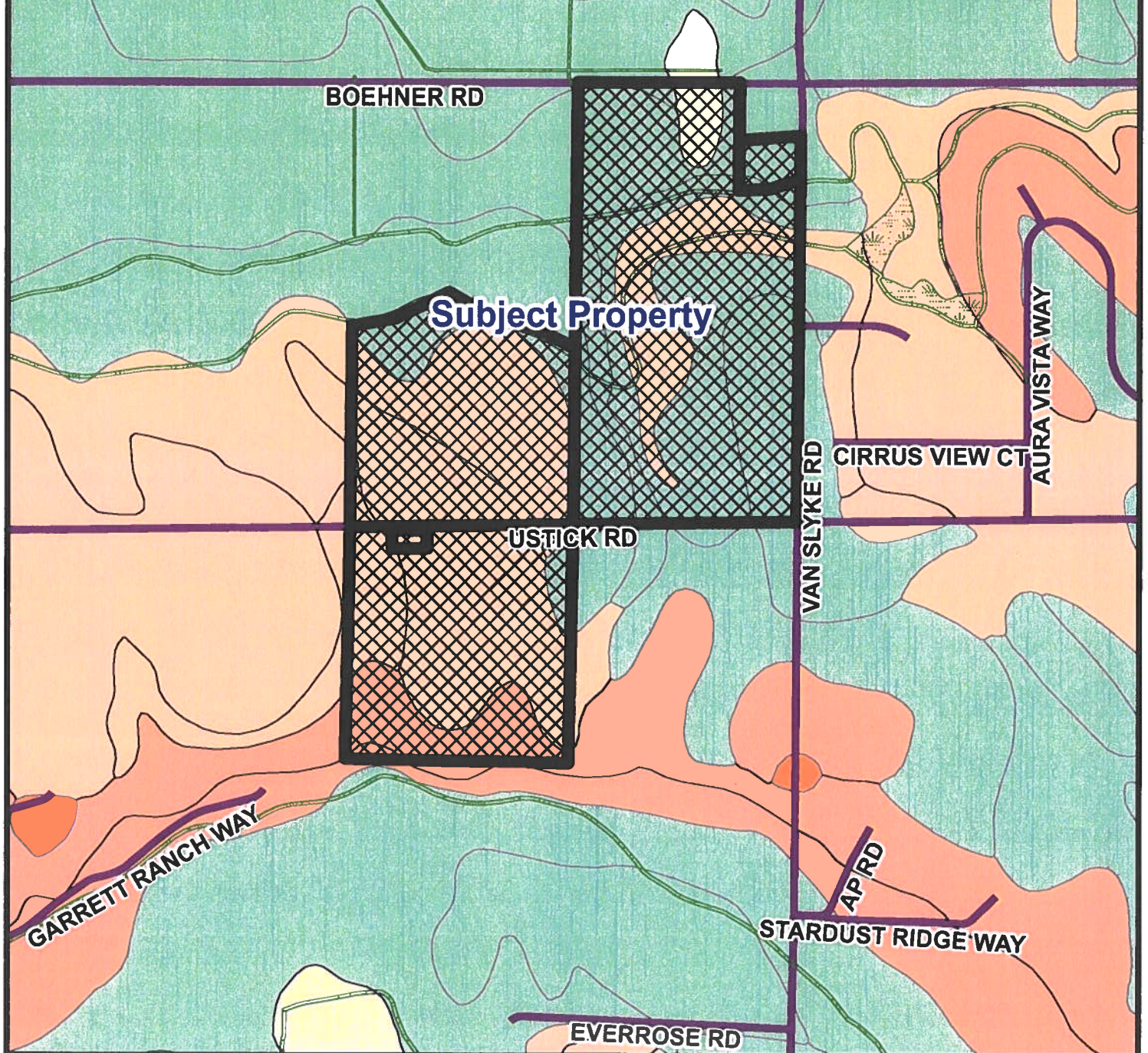
Wetlands

EXHIBIT
B2j.

0 0.25 0.5
Miles

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

Christensen Prime Farm Lands



FARMLAND

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

EXHIBIT
B2k.



SOIL REPORT

| SOIL CAPABILITY CLASS | SOIL CAPABILITY | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |
|-----------------------|------------------------|----------------|---------|------------|
| 3 | MODERATELY SUITED SOIL | 325088.28 | 7.46 | 4.66% |
| 3 | MODERATELY SUITED SOIL | 286363.44 | 6.57 | 4.11% |
| 3 | MODERATELY SUITED SOIL | 43.56 | 0.00 | 0.00% |
| 3 | MODERATELY SUITED SOIL | 486957.24 | 11.18 | 6.99% |
| 3 | MODERATELY SUITED SOIL | 1481736.96 | 34.02 | 21.26% |
| 3 | MODERATELY SUITED SOIL | 555433.56 | 12.75 | 7.97% |
| 4 | MODERATELY SUITED SOIL | 886184.64 | 20.34 | 12.71% |
| 3 | MODERATELY SUITED SOIL | 799282.44 | 18.35 | 11.47% |
| 3 | MODERATELY SUITED SOIL | 738995.40 | 16.97 | 10.60% |
| 4 | MODERATELY SUITED SOIL | 552732.84 | 12.69 | 7.93% |
| 8 | LEAST SUITED SOIL | 425581.20 | 9.77 | 6.11% |
| 3 | MODERATELY SUITED SOIL | 28836.72 | 0.66 | 0.41% |
| 4 | MODERATELY SUITED SOIL | 116130.96 | 2.67 | 1.67% |
| 3 | MODERATELY SUITED SOIL | 286363.44 | 6.57 | 4.11% |
| | | 6969730.68 | 160.00 | 100% |

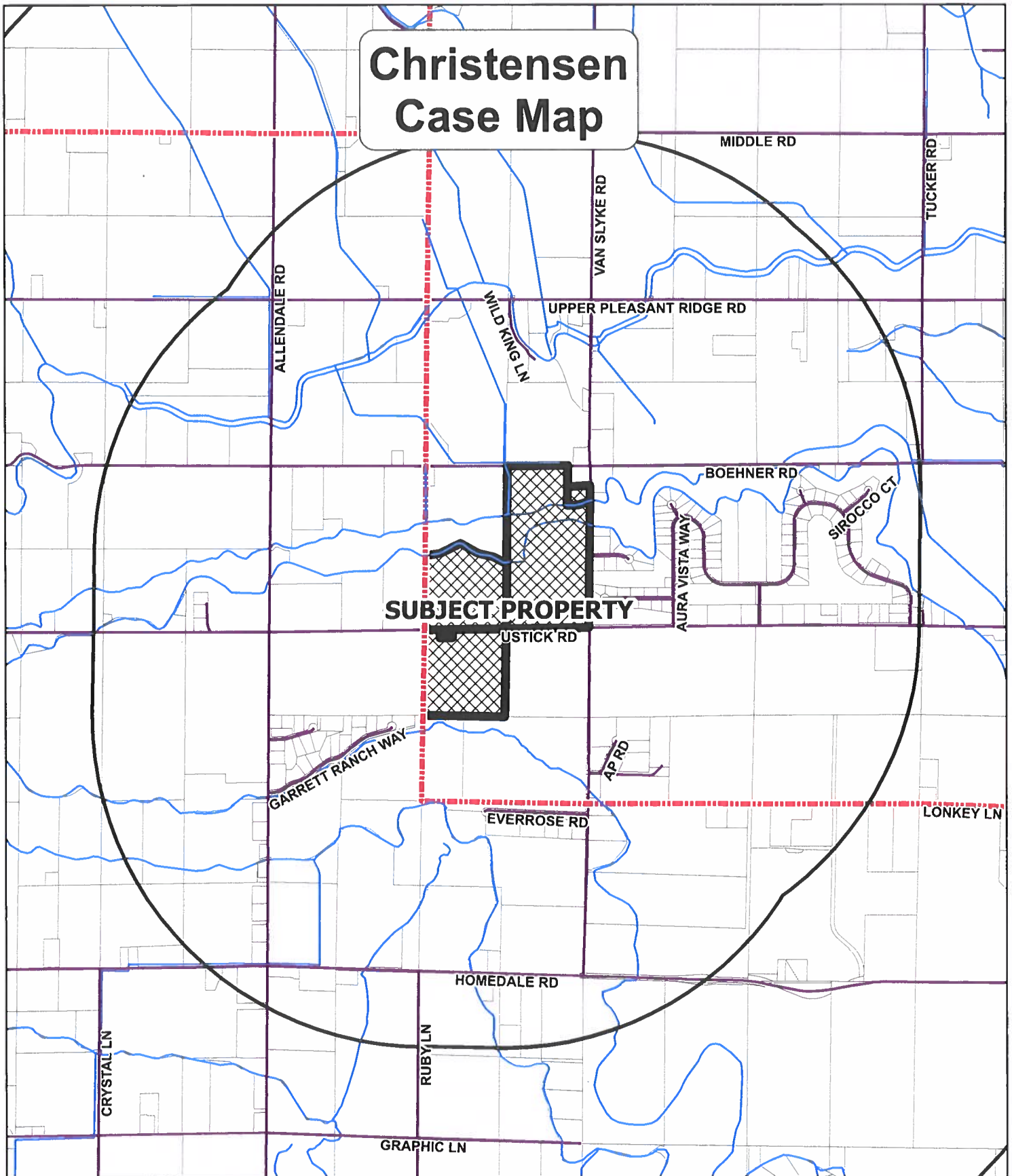
FARMLAND REPORT

| SOIL NAME | FARMLAND TYPE | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |
|-----------|--|----------------|---------|------------|
| TvC | Prime farmland if irrigated | 325088.28 | 7.46 | 4.66% |
| TsC | Farmland of statewide importance, if irrigated | 286363.44 | 6.57 | 4.11% |
| TvC | Prime farmland if irrigated | 43.56 | 0.00 | 0.00% |
| TvB | Prime farmland if irrigated | 486957.24 | 11.18 | 6.99% |
| TsB | Farmland of statewide importance, if irrigated | 1481736.96 | 34.02 | 21.26% |
| TuC | Prime farmland if irrigated | 555433.56 | 12.75 | 7.97% |
| TsD | Farmland of statewide importance, if irrigated | 886184.64 | 20.34 | 12.71% |
| TuB | Prime farmland if irrigated | 799282.44 | 18.35 | 11.47% |
| TuC | Prime farmland if irrigated | 738995.40 | 16.97 | 10.60% |
| TuD | Farmland of statewide importance, if irrigated | 552732.84 | 12.69 | 7.93% |
| TuE | Not prime farmland | 425581.20 | 9.77 | 6.11% |
| TuA | Prime farmland if irrigated | 28836.72 | 0.66 | 0.41% |
| Cu | Prime farmland if irrigated and drained | 116130.96 | 2.67 | 1.67% |
| TsC | Farmland of statewide importance, if irrigated | 286363.44 | 6.57 | 4.11% |
| | | 6969730.68 | 160.00 | 100% |

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

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

Christensen Case Map



| YEAR | |
|------|------|
| 2023 | 2020 |
| 2022 | 2019 |
| 2021 | 2018 |

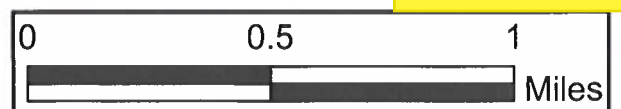
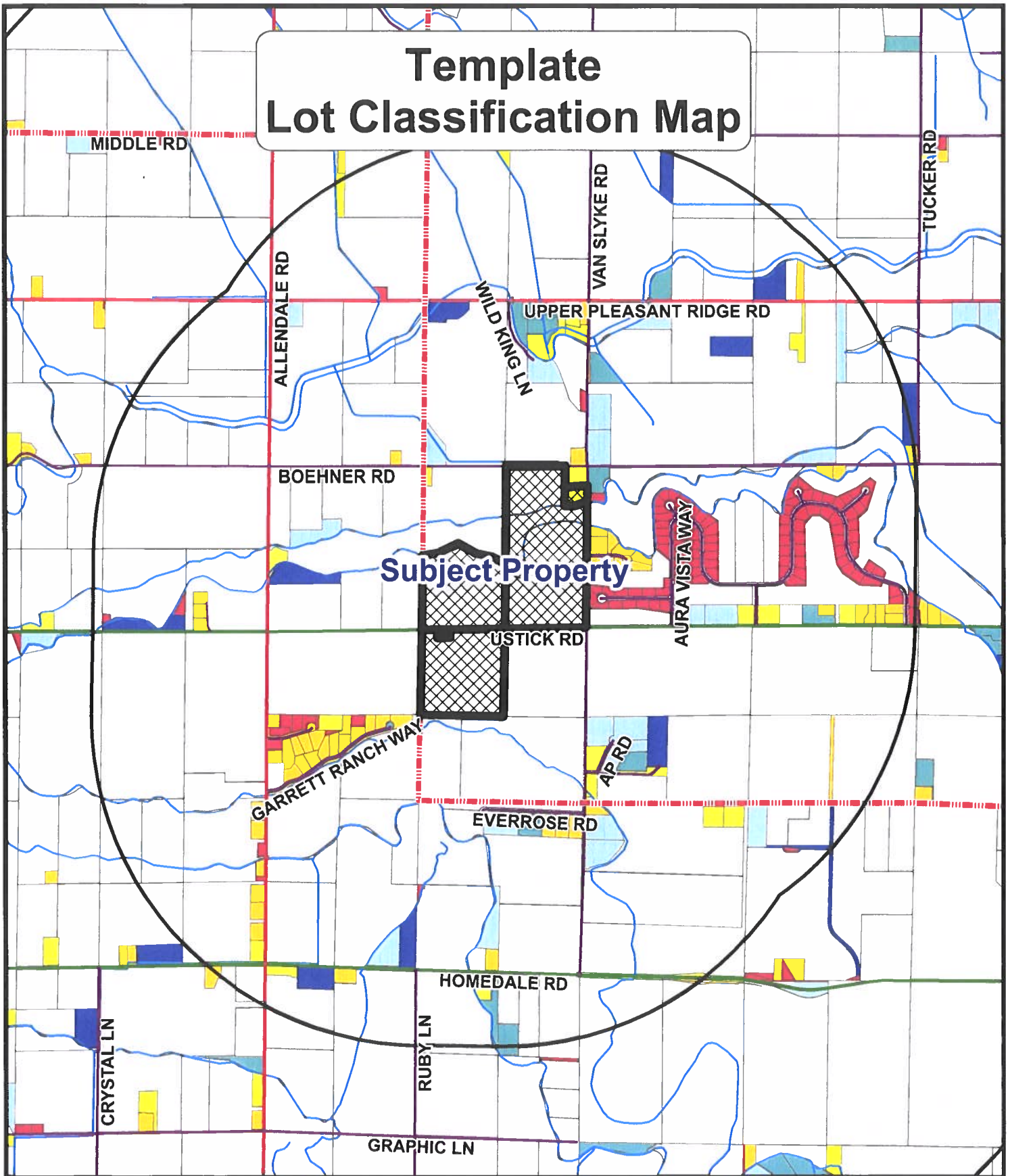


EXHIBIT
B21.

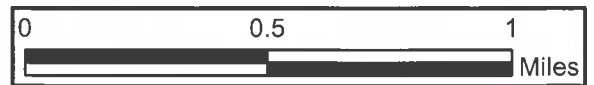
Template Lot Classification Map



| Legend | |
|-----------|-----------|
| 0.0 - 1.0 | 1.1 - 2.0 |
| 2.1 - 3.0 | 3.1 - 4.0 |
| 4.1 - 5.0 | 5.1 - 6.0 |

| ITD Functional Classification | |
|-------------------------------|-----------------|
| Interstate | Minor Arterial |
| Major Collector | Minor Collector |
| Other Principal Arterials | |

**EXHIBIT
B2m.**



COMMON LEGEND DATA

| | | | | | | | |
|--|------------------|--|--------------------|--|---------------|--|--------------------------|
| | INTERSTATE | | COUNTY BOUNDARY | | FEMA FLOODWAY | | NITRATE PRIORITY AREA |
| | INTERSTATE RAMP | | IMPACT AREA | | A | | PLATTED SUBDIVISIONS |
| | STATE HIGHWAY | | CITY LIMITS | | AE | | SUBDIVISIONS IN PLATTING |
| | RESIDENTIAL ROAD | | NAVIGABLE WATERWAY | | AH | | MOBILE HOME PARKS |
| | RAILROAD | | SUBJECT PROPERTY | | AO | | |
| | MINOR WATERWAYS | | SUBDIVISIONS | | X | | |

*** ZONING CLASSIFICATIONS THAT MAY HAVE LIMITING CONDITIONS ***

ZONING

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

FUNCTIONAL CLASSIFICATION (2035)

| | |
|--|-----------------------------|
| | Interstate |
| | Expressway |
| | Proposed Expressway |
| | Principal Arterial |
| | Proposed Principal Arterial |
| | Minor Arterial |
| | Proposed Minor Arterial |
| | Collector |
| | Proposed Collector |

SOIL CAPABILITY MAP

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

Year

| | |
|--|------|
| | 2020 |
| | 2021 |
| | 2022 |
| | 2023 |
| | 2024 |

Caldwell City Comp Plan

| | |
|--|---------------------|
| | City Center |
| | Residential Estates |
| | Low Density |
| | Medium Density |
| | High Density |
| | Commercial |
| | Industrial |
| | Public |

GRAVEL PITS, DAIRIES, & FEEDLOTS MAP

| | |
|--|-------------|
| | DAIRY LOTS |
| | FEEDLOTS |
| | GRAVEL PITS |

NITRATE PRIORITY & WELLS

| | |
|--|-----------------------|
| | GEO-THERMAL LOCATIONS |
| | WETLANDS |
| | NITRATE_PRIORITY |
| | DEQ WELLS NO. 1 MGL |
| | 0.005 - 2.00 |
| | 2.00 - 5.00 |
| | 5.00 - 10.00 |
| | 10.00 - 49.00 |

Nampa City Com Plan

| | |
|--|-------------------------|
| | Ag |
| | LD_Res |
| | MD_Res |
| | HD_Res |
| | Residential Mixed Use |
| | Community Mixed Use |
| | Neighborhood Commercial |
| | Highway Commercial |
| | General Commercial |
| | Business Park |
| | Downtown |
| | Employment Center |
| | Light Industrial |
| | Heavy Industrial |
| | Parks |
| | Public |
| | Airport |

Future Land Use 2030

| | |
|--|-------------|
| | COMMERCIAL |
| | INDUSTRIAL |
| | RESIDENTIAL |

FUTURE LAND USE 2011-2022

| | |
|--|-------------|
| | COMMERCIAL |
| | INDUSTRIAL |
| | RESIDENTIAL |

PRIME FARMLANDS MAP

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

LOT CLASSIFICATION

| | |
|--|-----------------|
| | 0.0 - 1.0 Acres |
| | 1.0 - 2.0 Acres |
| | 2.0 - 3.0 Acres |
| | 3.0 - 4.0 Acres |
| | 4.0 - 5.0 Acres |

EXHIBIT
B2n.

04N04W31N

CANYON COUNTY PLAT BOOK

SECTION 31

TOWNSHIP 4N

RANGE 4N

04N04W31N

SCHOOL 133-14 ROAD

SCALE 400 FEET, ONE INCH

LOT 1

LOT 2

LOT 3

LOT 4

Old Maps
1930's - 1970's

School 133-14

School 144

EXHIBIT
B3

04N04W31N

04N04W31N

04N04W321

SCHOOL *254*

ROAD

SCALE, 400 FEET, ONE INCH

Old Maps
1930's - 1970's

That became
Hypocrite

Summerwind Sub? Golf Course

11/25/2011

04N0401322

John Est.

Middle Maps
1980's →



LEGEND

1. 1990-1991
2. 1991-1992
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210. 2199-2200
211. 2200-2201
212. 2201-2202
213. 2202-2203
214. 2203-2204
215. 2204-2205
216. 2205-2206
217. 2206-2207
218. 2207-2208
219. 2208-2209
220. 2209-2210
221. 2210-2211
222. 2211-2212
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224. 2213-2214
225. 2214-2215
226. 2215-2216
227. 2216-2217
228. 2217-2218
229. 2218-2219
230. 2219-2220
231. 2220-2221
232. 2221-2222
233. 2222-2223
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247. 2236-2237
248. 2237-2238
249. 2238-2239
250. 2239-2240
251. 2240-2241
252. 2241-2242
253. 2242-2243
254. 2243-2244
255. 2244-2245
256. 2245-2246
257. 2246-2247
258. 2247-2248
259. 2248-2249
260. 2249-2250
261. 2250-2251
262. 2251-2252
263. 2252-



Figure 1. Schematic diagram of the experimental setup.

[illegible]

36523

R3625

2

Ust. cl 12d

Middle Maps
1980's →

Ustick Road

Z

R33210

R33209

CANYON COUNTY
IDaho

LEGEND

Middle Maps
1980's →

CANYON COUNTY,
IDAHO

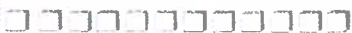
LEGEND

1. 1980-1984
2. 1985-1989
3. 1990-1994
4. 1995-1999
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44. 2195-2199
45. 2200-2204
46. 2205-2209
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52. 2235-2239
53. 2240-2244
54. 2245-2249
55. 2250-2254
56. 2255-2259
57. 2260-2264
58. 2265-2269
59. 2270-2274
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61. 2280-2284
62. 2285-2289
63. 2290-2294
64. 2295-2299
65. 2300-2304
66. 2305-2309
67. 2310-2314
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143. 2690-2694
144. 2695-2699
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CANYON COUNTY,
IDAHO

LEGEND

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Middle maps 1980s →

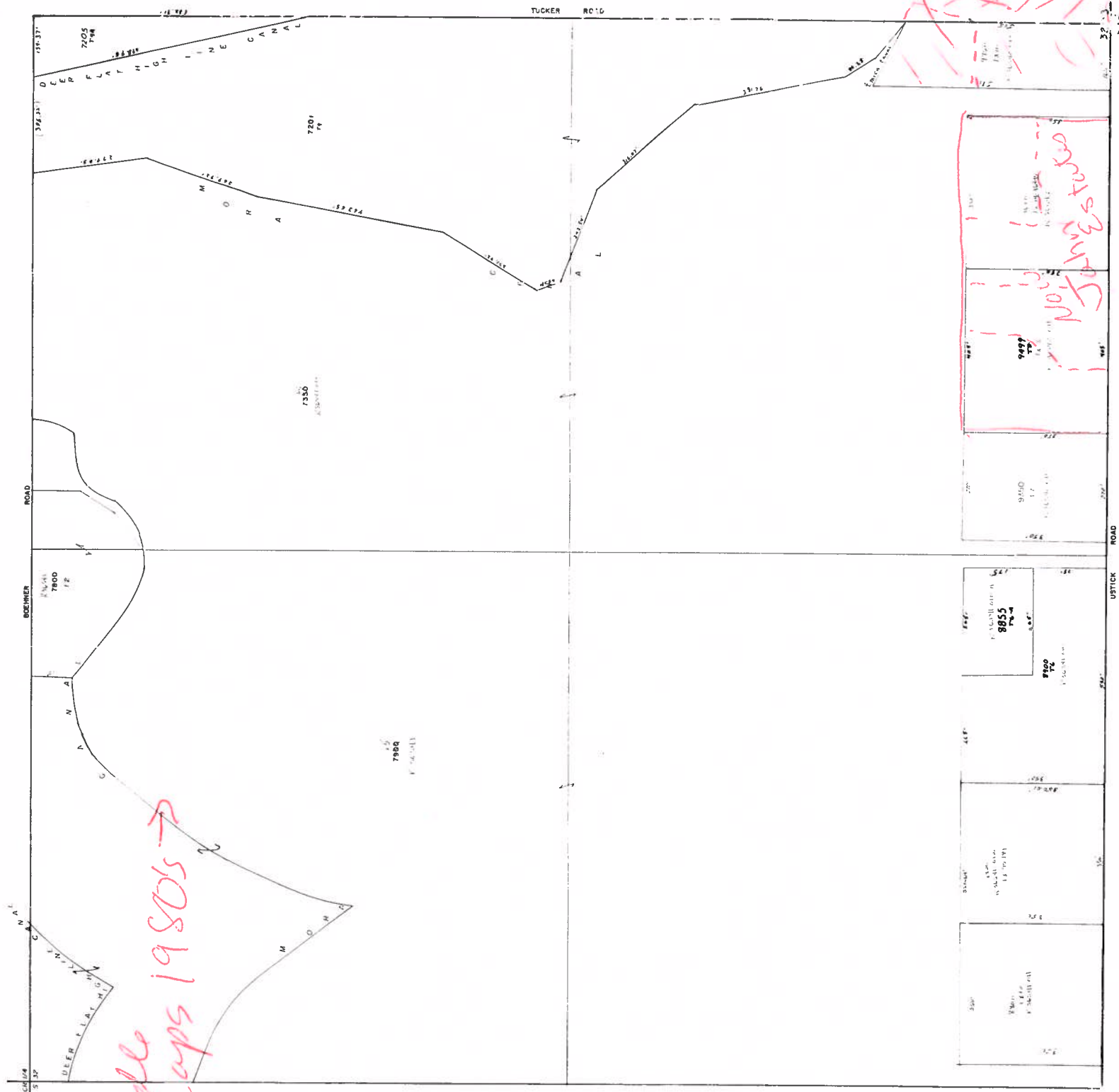


LEGEND

COUNTRY

SCALE: 1" = 100' Feet

| | |
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| <p> $25^{\circ} 44' 11''$ $10^{\circ} 17' 11''$ $15^{\circ} 26' 44''$ </p> | |
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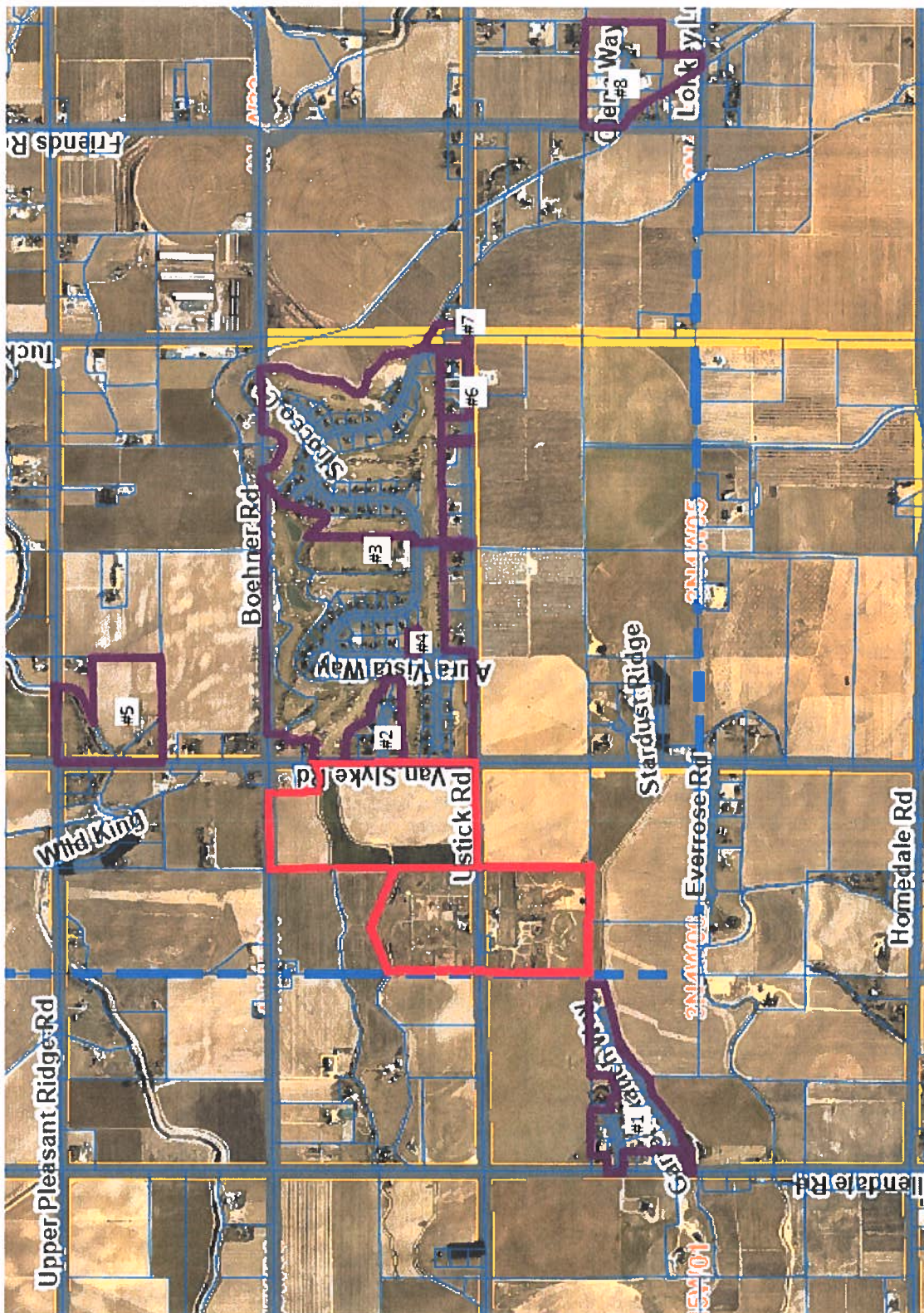


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[illegible]

Technical drawing of a rectangular object with dimensions and labels:

- Top section: 4.5 cm (width), 1.5 cm (height)
- Main body: 25 cm (width), 1.5 cm (height)
- Total height: 1.5 cm
- Labels: 25 cm, 1.5 cm, 4.5 cm, 1.5 cm



1. Garret Ranch Ridge 2006 (approx. 20 lots)
2. Highpointe Estates 2011 (9 lots)
3. Summerwind at Orchard Hills No. 1 & 2 2007 (93 +/- residential lots)
4. Replat of Lot 1, Block 2 Summerwind No. 1
5. Orchard View 1988 (3 lots)
6. Jahn Estates 2008 (5 lots)
7. Artist View 2004 (3 lots)
8. Futurity Acres 2005 (10 lots)

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W7/4 Corner
Section J2
CP&F Inst. No.
000147103

SummerWind at Orchard Hills
Book 39, Page 21
Inst. No. 2007008405

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Book 39, Page 21
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Book 39, Page 21
Inst. No. 2007008405

SummerWind at Orchard Hills
Book 39, Page 21
Inst No 2007008405

NOTES:

1. There are no water rights. Section 31-3805 is not applicable.
2. Water for domestic purposes shall be supplied to party wells.
3. Sewage disposal will be individual septic systems.

Date of Preparation:
October 3, 2007

Skinner Land
Survey Co. Inc.

112 S Georgia Ave.
Lidwell, Id. 83605
(208)-464-0833

Page 1 of 2

14/11/2014



| LINE TABLE | | |
|------------|-----------------|--------|
| NO | BEARING | LENGTH |
| 1 | N 83° 10' 35" E | 3.92 |
| 2 | N 83° 10' 35" E | 3.92 |
| 3 | N 83° 10' 35" E | 3.92 |
| 4 | S 70° 48' 21" E | 4.52 |
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| CURVE TABLE | | | CHORD | | CHD BEARING |
|-------------|---------|---------------|---------|---------|-------------|
| NO | RADIUS | CENTRAL ANGLE | LENGTH | CHORD | |
| C1 | 20.00' | 89°11'19" | 31.13' | 28.08' | S44°22'19"W |
| C2 | 20.00' | 90°48'44" | 31.70' | 28.48' | S45°37'39"E |
| C3 | 315.00' | 27°21'00" | 150.36' | 148.94' | S77°21'31"E |
| C4 | 20.00' | 56°15'04" | 19.64' | 18.86' | N88°11'27"E |
| C5 | 70.00' | 71°49'46" | 87.76' | 82.12' | N84°01'12"W |
| C6 | 70.00' | 60°26'53" | 73.85' | 70.47' | N75°52'53"W |
| C7 | 70.00' | 52°59'46" | 64.75' | 62.46' | N38°50'27"E |
| C8 | 70.00' | 107°13'42" | 131.60' | 112.71' | S61°02'49"E |
| C9 | 20.00' | 56°15'04" | 19.64' | 18.86' | N35°33'30"W |
| C10 | 255.00' | 29°31'00" | 121.72' | 120.57' | N77°21'31"W |
| C11 | 70.00' | 29°32'00" | 35.76' | 37.78' | S26°18'58"W |
| C12 | 285.00' | 27°21'00" | 136.04' | 134.26' | S77°31'31"E |
| C13 | 100.00' | 47°56'43" | 81.68' | 78.62' | S59°02'30"E |
| C14 | 75.00' | 67°55'36" | 86.92' | 82.81' | S63°07'09"E |
| C15 | 75.00' | 29°17'41" | 60.31' | 59.81' | S63°07'03"E |
| C16 | 200.00' | 33°36'05" | 84.71' | 84.00' | S63°07'03"E |
| C17 | 200.00' | 27°52'46" | 97.32' | 96.36' | S56°52'01"W |
| C18 | 200.00' | 29°25'01" | 51.34' | 50.78' | S57°38'02"E |
| C19 | 100.00' | 63°59'09" | 36.71' | 34.83' | N70°13'58"E |
| C20 | 32.87' | 144°17'50" | 34.87' | 34.87' | S78°21'13"E |
| C21 | 135.00' | 26°43'29" | 74.92' | 74.24' | S57°23'32"E |
| C22 | 180.00' | 40°05'46" | 55.07' | 50.00' | N46°03'27"W |
| C23 | 70.00' | 122°22'25" | 151.92' | 151.09' | N46°17'32"W |

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM THE EAST-WEST MID BRASS CAP MONUMENTS ALONG THE EAST-WEST MID SECTION 32 LINE PER INSTRUMENT NO. 200147884 AS N 89°36'29" E.

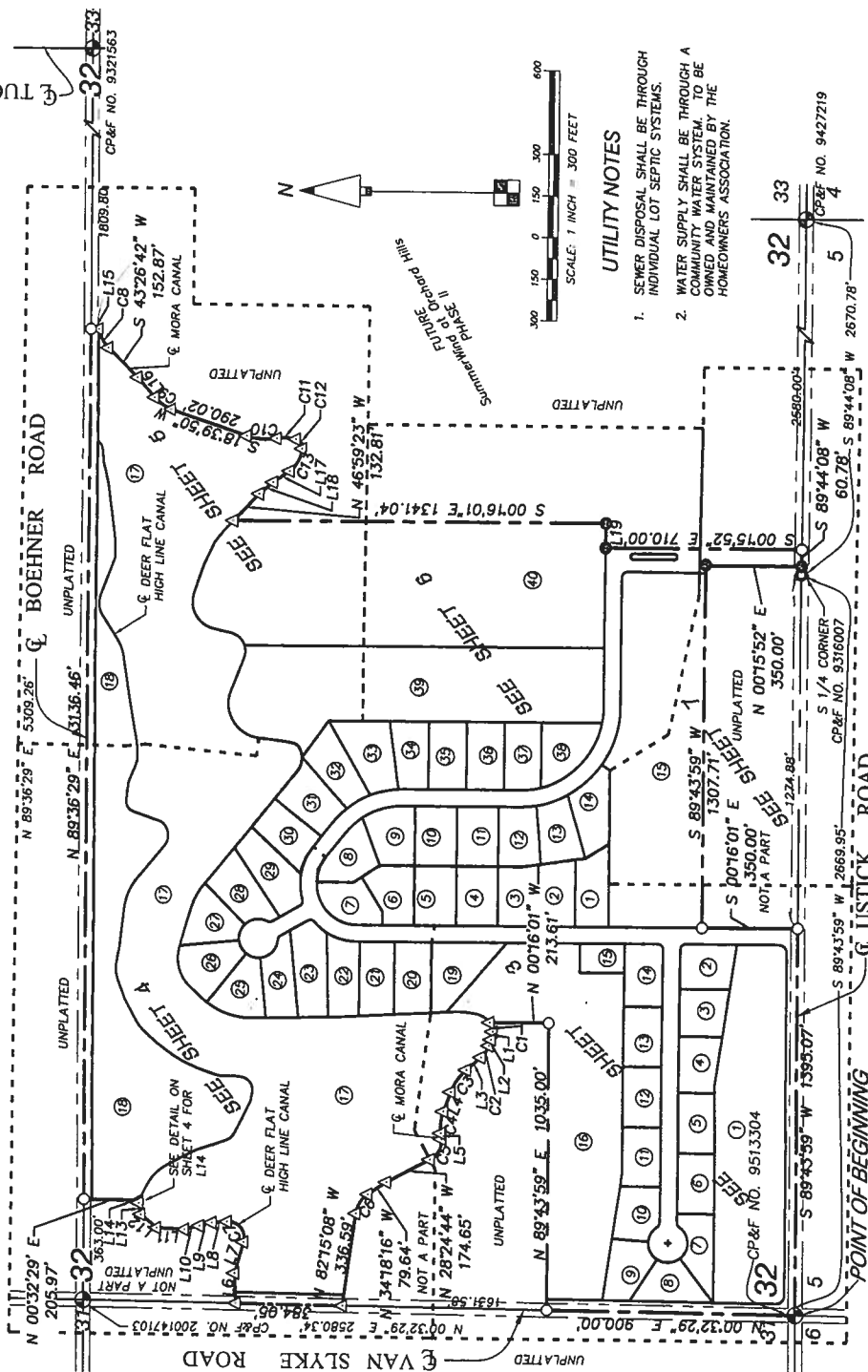
REFERENCE RECORD OF SURVEY INSTR. NO. 200147884

SummerWind at Orchard Hills

SUBDIVISION PHASE I

SITUATED WITHIN A PORTION OF THE SOUTH 1/2 OF SECTION 32 TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANTON COUNTY, IDAHO

2006



UTILITY NOTES

- SEWER DISPOSAL SHALL BE THROUGH INDIVIDUAL LOT SEPTIC SYSTEMS.
- WATER SUPPLY SHALL BE THROUGH A COMMUNITY WATER SYSTEM TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

NOTES

- LOTS 1, 15, 17, 18, 39 AND 40 OF BLOCK 1 AND LOT 15 OF BLOCK 2 ARE HEREBY RESERVED AS COMMON AREA LOTS. NON-BUILDING LOTS' RESIDENTIAL DEVELOPMENT PURPOSES. THE PURPOSE OF PUBLIC UTILITIES, DRAINAGE, IRRIGATION, GOLF COURSE, PEDESTRIAN AND GOLF CART INGRESS/EGRESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 40 OF BLOCK 1 IS HEREBY RESERVED AS A COMMON AREA LOT FOR THE PURPOSE OF PUBLIC UTILITIES, DRAINAGE, IRRIGATION, GOLF COURSE, PEDESTRIAN AND GOLF CART INGRESS/EGRESS. ALSO RESERVED FOR A CLUB HOUSE AND FACILITIES.
- LOT 15 OF BLOCK 1 IS HEREBY RESERVED AS A COMMON AREA LOT FOR THE PURPOSE OF DOMESTIC WELLS FOR THE COMMUNITY WATER SYSTEM, PUBLIC UTILITIES, DRAINAGE, IRRIGATION, GOLF COURSE, PEDESTRIAN AND GOLF CART INGRESS/EGRESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- AN EASEMENT 15 FEET WIDE IS HEREBY RESERVED ADJACENT TO ALL LOT LINES COMMON TO A PUBLIC RIGHTS-OF-WAY AND TO THE SUBDIVISION BOUNDARY FOR PUBLIC AND PRIVATE UTILITIES, DRAINAGE AND IRRIGATION PURPOSES EXCEPT AS SHOWN HEREON.
- A 35 FOOT WIDE EASEMENT (UNLESS OTHERWISE DIMENSIONED) IS HEREBY RESERVED ALONG ALL LOT LINES ADJACENT TO LOTS 1, 16, 17 AND 39 OF BLOCK 1 AND LOT 15 OF BLOCK 2 FOR LANDSCAPING AND VIEW PURPOSES. THE EASEMENT SHALL ALSO BE RESERVED FOR DRAINAGE, IRRIGATION AND UNDERGROUND UTILITY PURPOSES. NO ABOVE GROUND STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED IN OR UPON SAID EASEMENT.
- A 25 FOOT WIDE EASEMENT IS HEREBY RESERVED ON LOTS 2, 7, 8 AND 9 OF BLOCK 1 FOR THE PURPOSE OF PEDESTRIAN AND GOLF CART INGRESS/EGRESS, PUBLIC UTILITIES, DRAINAGE AND IRRIGATION AS SHOWN HEREON. PEDESTRIAN AND GOLF CART ACCESS TO AND FROM VAN SLIKE ROAD IS RELINQUISHED.
- A 30 FOOT WIDE EASEMENT IS HEREBY RESERVED FOR DRAINAGE PURPOSES AT THE LOCATIONS SHOWN HEREON THIS PLAT.
- A 5 FOOT WIDE EASEMENT ON EACH SIDE OF INTERIOR LOT LINES AND A 10 FOOT WIDE EASEMENT ON EACH SIDE OF BACK LOT LINES UNLESS OTHERWISE NOTED IS HEREBY RESERVED FOR UTILITY DRAINAGE AND IRRIGATION. IF A LOT LINE IS MOVED THE EASEMENT(S) SHALL MOVE WITH THE ADJUSTED PROPERTY LINE. PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN SAID EASEMENT(S).
- DRIVEWAY ACCESS FOR LOTS 7 AND 8 OF BLOCK 2 IS NOT PERMITTED WITHIN AREAS OF CURVES C70 AND C71 AS SHOWN HEREON.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANTON COUNTY, OR AS SPECIFICALLY APPROVED.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT TO FARM, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPLICABLE TO IT SHALL BE OR BECOME A NUISANCE TO THE PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AND APPURTENANCE TO IT."
- THE DEVELOPER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 RELATING TO IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- ALL RESIDENTIAL AND CLUB HOUSE FACILITIES IN THIS DEVELOPMENT ARE REQUIRED TO INSTALL FIRE SUPPRESSION SPRINKLER SYSTEMS.
- ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.
- LOT 1, BLOCK 3 IS HEREBY RESERVED AS A COMMON AREA LOT "NON-BUILDING" RESERVED FOR PUBLIC UTILITIES, IRRIGATION AND LANDSCAPE PURPOSES TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

OWNER / DEVELOPER

UNION LAND COMPANY, L.L.C.
1059 E. IRON EAGLE DRIVE, SUITE B
EAGLE, IDAHO 83616
(208) 938-8577

ENGEBRITSON LAND SURVEYS, INC.

2251 S. SUNAC STREET
BOISE, IDAHO 83706
PHONE (208) 859-6032 FAX (208) 383-0892
PREPARATION DATE: AUGUST 08, 2006
C:\VELS\Projects\2601004\dwg\1004\1004.dwg
2601004
444-32
SHEET 1 OF 9



1/25/07
DATE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

Michael R. Engen
OFFICER
SOUTHWEST DISTRICT
HEALTH DEPARTMENT

WILDER FIRE DISTRICT

ACCEPTED AND APPROVED THIS 12 DAY OF January 2007.

5048000002

DOUG AMICK

THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM
BETWEEN FOUND BRASS CAP MONUMENTS ALONG THE
EAST--WEST MID SECTION 32 LINE PER INSTRUMENT No.
200147884 AS N 89°36'29" E.
REFERENCE SURVEY INSTR. No. 200147884

SUBDIVISION PHASE II
SITUATED WITHIN A PORTION OF THE SOUTH 1/2 OF SECTION 32
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

1. LOTS 41 AND 66 OF BLOCK 1 AND LOT 1 OF BLOCK 4 ARE HEREBY RESERVED AS COMMON AREA LOTS "NON-BUILDING LOTS" RESIDENTIAL DEVELOPMENT PROHIBITED, FOR THE PURPOSE OF PUBLIC UTILITIES, DRAINAGE, IRRIGATION, GOLF COURSE, PEDESTRIAN AND GOLF CART INGRESS/EGRESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

2. A 15 FOOT WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO ALL LOT LINES COMMON TO A PUBLIC RIGHTS-OF-WAY AND TO THE SUBDIVISION BOUNDARY FOR PUBLIC AND PRIVATE UTILITIES, DRAINAGE AND IRRIGATION PURPOSES EXCEPT AS SHOWN HEREON.

3. A 35 FOOT WIDE EASEMENT IS HEREBY RESERVED ALONG ALL LOT LINES ADJACENT TO LOT 66 OF BLOCK 1 AND LOT 1 OF BLOCK 4 FOR LANDSCAPING AND VIEW PURPOSES. THE EASEMENT SHALL ALSO BE RESERVED FOR DRAINAGE, IRRIGATION AND UNDERGROUND UTILITY PURPOSES. NO ABOVE GROUND STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED IN OR UPON SAID EASEMENT.

4. A 20 FOOT WIDE EASEMENT IS HEREBY RESERVED FOR DRAINAGE PURPOSES AT THE LOCATIONS SHOWN ON THIS PLAT.

5. A 5 FOOT WIDE EASEMENT ON EACH SIDE OF INTERIOR LOT LINES AND A 10 FOOT WIDE EASEMENT ON EACH SIDE OF BACK LOT LINES UNLESS OTHERWISE NOTED IS HEREBY RESERVED FOR UTILITY, DRAINAGE AND IRRIGATION. IF A LOT LINE IS MOVED THE EASEMENT(S) SHALL MOVE WITH THE PROPERTY LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S).

6. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY, OR AS SPECIFICALLY APPROVED.

THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT TO FARM, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BECOME A NUISANCE, OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."

8. THE DEVELOPER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 RELATING TO IRRIGATION RIGHTS TRANSFER AND DISCLOSURE.

9. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.

10. ALL RESIDENTIAL AND CLUB HOUSE FACILITIES IN THIS DEVELOPMENT ARE REQUIRED TO INSTALL FIRE SUPPRESSION SPRINKLER SYSTEMS.

11. ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

1. SEWER DISPOSAL SHALL BE THROUGH INDIVIDUAL LOT SEPTIC SYSTEMS.
2. WATER SUPPLY SHALL BE THROUGH A COMMUNITY WATER SYSTEM. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

| BOUNDARY CURVE TABLE | | | | | |
|----------------------|--------|-----------|--------|---------------|--------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 118.65 | 45°35'35" | 94.42 | S62°25'52"E | 91.95 |
| C2 | 30.66 | 84°38'20" | 45.29 | N55°19'03"E | 41.28 |
| C3 | 177.28 | 22°21'31" | 69.18 | N01°54'03"E | 68.74 |
| C4 | 215.00 | 29°08'17" | 109.34 | N44°05'42"E | 108.16 |
| C5 | 150.00 | 29°25'32" | 77.04 | N33°22'36"E | 76.19 |
| C6 | 125.00 | 35°48'48" | 78.13 | N61°21'05"E | 76.87 |
| C7 | 80.00 | 66°56'28" | 93.47 | N83°27'49"E | 88.24 |
| C8 | 250.00 | 30°18'31" | 132.25 | S11°50'56"W | 130.71 |
| C9 | 500.00 | 14°17'31" | 124.72 | S19°51'25"W | 124.40 |
| C10 | 250.00 | 6°14'33" | 27.24 | S09°35'25"W | 27.22 |
| C11 | 250.00 | 29°51'12" | 130.26 | S21°23'45"W | 128.79 |
| C12 | 75.00 | 40°50'23" | 53.46 | S15°54'10"W | 52.33 |
| C13 | 50.00 | 69°52'52" | 60.98 | S39°27'12"E | 57.27 |
| C14 | 150.00 | 30°54'21" | 85.91 | S58°56'28"E | 79.93 |
| C15 | 100.00 | 26°54'03" | 40.21 | S33°41'08"E | 44.82 |

| | |
|-----------|---------------------------------|
| — — — — — | SUBDIVISION BOUNDARY LINE |
| — — — — — | LOT LINE, RIGHTS-OF-WAY LINE |
| — — — — — | EASEMENT LINE (SEE NOTES) |
| — — — — — | EXISTING RIGHT-OF-WAY LINE |
| — — — — — | FOUND BRASS CAP |
| ⊕ | SET 5/8" STEEL PIN W/CAP "M" |
| ⊕ | SET 1/2" STEEL PIN W/CAP "M" |
| ● | FOUND 5/8" STEEL PIN AS SHOWN |
| ○ | FOUND 1/2" STEEL PIN AS SHOWN |
| ○ | FOUND 1-1/2" IRON PIPE AS SHOWN |
| △ | CALCULATED POSITION ONLY |

ANY SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

Robert B. Anderson
OFFICER
SOUTHWEST DISTRICT
HEALTH DEPARTMENT

WILL DER FIRE DISTRICT

ACCEPTED AND APPROVED THIS 17 DAY OF January, 2007.

FOUND 1/2" STEEL PIN AS SHOWN
FOUND 1-1/2" IRON PIPE AS SHOWN
CALCULATED POSITION ONLY

BOISE, IDAHO 83706
PHONE (208) 859-6032 FAX (208) 383-0892
PREPARATION DATE: AUGUST 9, 2006
S:\Projects\2601004\dwgs\plot\final\2601004FP-
2601004
SHEET 1 OF 1

BOOK 39 PAGE 22

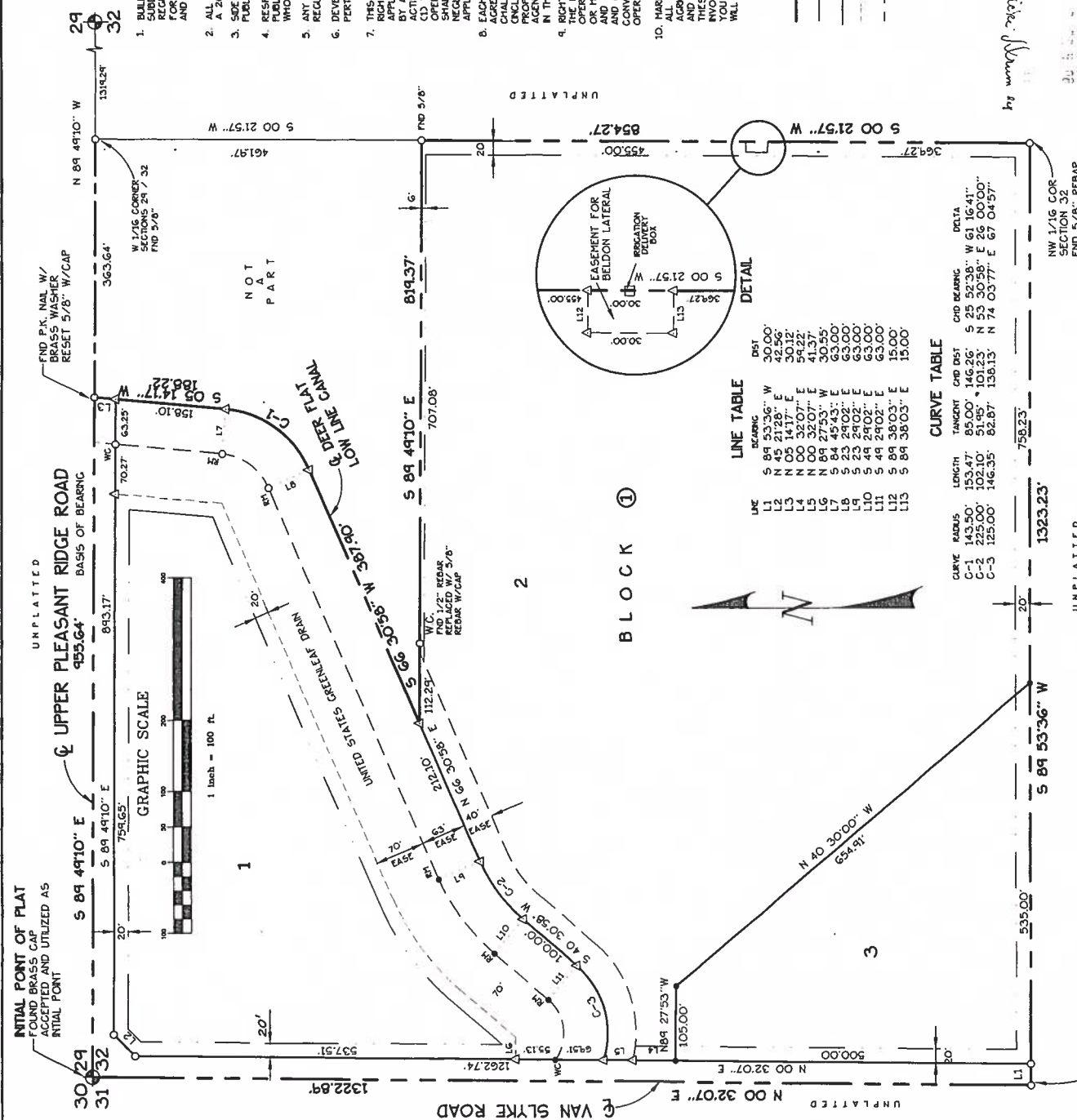
144-32

SHIFT 1 OF 8

ORCHARD VIEW SUBDIVISION LYING IN THE NW 1/4 NW 1/4 OF SECTION 32, T.4N. R.4W. B.M. CANYON COUNTY, IDAHO 1988

NOTES

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING ORDINANCES OF CANYON COUNTY, IDAHO. THE SETBACKS SHALL BE IN SPECIAL CONDITIONS OF APPROVAL BY CANYON COUNTY PLANNING AND ZONING COMMISSION. CONDONAL USE PERMIT CASE # 98-02-22, N32 - AN - 4W.
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALL REAR LOT LINES HAVE A 20' WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT.
- 500' LOT LINES HAVE A 6' FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT.
- RESPONSIBILITY FOR ALL DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY IS HELD WITH THE LOT OWNER(S) ON WHOSE LAND SAID DRAINAGE FACILITIES ARE CONSTRUCTED.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- DEVELOPER IS TO COMPLY WITH DAHO LAW, SECTION 31-3805 PERTAINING TO IRRIGATION WATERS.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT TO FARM, WHICH STATES: "NO AGRICULTURAL OPERATION OR APURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APURTENANCE TO IT."
- EACH GRANTEE TAKING THIS PROPERTY OR ANY PORTION THEREOF COVENANT AND AGREE FOR THE GRANTEE AND GRANTEE'S HEIRS, EXECUTORS AND ASSIGNS, TO NOT CHALLENGE ANY LAWFULLY CONDUCTED GRANT EXTRACTION OR AGRICULTURAL OPERATIONS INCLUDING THE PRODUCTION OF CROPS, FEED LOTS, DAIRY OR HOG OPERATIONS, ALL OF THE PROPERTY AND WHEN IN EXISTENCE OR LAWFULLY APPROVED BY ANY GOVERNMENTAL AGENCY AS OF THE DATE OF EACH GRANTEE'S DEED CONVEYING ANY RIGHT, TITLE, OR INTEREST IN THIS PROPERTY OR ANY PORTION THEREOF.
- RIGHT TO FARM ACKNOWLEDGMENT
THE PROPERTY IS LOCATED IN AN AGRICULTURAL ZONE. THIS IS AN AREA IN WHICH AGRICULTURAL OPERATIONS ARE ON GOING AND MAY INCLUDE THE PRODUCTION OF CROPS, FEED LOTS, DAIRY AND HOG OPERATIONS, ALL OF THE PROPERTY AND WHEN IN EXISTENCE OR LAWFULLY APPROVED BY ANY GOVERNMENTAL AGENCY AS OF THE DATE OF EACH GRANTEE'S DEED CONVEYING ANY RIGHT, TITLE, OR INTEREST IN THIS PROPERTY OR ANY PORTION THEREOF.
- MARKETING DISCLOSURE
ALL PROSPECTIVE PURCHASERS OF THIS PROPERTY SHOULD BE AWARE THAT IT IS LOCATED IN AN AGRICULTURAL ZONE. THIS IS AN AREA IN WHICH AGRICULTURAL OPERATIONS ARE ONGOING AND MAY INCLUDE THE PRODUCTION OF CROPS, FEED LOTS, DAIRY OR HOG OPERATIONS, ALL OF THE THESE ACTIVITIES MAY RESULT IN PRODUCTION OF NOISE, ODORS, AND DUST. THEY MAY INVOLVE THE USE OF MACHINERY IN THE NIGHTTIME HOURS AND OTHER INCONVENIENCES. EACH OF THE PURCHASERS ACKNOWLEDGES THE DEED CONVEYING TITLE WILL CONTAIN A RESTRICTION THAT WILL PROHIBIT CHALLENGING THESE OPERATIONS IF THEY ARE LAWFULLY CONDUCTED.



LINE TABLE

| LINE | BEARING | DIST |
|------|-----------------|---------|
| L1 | S 89° 53' 36" W | 30.00' |
| L2 | N 45° 21' 25" E | 42.56' |
| L3 | N 89° 49' 10" E | 101.12' |
| L4 | N 00° 32' 07" E | 59.22' |
| L5 | N 00° 32' 07" E | 41.37' |
| L6 | N 89° 27' 53" W | 30.55' |
| L7 | S 84° 45' 43" E | 63.00' |
| L8 | S 23° 24' 02" E | 63.00' |
| L9 | S 23° 24' 02" E | 63.00' |
| L10 | S 49° 29' 02" E | 63.00' |
| L11 | S 89° 38' 03" E | 15.00' |
| L12 | S 89° 38' 03" E | 15.00' |
| L13 | S 89° 38' 03" E | 15.00' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHD DIST | CHD BEARING | DELTA |
|-------|---------|---------|---------|----------|-----------------|-------------|
| C-1 | 143.50' | 153.47' | 85.00' | 146.26' | S 25° 52' 38" W | 61° 16' 41" |
| C-2 | 225.00' | 102.10' | 51.95' | 101.23' | N 53° 30' 58" E | 26° 00' 00" |
| C-3 | 125.00' | 146.35' | 82.87' | 138.13' | N 74° 03' 77" E | 67° 04' 57" |

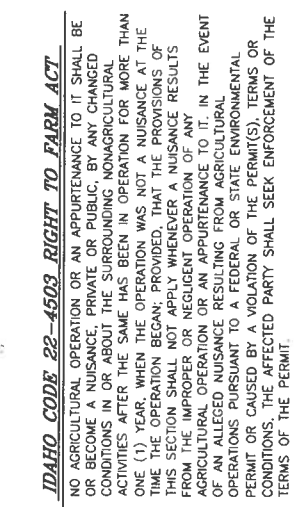
LEGEND

| | |
|-----|---|
| --- | PROPERTY BOUNDARY |
| --- | LOT LINE |
| --- | IRRIGATION AND DRAINAGE EASEMENT |
| --- | 70.0' UNITED STATES GREENLEAF DRAIN R/W |
| --- | DEER FLAT CANAL EASEMENT LINE |
| ○ | FOUND BRASS CAP |
| ● | SET 5/8" X 30" IRON PIN W/CAP |
| ● | SET 1/2" X 24" IRON PIN W/CAP |
| △ | CALCULATED POINT (NOT SET) |
| WC | WITNESS CORNER |
| RM | REFERENCE MONUMENT |



DEVELOPER:
CARRK CONSTRUCTION NW
5998 S. SNOWDROP PLACE
BOISE, IDAHO 83716
(208) 386-8850

A PORTION OF THE SE 1/4 OF SE 1/4 OF SECTION 32, TOWNSHIP 4 NORTH,
RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO
2008



IDAHO CODE 22-4503 RIGHT TO FARM ACT

AND AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE CONSIDERED A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CIRCUMSTANCES OR CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT, IN THE EVENT OF AN ALLEGED NUISANCE RESULTING FROM AGRICULTURAL OPERATIONS PURSUANT TO A FEDERAL OR STATE ENVIRONMENTAL PERMIT OR CAUSED BY A VIOLATION OF THE PERMIT(S), TERMS OR CONDITIONS, THE AFFECTED PARTY SHALL SEEK ENFORCEMENT OF THE TERMS OF THE PERMIT.

NOTES

1. THIS PLAT IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3905(2), PERTAINING TO IRRIGATION WATERS. IRRIGATION WATER WILL NOT BE PROVIDED DUE TO NO IRRIGATION WATER RIGHTS.
2. MINIMUM BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOTS SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE.
3. STORMWATER RUNOFF SHALL BE RETAINED ON SITE AND ALL STORM FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS.
4. INDIVIDUAL SEPTIC SYSTEMS WILL HANDLE ALL SEWAGE DISPOSAL.
5. INDIVIDUAL WELLS SHALL PROVIDE DOMESTIC WATER TO EACH LOT.
6. ALL LOT LINES SHALL HAVE A COMMON PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT AS FOLLOWS:
 - 10(TEEN) FEET ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY
 - 10(TEEN) FEET ALONG ALL REAR LOT LINES.
 - 5(FIVE) FEET ALONG ALL SIDE LOT LINES.
7. SEPTIC LOCATIONS AND AREAS RESERVED FOR WELL PLACEMENT WILL BE SUBJECT TO APPROVAL OF THE DISTRICT HEALTH DEPARTMENT.
8. USTICK IS DESIGNATED FOR PUBLIC USE.
9. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
10. NO LOT SHALL BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM SOUTHWEST DISTRICT HEALTH.

BASIS OF BEARINGS
THE SOUTH BOUNDARY OF THE
SE1/4 OF THE SE1/4 OF
SECTION 32 AS S89°43'38"W

DATE OF PREPARATION: 3/14/08

TOOTHMAN--ORTON ENGINEERING COMPANY

524 CLEVELAND BLVD., SUITE 227
CALDWELL, IDAHO 83605-4080
(208)795-5058

1993-1994

200508279

PLAT OF

FUTURITY ACRES SUBDIVISION

A PORTION OF THE SW 1/4 NE 1/4, SECTION 4,

T.3N., R.4W., B.M.

CANYON COUNTY, IDAHO

2004



NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. SUBDIVIDER WILL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3805 OF THE IDAHO CODE.
4. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) FEET ADJACENT TO ANY STREET THAT IS DEDICATED TO THE USE OF THE PUBLIC. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
5. ALL EXTERIOR LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) FEET ADJACENT TO THE EXTERIOR BOUNDARY LINE EXCEPT LOTS 9 AND 10 ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) FEET ADJACENT TO THE 140' FOOT DEER FLAT HIGH LINE CANAL EASEMENT WHERE SAID EASEMENT IS ADJACENT TO THE EXTERIOR BOUNDARY LINE.
6. A TWELVE (12) FOOT PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT IS HEREBY DESIGNATED LYING SIX (6) FEET ON EACH SIDE OF EACH COMMON INTERIOR LOT LINE.
7. DIRECT LOT ACCESS TO FRIENDS ROAD IS PROHIBITED.
8. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT HEALTH DEPARTMENT.
9. LOT 9, BLOCK 1 IS HEREBY DESIGNATED AS A COMMON LOT TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FAIR ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE SECOND A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE OPERATION OF THE OPERATION, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."

CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | BEARING | CHORD |
|-------|---------|-----------|---------|---------------|--------|
| C-1 | 312.86' | 29°40'46" | 59.70' | N 47°45'49" W | 57.97' |
| C-2 | 285.00' | 19°24'19" | 66.68' | N 83°17'50" W | 66.53' |
| C-3 | 285.00' | 19°24'19" | 66.68' | S 83°13'43" E | 66.55' |
| C-4 | 285.00' | 19°24'19" | 66.68' | N 83°13'43" E | 66.55' |
| C-5 | 285.00' | 11°41'41" | 52.05' | S 82°26'31" E | 51.86' |
| C-6 | 20.00' | 56°15'04" | 19.64' | N 62°00'43" E | 18.86' |
| C-7 | 70.00' | 58°02'38" | 70.91' | S 62°54'30" W | 67.92' |
| C-8 | 70.00' | 89°12'26" | 107.77' | N 43°57'58" W | 97.43' |
| C-9 | 70.00' | 77°50'39" | 95.10' | N 39°03'34" E | 87.96' |
| C-10 | 70.00' | 68°24'25" | 83.57' | S 67°48'54" E | 78.70' |
| C-11 | 20.00' | 56°15'04" | 19.64' | N 61°44'13" W | 18.86' |
| C-12 | 315.00' | 19°16'04" | 72.94' | S 83°13'43" E | 72.78' |
| C-13 | 255.00' | 19°24'19" | 59.66' | N 83°17'50" W | 59.53' |
| C-14 | 255.00' | 01°34'23" | 7.00' | S 89°04'34" E | 7.00' |

LEGEND

- BOUNDARY LINE
- EASEMENT BOUNDARY
- CENTER LINE



- FOUND 5/8" IRON PIN
- SET 5/8" X 30" IRON PIN w/CAP
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" IRON PIN w/CAP
- WITNESS CORNER
- CALCULATED POINT, NOT SET

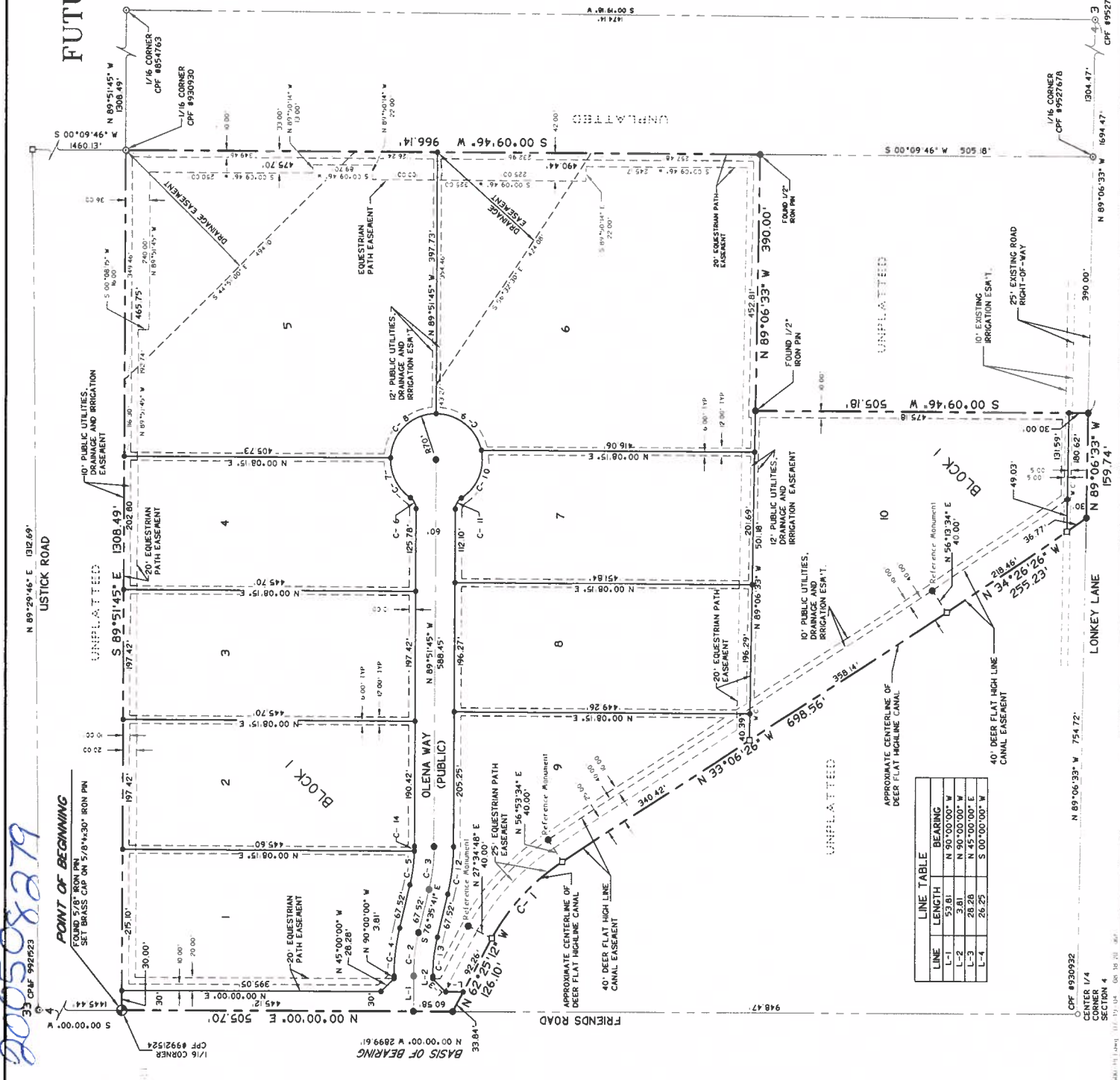


TEALEY'S LAND SURVEYING

250 BOGUS BASIN RD. BOISE, IDAHO 83706

Project No. 2500

Sheet 1 of 1



LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|---------------|
| L-1 | 53.81 | N 90°00'00" W |
| L-2 | 3.81 | N 90°00'00" W |
| L-3 | 28.28 | N 45°00'00" E |
| L-4 | 26.25 | S 00°00'00" W |

CP# 4930932
CORNERS 1/4
SECTION 4
IDaho



BEFORE THE CANYON COUNTY
PLANNING AND ZONING COMMISSION

FINDINGS OF FACT, CONCLUSION'S OF LAW AND ORDER

IN THE MATTER OF AN APPLICATION BY:)

DOUG BARTLETT)

CASE# CU2003-49

TO AMEND A CONDITION)

PARCEL # R36544, R36541, R36542-013, & R36545

I. APPLICATION PROCESS (CCC0 07-06-03)

1.1 LEGAL

Doug Bartlett is requesting to **amend** condition #12 of Case #986615L32-4N-4W which requires subdivision improvements of streets, sidewalks, asphalt paving, streetlights, fire hydrants, concrete curbs and concrete gutters in an "A" (Agricultural) zone. The subject property is located east of Van Slyke Road, south of Boehner Road, and north of Ustick Road, Greenleaf, Idaho, in a portion of the S ½ of Section 32, T4N, R4W, BM.

1.2 NOTIFICATION

On February 13, 2003, staff notified other agencies of this application and solicited their comments. On April 11, 2003 persons owning property within the set distance of the site were notified of the hearing by mail. On April 14, 2003 notice of the hearing was published in the Idaho Press Tribune. Notice of the public hearing was posted on the subject property on April 24, 2003.

II. PROPERTY REVIEW

2.1 PROPERTY HISTORY

On February 18, 1999 the Planning and Zoning Commission signed FCOs for the case #986615L32-4N-4W. This approved a request for a conditional use permit to establish a residential community on approximately 254 acres of approximately 95 individual lots of approximately ¾ acre each and a golf course with a clubhouse, a trail system, necktie parks, a soccer field, tennis court, basketball court, swimming pool, racquetball court, weight room, restaurant and snack bar, gift shop, and pro-shop. On January 4, 2001 an extension was given to the Conditional Use Permit. This extension allowed for an extension beyond

the "commencement within two (2) years of the date of the final decision by the Board and completed within five (5) years of the same date."

III. PUBLIC HEARING

The Canyon County Planning and Zoning Commission heard this case on May 1, 2003.

Planner for the Development Services Department, Carl Miller, reviewed the staff report and presented supplemental exhibits D.1 through D.3 into the record.

Chairman Atkeson entered the exhibits into the record.

3.1 WITNESSES SIGNED UP IN FAVOR: Michael Engebritson, Due Bullock, Tom Bartlett, Robert C. Brown, Susan Wildwood, Sarah Whitney, Lowell Hucks, Doug Bartlett, and Barbara Brown.

3.2 WITNESSES TESTIFYING IN FAVOR: Susan Wildwood and Mike Engebritson.

Susan Wildwood- Representative

- Stated that the same road sections used in Silver Spur I would be used in the proposed subdivision.
- Wanted waivers for curb, gutter, and sidewalk due to the rural nature of the area.
- The Highway District was in favor of the waivers for curb, gutter, and sidewalk.
- Stated that typical streetlights would not be appropriate for the area.
- Proposed a light sensitive light pole 4 to 5 feet high in each yard and lighted housing numbers to reduce light pollution.
- Concrete ribbons and grassy swails would be a better option for this area.

Michael Engebritson

- Mr. Engebritson discussed the development.
- Stated that he preferred barrow ditches as a method to dispose of storm water.
- Stated that he was the design surveyor for the proposed development.

3.3 WITNESSES SIGNED UP AS NEUTRAL: John Williamson.

3.4 NO NEUTRAL TESTIMONY.

3.5 NO WITNESSES TESTIFYING IN OPPOSITION.

Commissioner Nevill **moved**, seconded by Commissioner Scanlon to close public testimony.

The motion **carried** unanimously.

Commissioner Nevill **moved**, seconded by Commissioner Bowen, to **accept** the answers for each of the eight questions required by Canyon County Code of Ordinances 07-06-05, from the staff report with the following changes:

Commissioner Nevill modified the answer to question # 5 to reflect testimony from Ms. Wildwood in favor of concrete ribbons and grassy swails as an option.

The motion **carried** unanimously.

MOTION: Commissioner Nevill **moved**, seconded by Commissioner Scanlon to **approve** a request by Doug Bartlett to **amend** condition #12 of Case #986615L32-4N-4W to eliminate subdivision improvements of streets, sidewalks, concrete curbs, and concrete gutters.

- The wording shall be changed from "asphalt paving" to state: "paved public roads in accordance with standards set by the highway district including asphalt paving, concrete edge ribbons, and grassy swails."
- The wording shall be changed from "fire hydrants" to state: "a fire connection with at least one well that meets fire district fire suppression standards."

Commissioner Weitz, Nevill, Scanlon, and Chairman Atkeson voted in **favor**. Commissioner Bowen and Wallace were **opposed**.

The motion **carried** with a vote of four in **favor** and two **opposed**.

ITEM # 4 HOMESTEAD AT BARTLETT CREEK SUBDIVISION CASE # SD2002-27

A request by Bartlett Homes for Preliminary Plat approval of Homestead at Bartlett Creek Subdivision. Also requested is approval of an Irrigation Plan. The site is located south of Boehner Road, west of Tucker Road, north of Ustick and east of VanSlyke Road in the South Half of Section 32, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

Planner for the Development Services Department, Wendy Howell, reviewed the staff report and entered supplemental exhibit D.4 into the record.

Chairman Atkeson admitted the exhibit into the record.

WITNESSES SIGNED UP IN FAVOR: Michael Engebritson, Bob Walker, Tom Bartlett, Due Bullock, Susan Wildwood, Doug Bartlett, and Robert C. Brown.

WITNESSES TESTIFYING IN FAVOR: Susan Wildwood, Bob Walker, and Mike Engebritson.

WITNESSES SIGNED UP AS NEUTRAL: John Williamson, Mike McGown, and Bruce Lonks.

WITNESSES TESTIFYING AS NEUTRAL: John Williamson.



STAFF REPORT

Canyon County Hearing Examiner
CCZO 97-001
1995 Canyon County Comprehensive Plan

Status Corporation of Idaho RFE2005-3

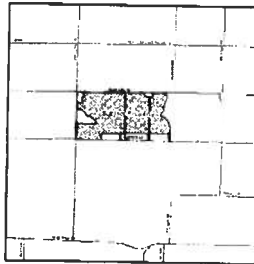
Parcel # R36544, R36541, R36542-013

Status Corporation of Idaho is requesting a **Land Use Time Extension (for Homestead at Bartlett Creek Subdivision), Case No. 986615L32-4N-4W to extend the completion date by one year to expire 12/4/07** The development is located south of Boehner Road, at the intersection of Van Slyke Road and Ustick Road., Caldwell, Idaho in the South ½ of Section 32, T4N, R4W, BM.

Hearing date: May 18, 2006

Applicant: Status Corporation of Idaho
4301 E. Garrity Blvd. #102
Nampa, ID 83687

Representative: Kerry Angelos
4301 E. Garrity Blvd. #102
Nampa, ID 83687



Property History

- In February 1999 the Planning & Zoning Commission granted Doug Bartlett a conditional use permit to subdivide approximately 254 acres into 95 residential lots subject to 13 conditions.
- In January 2001 there was a request for an extension of time that was granted by the Planning & Zoning Commission.
- In December 2002 the Development Services Department Subdivision Review Team reviewed the preliminary plat and determined that it satisfies the technical requirements of the Canyon County Subdivision Ordinance.
- In May 2003 the Planning & Zoning Commission considered and approved the preliminary plat with two (2) conditions and recommended approval of the irrigation plan.
- In September 2003 the Planning & Zoning Commission considered and approved the preliminary plat.
- In January 2005 a request for an extension (RFE2004-4) was heard and granted by the Planning & Zoning Commission.

Applicant's Rationale for Land Use Time Extension:

- ♦ Ownership change.

Applicant's Progress to Date (Per Application):

- ♦ Purchased and closed on the property effective December 1, 2005.
- ♦ Engineer of record has been contacted, to complete the engineering and bring the project up to date for final plat approval.
- ♦ 93 test pits dug
- ♦ Surveyed wells and well logs
- ♦ Completed preliminary engineering report for community water system waiting for DEQ approval

Emailed on
Status Corporation of Idaho / RFE2005-3
Staff Report prepared (btd) on May 16, 2006
Page 1 of 3
All acreages referenced are approximate

Case No.

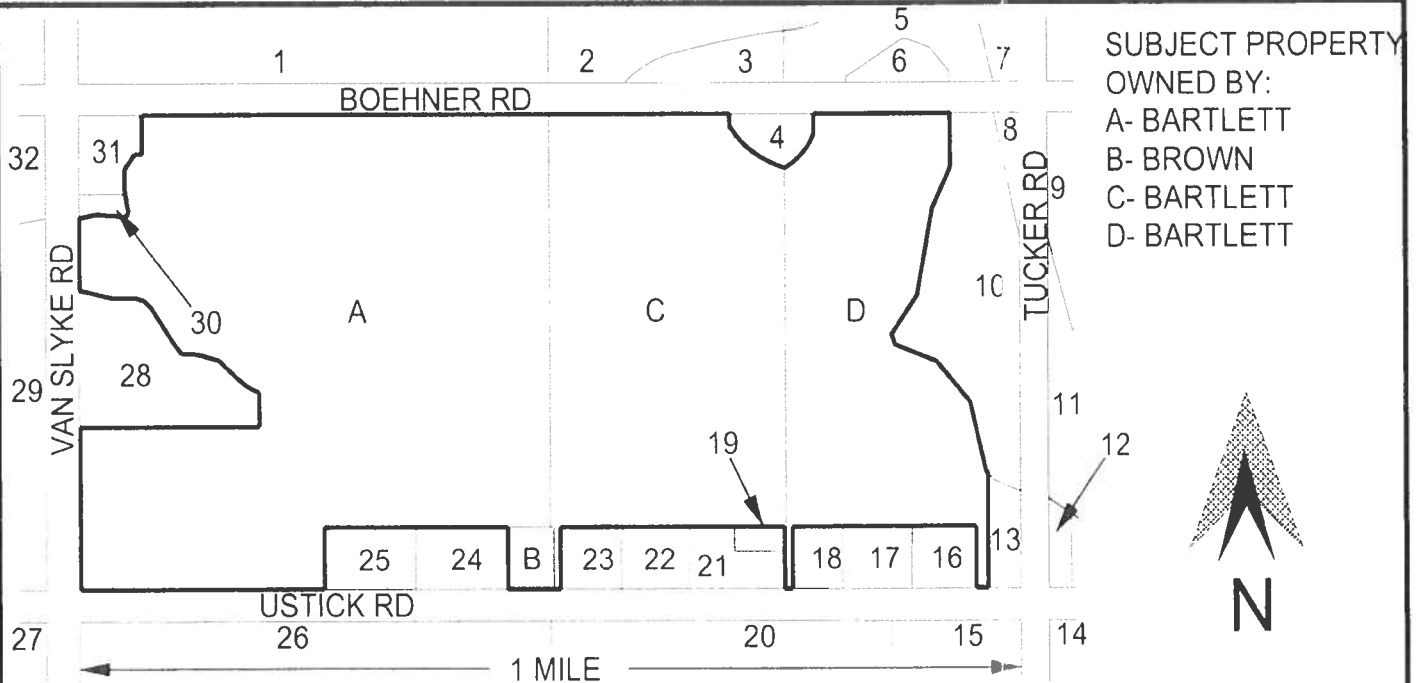
CU2003-49

R#: 36544, 36545, 36541, 36542013

1/4 MILE NOTIFICATION DIST.

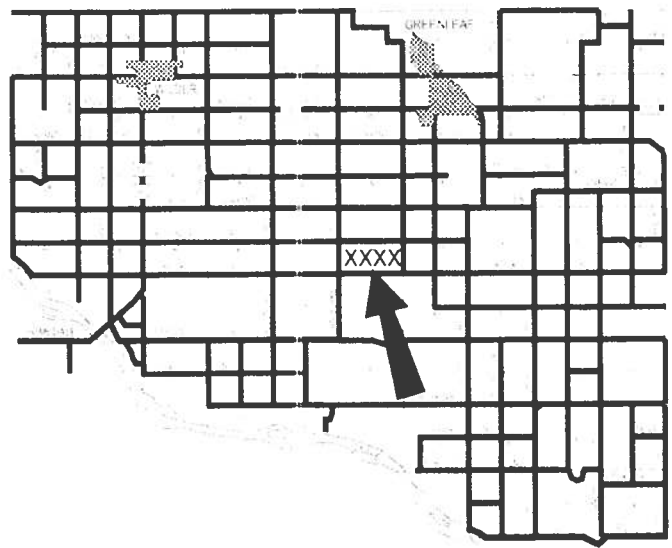
300' PROPERTY OWNERSHIP SHOWN

Doug Bartlett is requesting to amend condition #12 of Case #986615L32-4N-4W which requires subdivision improvements of streets, sidewalks, asphalt paving, streetlights, fire hydrants, concrete curbs and concrete gutters in an "A" (Agricultural) zone.



SUBJECT PROPERTY
OWNED BY:
A- BARTLETT
B- BROWN
C- BARTLETT
D- BARTLETT

- | | |
|----------------|-----------------|
| 1. CHRISTENSEN | 17. JAHN |
| 2. BATT | 18. DANIELS |
| 3. ROESBERRY | 19. BENEDICK |
| 4. HUME | 20. WILLIAMSON |
| 5. KERNER | 21. BENEDICK |
| 6. ROESBERRY | 22. YAMAMOTO |
| 7. HARDING | 23. KELLY |
| 8. JORDAN | 24. PICKETT |
| 9. HOLTZ | 25. OSBORN |
| 10. SYMMS | 26. WILLIAMSON |
| 11. SYMMS | 27. WILLIAMSON |
| 12. ALLEN | 28. CHRISTENSEN |
| 13. ALLEN | 29. VAN VLIET |
| 14. WILLIAMSON | 30. JOHNSON |
| 15. WILLIAMSON | 31. ROBLING |
| 16. JAHN | 32. VAN VLIET |



Date: 21 MAR 2003

Location: SH 32-4N-4W

Zoning: A

All proportions and dimensions shown on this drawing are approximate

EXHIBIT

B.1

CU2003-49



STAFF REPORT

TO: CANYON COUNTY HEARING EXAMINER

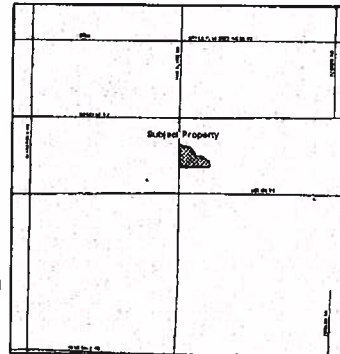
HEARING DATE: December 8, 2005

FILE NO.: CU2005-95

PARCEL NO.: R36544-011

APPLICANT: Dave & Sandy Christensen
18250 Van Slyke Rd.
Wilder, ID 83676

REPRESENTATIVE: Middleton Planning & Design
Mary Shaw Taylor
518 Meadow Ct.
Middleton, ID 83644



STATEMENT OF REQUEST

Dave & Sandy Christensen are requesting a Conditional Use Permit to divide approximately 12.24 acres into 9 (nine) residential lots in an "A" (Agricultural) Zone. The subject property is located on the east side of Van Slyke Road, approximately 850' north of the intersection of Ustick Road and Van Slyke Road, Wilder, Idaho, in a portion of the SW ¼ of "Section 32, T4N, R4W, BM.

PROPERTY HISTORY

The parcel went through an administrative lot split in 1997 (LS2004-398). It appears that the landowner did not pursue the division.

PROJECT DESCRIPTION

Proposed Use

On August 29, 2005 the Development Services Department accepted an application from Mary Shaw Taylor of Middleton Planning and Design and created file no. CU2005-95. If this request is approved, platting will be required as per Canyon County Zoning Ordinance.

Dave & Sandy Christensen (BD) /Case #CU2005-95
Staff Report Prepared on November 25, 2005
Page 1 of 9

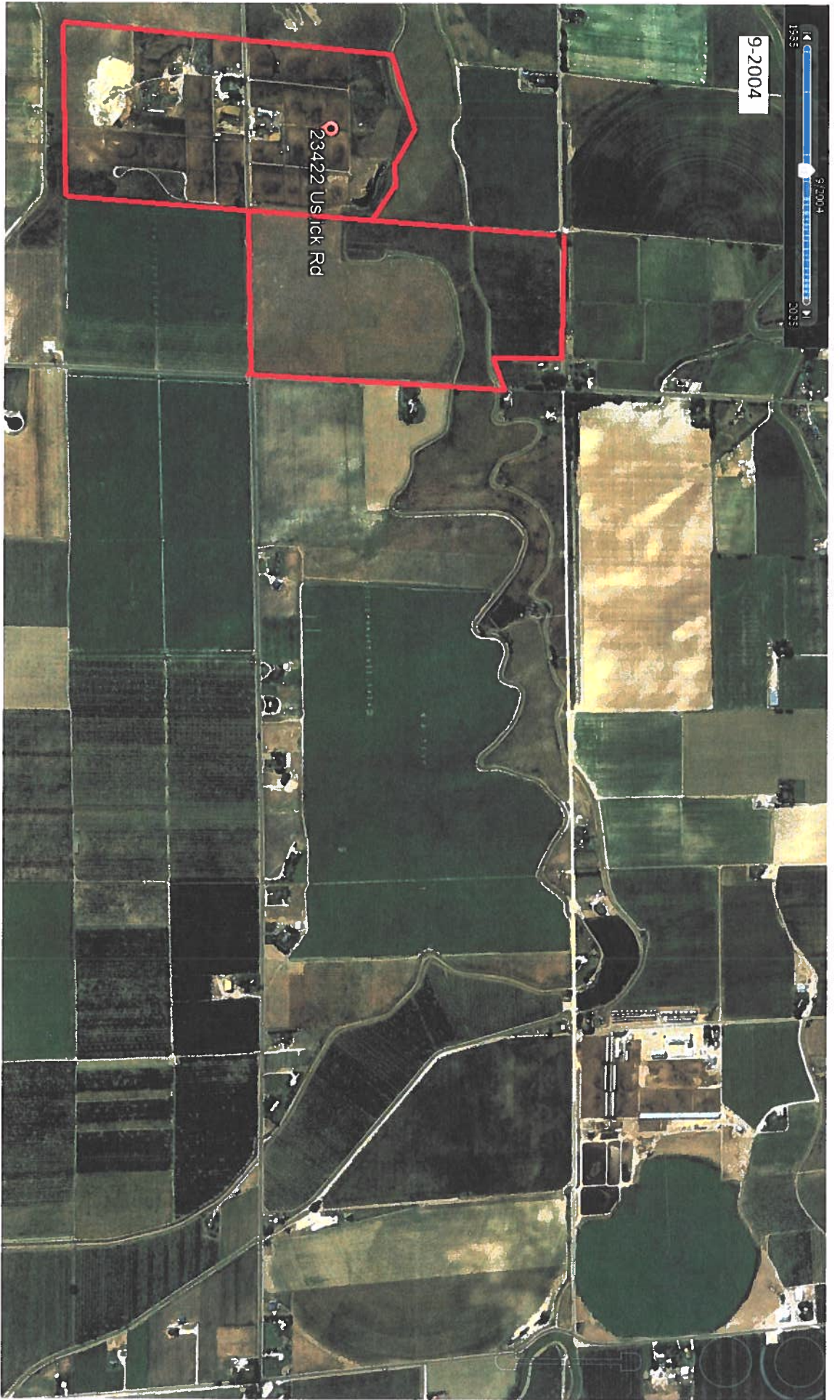
Approved
12/8/05
by H.E.
1 acre lots
Final Plat
2011
inst# 201100889

2002



EXHIBIT
B6

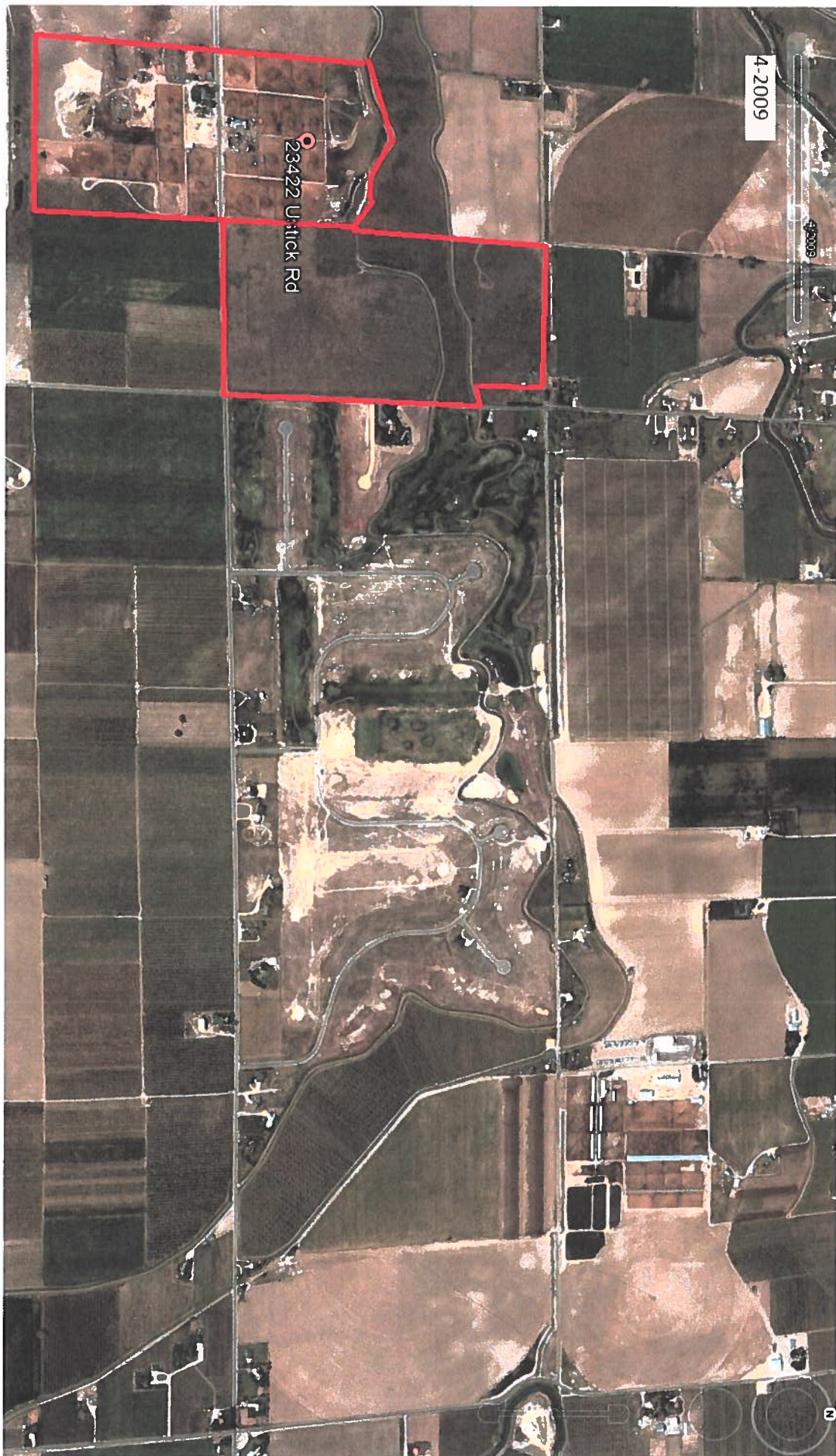
2004



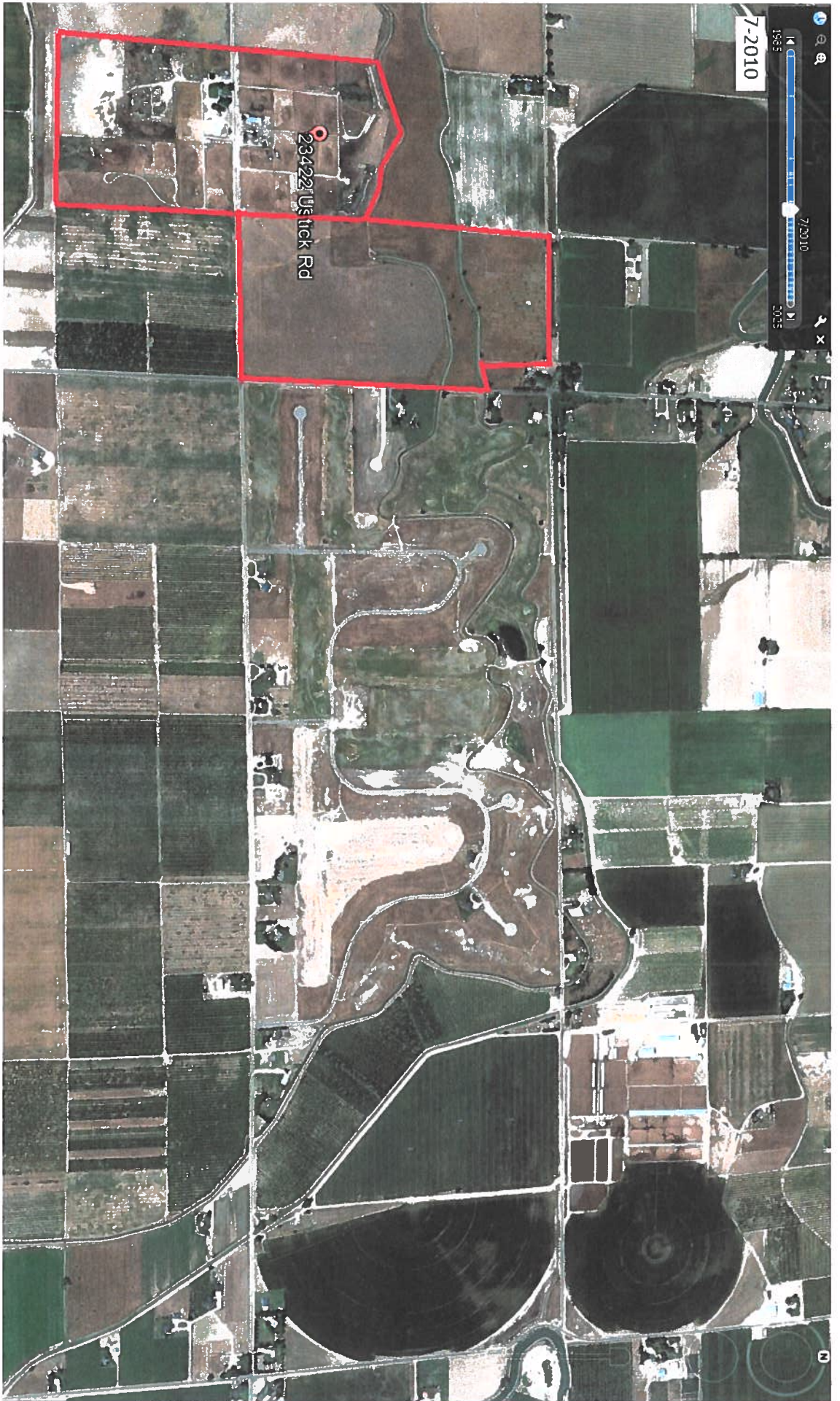
2006



2009



2010



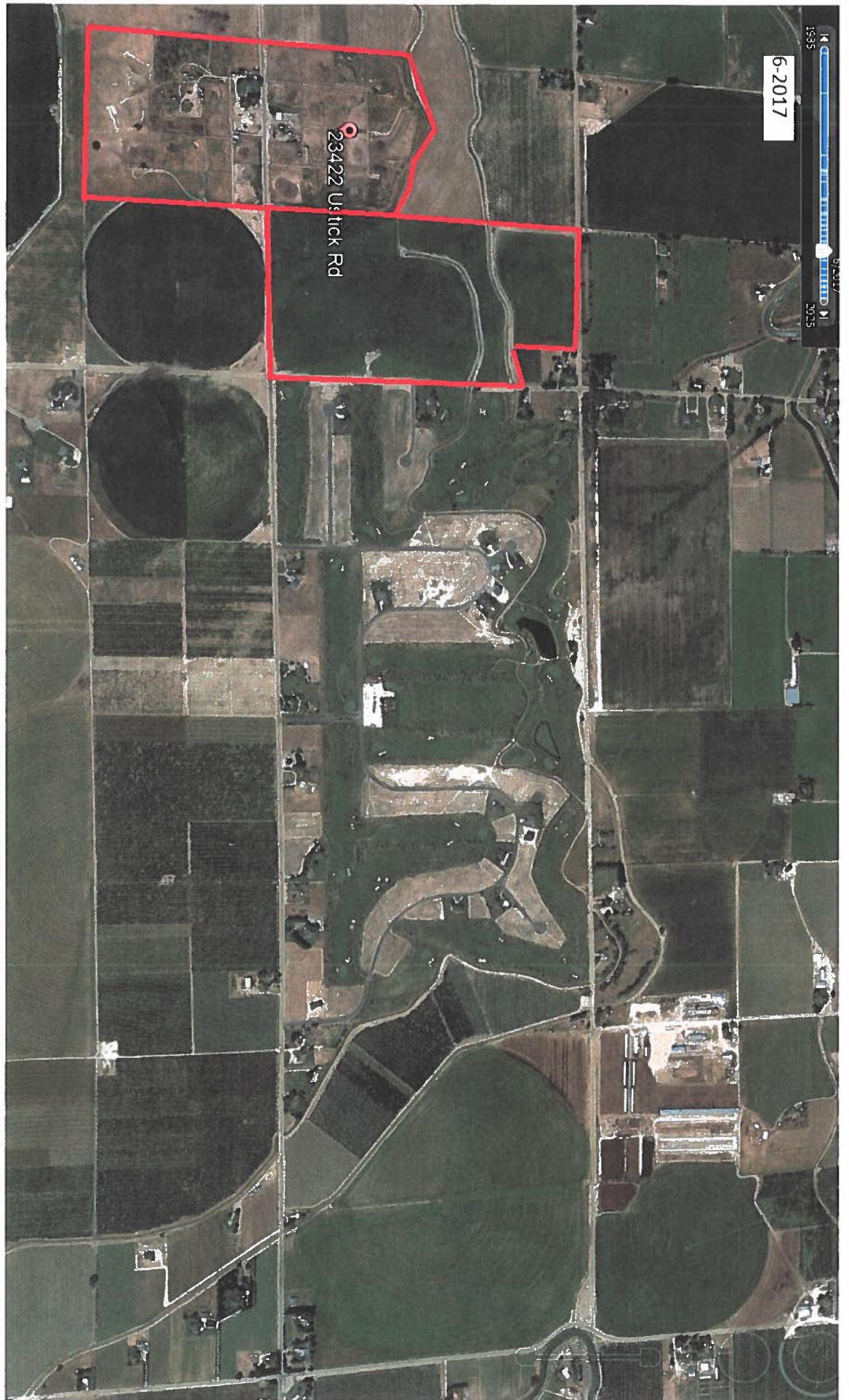
2011
Pivot
added



2015



2017



2019



2021

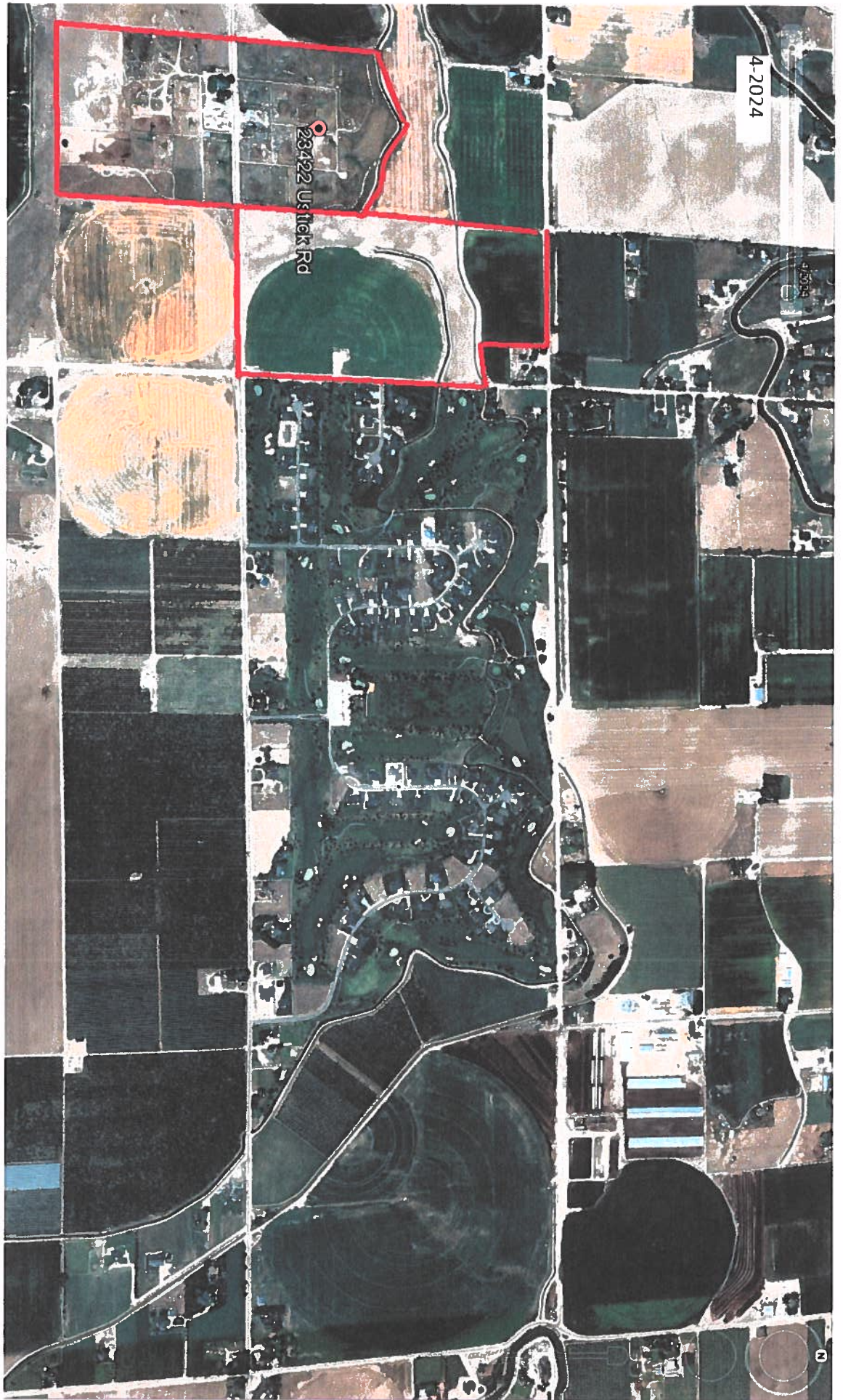


2022



9-2022

2024



Groundwater Quality in Western Canyon County

Presented on behalf of Van Slyke Farms, Inc.
to the
Canyon County Board of Commissioners

Terry Scanlan, P.E., P.G. – HDR Engineering



EXHIBIT
B7

June 23, 2025

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BACKGROUND

- Zoning approval is sought by Van Slyke Farms for a 14-lot residential subdivision.
- At the Canyon County Board of Commissioners hearing in May 2025, Shawna Kondo, a neighboring property owner, provided a water quality analysis from her domestic well showing a high concentration arsenic (ten times the drinking water standard).
- The hearing was continued until June 23 to allow applicant Van Slyke Farms to provide additional information regarding local groundwater quality for drinking water purposes.

This presentation will discuss Canyon County groundwater quality, first in general terms and then specifically for the Van Slyke Farms area. Recommendations are provided.

QUALIFICATIONS

I am registered in Idaho as a professional engineer and a professional geologist, and I have worked extensively on groundwater quality issues in Canyon County since 1986. This experience includes:

- Long-term groundwater quality monitoring programs
- Investigation, design, or testing of dozens of public drinking water system water wells in Canyon County that have sought to optimize water quality through careful design.

DISCLAIMER

I am not a geochemist, a toxicologist, or a water treatment expert, but I have worked with experts in these fields for many years.

GROUNDWATER QUALITY CONCERNS IN CANYON COUNTY

Health-based water quality concerns and standards

- Coliform bacteria and E. coli bacteria – zero CFU/ml
- Nitrate – MCL = 10 mg/L
- Arsenic – MCL = 10 µg/L (0.010 mg/L)
- Uranium – MCL = 30 µg/L (0.030 mg/L)
- Fluoride – MCL = 4 mg/L

These contaminants are present in groundwater everywhere in Canyon County in concentrations that vary with depth.

MCL is EPA maximum contaminant limit

mg/l = parts per million (ppm)

µg/L = parts per billion (ppb)

GROUNDWATER QUALITY CONCERNS IN CANYON COUNTY

Aesthetic water quality concerns and secondary (non-enforceable) standards

- Iron - SMCL = 0.300 mg/L (300 µg/L)
- Manganese – SMCL = 0.050 mg/L (50 µg/L)
- Total Dissolved Solids (TDS) - SMCL = 500 mg/L
- Fluoride – SMCL = 2 mg/L
- Odor (typically hydrogen sulfide) – SMCL = 3 TON
- Aluminum - SMCL = 0.20 mg/L
- Hardness – subjective; <100 mg/L is “soft”, >200 mg/L is “hard”
- Iron bacteria, sulfate-reducing bacteria

SMCL is EPA secondary maximum contaminant limit

TON = Threshold Odor Number

GROUNDWATER QUALITY VARIES WITH LOCATION AND DEPTH

- As of 2004, the counties with the highest percentage of Idaho Statewide Monitoring Program wells containing an arsenic concentration above 10 µg/L were Owyhee County (72%), Washington County (50%), Twin Falls County (49%), Payette County (46%), Canyon County (42%) and Gem County (35%)¹.
- Arsenic concentrations may show trends horizontally, whereas uranium concentrations are more spotty². Arsenic and uranium concentrations have consistent trends vertically³.
- Well owners can construct wells to appropriate depths to avoid specific contaminants

¹Hagan, E.F. (2004)

²Womeldorph, Gus, and Shawn Benner (2018)

³Womeldorph, L.A. (2019)

GENERAL PATTERNS OF WATER QUALITY WITH DEPTH

Groundwater chemistry is influenced by oxygen content, recharge sources, soil chemistry, sediment chemistry, and human activities. Common trends in Canyon County are:

- Coliform bacteria and E. coli bacteria are found near or at ground surface – presence indicates a well construction or plumbing problem
- Nitrate – nearly always decreases with depth
- Arsenic and uranium – typically decrease with depth
- Fluoride - increases with depth
- TDS and hardness – typically decrease with depth
- Manganese and sulfide – typically increase with depth
- Iron - difficult to predict, typically shallower than manganese

SOURCES OF CONTAMINANTS

- coliform bacteria – naturally occurring in soils
- E. coli bacteria – mammals (livestock, septic)
- Nitrate – fertilizer, manure, septic
- Arsenic and uranium – natural, mobilized by irrigation^{1, 2}
- Fluoride – natural from deep geothermal aquifers
- TDS and hardness – natural, often irrigation influenced
- Manganese, iron, aluminum, and sulfide – natural, may be influenced by irrigation or organic matter

¹Busbee, M. W., Kocar, B. D., & Benner, S. G. (2009)

²Hansen, B. (2011)

GROUNDWATER QUALITY - VAN SLYKE FARMS VICINITY



GROUNDWATER QUALITY - VAN SLYKE FARMS VICINITY

Kondo Domestic Well – 1/8 mile to the east

- 272-285 feet deep, 188-foot static water level
- Arsenic = 105 µg/L – ten times 10 µg/L MCL
- Uranium = 35 µg/L – slightly above 30 µg/L MCL
- Nitrate = 7.5 mg/L – nearing 10 mg/L MCL
- Hardness = 375 mg/L – very hard

GROUNDWATER QUALITY - VAN SLYKE FARMS VICINITY

TimberStone Public Drinking Water System Wells – 1/2 mile to the northeast

Initial Investigation 2006

- Poor water quality in data for seven nearby Statewide Program wells. Wells were 63 to 325 feet deep.
 - Arsenic 12 to 65 µg/L
 - TDS 375 to 747 mg/L
 - Iron and manganese low to very high
 - Fluoride moderate
- Two adjacent private wells were sampled (221 and 310 feet deep).
 - High arsenic (79 µg/L and 24 µg/L, respectively)
 - Nitrate and uranium elevated at 221 feet but not detectable at 310 feet

Conclusion from initial investigation – Avoid water-bearing zones above 300 feet due to high arsenic concentrations.

GROUNDWATER QUALITY - VAN SLYKE FARMS VICINITY

TimberStone Public Drinking Water System Wells – 1/2 mile to the northeast

Well drilling and testing - 2006

- Zone tests at 3 depth intervals
 - 310-355 feet
 - Arsenic 0.017 mg/L – not acceptable
 - High manganese
 - 380-425 feet
 - Arsenic <0.005 mg/L - acceptable
 - Sulfide odor, elevated manganese, low TDS
 - 670-715 feet
 - Arsenic 0.006 mg/L – acceptable
 - Sulfide odor, elevated manganese, lower TDS
 - Fluoride 2.28 mg/L (above SMCL but below MCL)

Conclusion – Construct permanent wells to depths below 350 feet.

GROUNDWATER QUALITY - VAN SLYKE FARMS VICINITY

TimberStone Public Drinking Water System Wells – 1/2 mile to the northeast

Well drilling and testing – 2006 (continued)

- Completed TimberStone wells were generally consistent with zone test results
 - Shallow well (385-460 feet) had acceptable arsenic (0.005 µg/L), no detectable uranium or nitrate, high manganese (0.25 mg/L) and moderate iron (0.13 mg/L), moderate hardness (165 mg/L), low fluoride (0.44 mg/L), and elevated aluminum (0.24 mg/L).
 - Deep well (632-705 feet) acceptable arsenic (0.009 µg/L), no detectable uranium or nitrate, no detectable iron or manganese, low hardness (33 mg/L), elevated fluoride (2.1 mg/L) and high aluminum (0.40 mg/L).

Overall Conclusion – The best water quality locally is found below 350 feet depth

WATER TREATMENT OPTIONS

- Depending on well depth, homeowners will find different water chemistries and will need to consider different water treatment or conditioning methods.
- Treatment can be whole-house (point-of-entry) or drinking water tap only (point-of-use), or both, depending on needs.
 - Point-of-entry treatment or conditioning is typical for water conditioning (hardness, iron, manganese, odor) and reduction of some contaminants (arsenic).
 - Point-of-use treatment typical for removal of contaminants (arsenic, nitrate, uranium, fluoride).

CONCLUSIONS

- High arsenic concentrations are common in many areas within Canyon County and Idaho.
- Arsenic in groundwater is from natural sources.
- Groundwater meeting health-based water quality standards (i.e., MCLs) is likely to be found below a depth of 350 feet in the Van Slyke Farms vicinity.
- Home water treatment systems can be used to improve the aesthetic quality of groundwater or to remove contaminants (including arsenic) if present. This is true throughout Canyon County.

RECOMMENDATIONS

- Well depths should consider water quality, with wells tapping zones above approximately 350 feet depth expected to have unhealthy concentrations of some contaminants. Lot buyers should be advised to drill deeper than 350 feet for optimum water quality.
- Wells should be constructed with full-length surface seals to prevent the comingling of aquifer zones.
- Wells should be properly disinfected following drilling and following pump installation/servicing to minimize the spread of bacteria.

RECOMMENDATIONS (continued)

- Following pump installation, well water samples should be collected and analyzed at a state-certified laboratory. At a minimum, analyze for coliform bacteria, nitrate, arsenic, uranium, fluoride, iron, manganese, aluminum, and hardness.
- Well owners should contact reputable water treatment vendors to discuss treatment and conditioning options specific to their well water quality.

REFERENCES

Busbee, M. W., Kocar, B. D., & Benner, S. G. (2009). Irrigation produces elevated arsenic in the underlying groundwater of a semi-arid basin in Southwestern Idaho. *Applied Geochemistry*, 24(5), 843-859.

Cosgrove, D.M. and Taylor, J. (2007). Preliminary assessment of hydrogeology and water quality in ground water in Canyon County, Idaho. Idaho Water Resources Research Institute Technical Report 07-001.

Hagan, E.F. (2004). Arsenic Speciation Results (2002 & 2003), Ground Water Quality Technical Brief, Statewide Ambient Ground Water Quality Monitoring Program, Idaho Department of Water Resources.

Hansen, B. (2011). Isotopic and geochemical investigation into the origin of elevated uranium contaminations in Treasure Valley ground and surface water, Idaho. Boise State University.

Womeldorph, L.A. (2019). The Spatial Distribution of Elevated Uranium in the Treasure Valley Aquifer System, Southwest Idaho, Year 3. Boise State University and Idaho Department of Water Resources.

Womeldorph, Gus, and Shawn Benner (2018). A Study of Uranium and Arsenic in the Treasure Valley Aquifer System, Southwest Idaho, Year 1. Boise State University and Idaho Department of Water Resources.

EXHIBIT C
Site Visit Photos

EXHIBIT D

Agency Comments Received by Materials Deadline

FRED BUTLER
CHAIRMAN OF THE BOARD

RICHARD MURGOITIO
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

13 December 2024

TEL: (208) 344-1141
FAX: (208) 344-1437

Canyon County Development Services
111 North 11th Ave., Ste. 310
Caldwell, Idaho 83605

RE: David Christensen
Vanslyke and Ustick Rd, Wilder
Wilder Irrigation District
Mora Canal 22631+80
Deerflat Highline Canal 1058+80
Sec. 06, T3N, R4W, BM., Sec. 31, T4N, R4W, BM

OR-2022-0002, RZ2022-002-CR

W-743, 743-0-1

RECEIVED
DEC 17 2024
RECEIVED

Amber Lewter:

The United States' Mora Canal and Deerflat Highline Canal lie within the boundary of the above-mentioned location. The easement for these canals is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain these canals. We assert the federal easement of 25 feet from the uppermost shoulder (water's edge) south and 20 feet out and parallel north of the lower toe of the embankment of these canals. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve any landscaping other than gravel within its easements, as this will certainly increase our cost of maintenance. No variances will be granted.

All fences, gates, pathways and pressurized irrigation lines, as may be required, must be just off the edge of all Boise Project easements. Easements must be left a flat drivable surface. No variances will be granted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

Storm drainage and/or street runoff must be retained on site.

Whereas this property lies within Wilder Irrigation District it is important that representatives of this development contact the WID office as soon as possible to discuss a pressure system prior to

EXHIBIT
D1

any costly design work if it is not owned and operated by the HOA. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Wilder Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be located outside of these easements or get the proper consent to use agreement through the Bureau of Reclamation and Boise Project prior to any construction being done within said easement. All work within the easement must take place between October 15th and March 1st (the non-irrigation season).

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a hard copy of the irrigation and drainage plans.

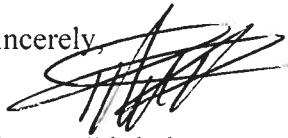
Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler
Assistant Project Manager BPBC

tbr/tr

| | | |
|-----|---------------|----------------------------|
| cc: | Tony Avermann | Watermaster, Div. 4, BPBC |
| | Lisa Sweet | Secretary – Treasurer, WID |
| | File | |



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

▪ Engineering Division ▪

01/15/2025

23422 Ustick Rd, Wilder

RE: Engineering Review Response: Case Nos. OR2022-0002 and RZ2022-0002

Ms. Deb

The Canyon County Engineering Department has reviewed the proposal for a Comprehensive Plan Amendment and Conditional Rezone for approximately 153.93 acres from 'Agriculture' to 'Residential' with a proposed zone change from "A" (Agricultural) to "CR-R2" (Medium Density Residential). Below are the primary concerns and considerations:

1. Traffic Impact

- **Concern:** The development's potential impact on traffic flow and safety along Ustick Road and surrounding areas.
- **Recommendation:** Coordinate with Highway District #3 to conduct a comprehensive Traffic Impact Study (TIS). Ensure ingress/egress points meet county and district road safety standards, addressing capacity and safety concerns for increased traffic volumes.

2. Emergency Access

- **Concern:** Adequate emergency access is vital for safety and compliance with fire district standards.
- **Recommendation:** Collaborate with Homedale and Wilder Fire District to ensure the provision of emergency access roads, fire hydrants, and other necessary infrastructure to support emergency response requirements.

3. Drainage and Stormwater Management

- **Concern:** A comprehensive stormwater management plan will be required to ensure adequate drainage and to mitigate potential impacts on neighboring properties.
- The presence of 15% or greater slopes on parts of the property poses challenges for runoff control, erosion prevention, and compliance with grading standards.



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

▪ Engineering Division ▪

- **Recommendation:** Work with the Boise Project Board of Control/Wilder Irrigation District to confirm that runoff will not affect nearby canals or agricultural land. Implement adequate stormwater control measures to mitigate any potential impacts.

4. Agricultural Impact

- **Concern:** The proposed development may affect neighboring agricultural properties and irrigation facilities.
- **Recommendations:**
 - Provide a buffer or setback between residential lots and agricultural lands to minimize land-use conflicts.
 - Preserve existing irrigation facilities or modify them to ensure continued agricultural productivity.

5. Flood Hazard Considerations

- **Concern:** Although the property is currently in Zone X (outside the floodplain and floodway), future FEMA Flood Insurance Rate Map (FIRM) revisions could affect flood risk classification.
- **Recommendation:** Monitor future FEMA FIRM revisions and assess any changes that may impact the development's flood risk classification.

6. Utilities and Services

- **Concern:** Utility capacity for water supply and wastewater disposal must be sufficient to support the proposed density.
- **Recommendation:** Coordinate with relevant utility service providers to confirm availability and capacity. Submit detailed utility plans for review.

7. Irrigation and Canal Rights-of-Way

- **Concern:** The development may affect canal operations and related rights-of-way.



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

▪ Engineering Division ▪

- **Recommendation:** Coordinate with the Irrigation District to address potential impacts on canal operations, maintenance road rights-of-way, and drainage easements. Ensure these features are preserved and protected.

We appreciate your attention to these matters. Please provide the required documentation and coordinate with the respective agencies to address the above considerations.

Sincerely,

Dalia Alnajjar
Engineering Supervisor
Canyon County Development Services



Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

December 12, 2024

Re: OR2022-0002/RZ2022-0002-CR

Dear Canyon County Planning and Zoning Commission,

If approved, the students residing in the development that lands in the Vallivue School District boundaries would attend the following schools:

- West Canyon Elementary School
- Vallivue Middle School
- Vallivue High School

While the district will have additional capacity with the opening of two new elementary schools in the fall of 2025, projections indicate that by 2029, 7 out of Vallivue's 9 elementary schools will exceed capacity due to developments already approved. Currently, West Canyon Elementary has the lowest enrollment of all the elementary schools.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Palmer", is written over a light blue horizontal line.

Joseph Palmer
Assistant Superintendent



12/27/2024

Debbie Root, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
debbie.root@canyoncounty.id.gov

Subject: OR2022-0002 / RZ2022-0002-CR Christensen

Dear Ms. Root:

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

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

1. AIR QUALITY

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

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

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

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

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

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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

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

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

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

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

Sincerely,

Valerie Greear
Acting Regional Administrator



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

April 10, 2025

Deb Root
Canyon County Development Services
111 North 11th Ave. Ste. 310
Caldwell, Idaho 83605

VIA EMAIL

| | |
|--------------------------------|--|
| Development Application | OR2022-0002/RZ2022-0002-CR |
| Project Name | Christensen Rezone |
| Project Location | Approx 2.6 miles east of US 95 MP 35.91 & 2.5 miles south of SH-19 MP 11.7 |
| Project Description | Proposed 135 residential lots on 153 acres |
| Applicant | Dave Christensen/Phyllis Indart Trust |

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. This project does not abut the state highway system.
2. ITD reviewed the submitted Traffic Generation and Distribution (TG&D) number and have determined that minimal impact on the State Highway system.
3. If at any time during the application process this development proposes more than 150 residences, a Traffic Impact Study (TIS) will be required to review.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov

**EXHIBIT
D5**

Debbie Root

From: Brent Orton <brentorton@ortonengineers.com>
Sent: Thursday, March 6, 2025 10:41 PM
To: Debbie Root; Niki Benyakhlef
Cc: David Christensen
Subject: Re: [External] Christensen/Indart

Hello Debbie and Niki,

We are getting back to you on the Christensen/Indart Subdivision - Timber Ridge.

There are 135 buildable lots proposed.

At the ITE, Trip Generation 9th Edition Rate of 9.52 trips/day per ITE, for single-family detached housing we estimate an ADT: 1,285.2 Trips per day.

We know that for this many trips, we will need to complete an official Traffic Study and submit it with the Preliminary Plat Application.

For Distribution we did traffic counts on 2/24/2025 during peak hour 4pm - 6pm on the Intersection of Van Slyke and Ustick Road, as well as on an existing example subdivision - Timberstone Subdivision, that is just East of the proposed Timber Ridge Subdivision.

Our percentages showed the following distributions:

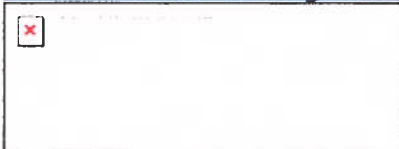
Traffic Counts

| Direction | Straight | Left | Right | Total Trips on Ustick |
|---------------------|----------|------|-------|-----------------------|
| Eastbound on Ustick | 91 | 4 | 0 | 257 |
| Westbound on Ustick | 144 | 3 | 15 | |

| Direction | Straight | Left | Right | Total Trips on Van Slyke |
|-------------------------|----------|------|-------|--------------------------|
| Northbound on Van Slyke | 8 | 0 | 2 | 39 |
| Southbound on Van Slyke | 16 | 11 | 2 | |

Please let us know if you need anything else!

Brent L. Orton, PE
(208)350-9422
brentorton@ortonengineers.com



On Mon, Feb 10, 2025 at 7:19 PM <brentorton@ortonengineers.com> wrote:

Nice to meet you Josh!



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

January 16, 2025

Deb Root
Canyon County Development Services
111 North 11th Ave. Ste. 310
Caldwell, Idaho 83605

VIA EMAIL

| | |
|--------------------------------|--|
| Development Application | OR2022-0002/RZ2022-0002-CR |
| Project Name | Christensen Rezone |
| Project Location | Approx 2.6 miles east of US 95 MP 35.91 & 2.5 miles south of SH-19 MP 11.7 |
| Project Description | Proposed 135 residential lots on 153 acres |
| Applicant | Dave Christensen/Phyllis Indart Trust |

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. This project does not abut the state highway system.
2. Traffic Generation and Distribution (TG&D) numbers were not provided with this application. ITD needs more information to determine how this proposed use will impact the State Highway system. Depending on the findings of the TG&D a Traffic Impact Study (TIS) may be required.
3. If at any time during the application process this development proposes more than 150 residences, a Traffic Impact Study (TIS) will be required to review.
4. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other requested documents.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov

**EXHIBIT
D5b**

EXHIBIT E

Public Comments Received by Materials Deadline

EXHIBIT F

DRAFT – Findings of Fact, Conclusions of Law & Order (FCOs)