

EXHIBIT I
P&Z Signed FCOs



PLANNING AND ZONING COMMISSION FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:

[CR2022-0025] – [Callister LLC]

The Canyon County Planning and Zoning Commission considers the following:

CR2022-0025: Callister, LLC requests to conditionally rezone parcel R37617010B, 45.75 acres, from "A" (Agricultural) to "CR-R1" (Single Family Residential) for the intended purpose of developing a 37 residential lot subdivision with an average residential lot size of one acre. The request includes a development agreement. The subject property is located in a portion of Section 34, Township 5N, Range 2W, BM, Canyon County Idaho approximately 1345 feet south of Purple Sage Road on the east side of Lansing Lane.

Summary of the Record

1. The record is comprised of the following:
 - A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2022-0025.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and Canyon County Code §09-09-17 (Area of City Impact Agreement).
 - a. Notice of the public hearing was provided per CCZO §07-05-01 and Idaho Code §67-6509.
 - b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCZO §07-06-07(1).
 - c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCZO §07-05-01
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.

3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCZO §07-03-01, 07-06-05.
4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(l).

June 12, 2025: CR2022-0025 was presented at a public hearing before the Canyon County Planning and Zoning Commission. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

§07-06-07(6)A Standards of Evaluation:

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

CONCLUSION: The proposed conditional rezone from "A" (Agricultural) to "CR-R1" (Single Family Residential) is generally consistent with the 2020 Canyon County Comprehensive Plan (Plan hereafter). However, the Commission notes that school capacity and traffic concerns are not consistent with providing for additional growth at this time.

FINDINGS:

- 1) The Future Land Use (FLU) plan in the 2020 Comprehensive Plan designates the parcel as "Residential" (Exhibit B2b). Page 36 of the Plan describes the 'Residential' designation as follows:

"The residential designation is a zone specifically set aside for residential development. A minimum lot size is established in order to accommodate a septic system and well on the same parcel. In areas where soils are not adequate to support septic systems, development alternatives must be considered. Residential development must be compatible with the existing agricultural activity. Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses."

- 2) The request generally complies with the following goals and policies of the 2020 Plan:

- 1) Property Rights – Policy 1: No person shall be deprived of private property without due process of law.
 - The request was processed per the following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).
- 2) Property Rights – Policy 8: Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.

- See criteria 07-06-07(6)A2 and A3 for evidence and details.
- See Section 6 of this report for recommended conditions of the development agreement.
- 3) Property Rights – Policy 11: Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.
 - The Future Land Use plan in the 2020 Canyon County Plan designates the parcels as “Residential” (Exhibit B2b).
 - See criteria 07-06-07(6)A2 and A3 for evidence and details.
 - See Section 6 of this report for recommended conditions of the development agreement.
- 4) Population – Policy 3: Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.
 - See criteria 07-06-07(6)A2 and A3 for evidence and details.
- 5) School Facilities & Transportation – Goal 2: Strive for better connectivity, safer access, and pedestrian-friendly transportation options to schools.
 - See criteria 07-06-07(6)A6 & A8 for evidence and details.
- 6) School Facilities & Transportation – Policy 2: Provide information regarding land development proposals with all affected school districts. School districts should be given the opportunity to participate in pre-application processes and planning.
 - See criteria 07-06-07(6)A8 for evidence and details.
- 7) Land Use – Goal 1: To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure, and services.
 - See criteria 07-06-07(6)A2 and A3 for evidence and details.
- 8) Land Use – Goal 5: Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.
 - See criteria 07-06-07(6)A2 and A3 for evidence and details. See Section 6 of this report for recommended conditions of the development agreement.
 - See Section 6 of this report for recommended conditions of the development agreement.
- 9) Land Use – Goal 6: Designate areas where rural-type residential development will likely occur and recognize areas where agricultural development will likely occur.
 - The Future Land Use plan in the 2020 Canyon County Comp. Plan designates the parcels as “Residential” (Exhibit B2b).
 - See criteria 07-06-07(6)A2 and A3 for evidence and details.
 - See Section 6 of this report for recommended conditions of the development agreement.
- 10) Land Use – Policy 1: Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact on surrounding areas.
 - The future land use plan in the 2020 Canyon County Comp. Plan designates the parcels as “Residential” (Exhibit B2b).
 - See criteria 07-06-07(6)A2 and A3 for evidence and details.
 - See Section 6 of this report for recommended conditions of the development agreement.
- 11) Land Use – Policy 2: Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.
 - See Section 6 of this report for recommended conditions of the development agreement.

- 12) Land Use – Policy 6: Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.
 - See criteria 07-06-07(6)A5 for evidence and details.
- 13) Natural Resources - Water – Goal 1: Water is an essential and limited natural resource. Groundwater and surface water should be preserved and protected.
 - See criteria 07-06-07(6)A5 for evidence and details.
- 14) Natural Resources - Water – Policy 4: Encourage new development to incorporate design elements that limit water use requirements.
 - See criteria 07-06-07(6)A5 for evidence and details.
- 15) Natural Resources - Air – Policy 1: Consider land use and transportation issues as important factors in the reduction of air pollution.
 - See criteria 07-06-07(6)A5 for evidence and details.
- 16) Hazardous Areas – Goal 1: To ensure the safety of residents and the protection of property.
 - See Section 6 of this report for recommended conditions of the development agreement.
- 17) Public Services, Facilities, and Utilities – Policy 3: Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.
 - See criteria 07-06-07(6)A8 for evidence and details.
- 18) Public Services, Facilities, and Utilities – Policy 4: Encourage activities to promote the protection of groundwater and surface water.
 - See criteria 07-06-07(6)A5 for evidence and details.
- 19) Transportation – Policy 18: Transportation improvements, such as streets, curbs, gutters, drainage, if required, must be approved by and meet the standards of highway districts and/or ITD (as applicable) where applicable and not in direct conflict with other county objectives. Such improvements should (if appropriate) be funded by the developer.
 - See criteria 07-06-07(6)A6 & A7 for evidence and details.
- 20) Transportation – Policy 19: Require and accept traffic studies in accordance with highway district procedures that evaluate the impact of traffic volumes, both internal and external, on adjacent streets and preserve the integrity of residential neighborhoods where applicable.
 - See criteria 07-06-07(6)A6 for evidence and details. Traffic Impact Study was not required for this development as it is not being presented as a part of a larger master plan and therefore did not meet the criteria of the requirement of a TIS.
- 21) Housing – Policy 1: Encourage a variety of housing choices that meet the needs of families, various age groups, and incomes.
 - See criteria 07-06-07(6)A2 and A3 for evidence and details.
- 22) Community Design – Policy 2: Encourage development of self-sustaining communities that maintain the rural lifestyle and good quality of life of the county.
 - See criteria 07-06-07(6)A2 and A3 for evidence and details.
- 23) Community Design – Policy 5: Encourage each development to address concerns regarding roads, lighting, drainage, stormwater runoff, landscaping, re-vegetation of disturbed areas, underground utilities, and weed control.
 - See criteria 07-06-07(6)A3, A5, A6, and A7 for evidence and details.

- 24) Community Design – Policy 5: Encourage pressurized irrigation systems using non-potable water where reasonably possible (Idaho Code 67-6537).
 - See criteria 07-06-07(6)A5 for evidence and details. See Section 6 of this report for recommended conditions of the development agreement.
 - 25) Agriculture – Policy 3: Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.
 - See criteria 07-06-07(6)A2 and A3 for evidence and details.
 - 26) Agriculture – Policy 4: Development shall not be allowed to disrupt or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way.
 - See criteria 07-06-07(6)A5 for evidence and details.
- 3) The request **does not align** with the following goals and policies of the 2020 Comp. Plan:
- School Facilities & Transportation – Policy 3: The adequacy of school facilities may be considered by the hearing bodies in reviewing proposed residential subdivision and planned developments based on recommendations from the affected districts.
 - See Exhibit D3 and criteria 07-06-07(6)A8 for evidence and details.
 - The Commission noted during the public hearing that evidence for school over capacity was provided and that addition of any students until the capacity issues have been addressed—the addition of any lots until traffic and school capacity is addressed would be inappropriate.

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

CONCLUSION: In consideration of the surrounding land uses, the proposed conditional rezoning to “CR-R1” (CR-Single Family Residential) is as appropriate as the current zoning designation of “A” (Agricultural). The Commission notes that there are properties adjacent and in the near vicinity that remain in active agricultural production.

FINDINGS:

- 1) The subject parcel is zoned “A” (Agricultural) see Exhibit B2d. CCZO Section 07-10-25(1) states the purpose of the “A” Zone is to:

“A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations; B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan; C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65; D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.”
- 2) The subject parcel consists primarily of class 3 moderately suited soils (89%) with some least suited soils in and around the drain along the southern boundary. A majority of the parcel is considered prime farmland if irrigated (89.89%, Exhibit B2g). The parcel appears to be in active agricultural production (Exhibit A.2, B.2a & C). The soils are less productive along the southern boundary and drainage.
 - Public testimony from the applicant’s representative indicates that the subject property is not in active agricultural production, the irrigation infrastructure has been removed and the crop that is

on the property is totally volunteer grain. No one is farming the property and it is not leased to a farming operation. (Audio minutes of the June 12, 2025 PZ Hearing)

- 3) The applicant requests a conditional rezone to "CR-R1" (CR-Single Family Residential) zone with a one-acre average minimum residential lot size (Exhibit A2). The revised request limits proposed development to 37 lots (Exhibits A2 & A11). The draft preliminary plat has lots exceeding one acre in size however the majority of the lots are less than one acre (26 of 37 proposed). The draft plan lot sizes comply with the minimum average overall residential lot size of one acre (Exhibit A11). Per CCZO§07-10-25(3), the purpose of the zone is to *"promote and enhance predominantly single-family living areas at a low-density standard."*
 - The developments in the immediate vicinity of the proposed development property inclusive of Castle Hills Subdivision No. 1, C3, and C4 Subdivisions contain lot sizes that primarily meet or exceed the one (1) acre minimum lot size for the "R1" (Single Family Residential) zone. C3 Sub contains 27 lots with no lots less than one acre in size. C4 Sub contains 24 lots with 9 lots being less than one acre. Castle Hills No. 1 contains 26 lots with 5 lots being less than one acre. The proposed draft plan for C5 Subdivision proposes that 26 of the 37 lots will be less than one acre in size.
- 4) The request is supported by the 2020 Canyon County Comprehensive Plan where residential growth is shown on the future land use plans (Exhibit B2b). See also criteria 07-06-07(6)A1 for evidence and details.
- 5) When considering the surrounding subdivisions and land use decisions (Exhibits B2e & B2f), the one-acre average minimum lot size promoted by the "R1" zone is commensurate with much of the recent residential development in the area.
 - 1) Based upon existing development and approvals within the immediate vicinity, the area is trending toward low density residential development. However there have been developments within the immediate vicinity that were recently denied citing that the area was agricultural in nature, density concerns and traffic safety concerns. Commissioner Neville notes that there are large agricultural parcels that remain in production in the immediate vicinity of the property.
 - 2) Within the vicinity, the following rezones and subsequent plats were approved (see Exhibit 2Bo for plats):
 - RZ2021-0010 (Approx. 31.42 acres): Rezoned (**2021**) from "A" to "R1" (Single Family Residential). Subsequently approved as C4 Subdivision in June 2023.
 - RZ2020-0006 (Approx. 32.231 acres): Rezoned (**2020**) from "A" to "R1" (Single Family Residential). Subsequently approved as C3 Subdivision in November **2021**.
 - RZ2018-0026 (Approx. 69.95 acres): Rezoned from "RR" (ORD 07-007) two (2) acre minimum average lot size to "R1" (Single Family Residential) with a one acre minimum average lot size (**2019**). Subsequently approved as Cascade Hills No.1 (Feb. **2021**) and No. 2 (Nov. **2022**).
 - RZ2018-0016 (approx. 20.623 acres): Rezoned from "A" to "R1" (Single Family Residential) (**2018**). Subsequently approved as Meadow Bluff Estates (Sept. **2021**)
 - CUP for development; zoning agricultural, Blackmon Acres (Jan. **2004**):
 - CUP for development; zoning agricultural, Gray Hawk Subdivision (Jan. **2003**); (less than one acre lots).
 - CUP for development; zoning agricultural, Sage Run Estates (March **2001**); one acre lots.
 - RZ-PH2013-25 (10 acres) zoned "RR" (Rural Residential). Subsequently platted as Pony Meadows May **2014** replat July **2021**

- Rezoned 6-1-1980 (approx. 80 ac) "RR" (Rural Residential). Subsequently platted, SD-PH2013-23/SD2021-0022, Wyatts Hollow No.1 (Oct. **2014**) and No. 2 (May **2024**)
- CUP for development; zoning agricultural, Ridge at Quail Hollow (Sept. **2007**) minimum average lot size one (1) acre.
- CUP for development; zoning agricultural, Sloviaczek Sub (Oct. **1971**) with four (4) acre minimum average lot size.
- RZ-PH2016-65 (approx. 60.67 acres): Rezoned from "A" to "R1" (Single Family Residential). Subsequently approved as Oaklee Estates No. 1 (Sept. **2021**)

- 3) The following subdivisions lie immediately adjacent to the subject property including C4 Subdivision and Cascade Hills No. 1.

3) Is the proposed conditional rezone compatible with surrounding land uses;

CONCLUSION: The Commission finds that the proposed conditional rezone is **not** compatible with surrounding land uses at this time. *The §07-02-03 definition of compatibility indicates that the uses "do not exclude or diminish one another's use of public and private services;"* the commission concludes that the proposed rezone and future development of the property will impact upon adjacent property owners' use of public and private services including the transportation system, schools, and emergency services availability and response to existing developed properties. The Commission notes that to exacerbate the challenges with the failing intersections, over capacity of the grade school serving the area, and adding additional strain to emergency services including fire, ambulance and police response by approving additional development in the area without a plan and funding for addressing the problems is not appropriate at this time. The Commission also states that there are large agricultural properties that remain in agricultural production in the immediate vicinity of the property adding to the potential conflict with farm equipment and practices and that other applications have been denied in the vicinity based on the agricultural uses, traffic concerns, and school capacity concerns.

FINDINGS:

- 1) The majority of the proposed lots on the draft preliminary plat are less than one acre in size which is not consistent with the area developments where the majority of lots are one acre or greater (*See criteria 07-06-07(6)A2 for evidence and details.*)
- 2) There are transportation system impacts: adding trips through development approval to a failing system that is currently not funded for required improvements at the Hwy 44 intersection and on local area roads is adding to an already untenable situation for area residents and emergency services.
- 3) Growth in the area is driving concerns regarding coverage and response of emergency services. The Middleton Fire District bond to fund the staffing of the new fire station was not approved in the May 2025 bond election (Audio minutes for June 12, 2025 hearing).
- 4) Surrounding properties are currently in agricultural production and additional residential units create ongoing challenges for continued agricultural production and farming practices.
- 5) Considering the transportation system challenges with Hwy 44 intersections at a level F and the required improvements are not funded at this time, ongoing strain on emergency services, and school

capacity challenges that have not been resolved with the most recent bond for additional funding failed in May 2025, additional development in the area is not compatible at this time as it has the potential to impact upon existing land uses and property owners.

Pursuant to CCZO section 07-02-03, land uses are compatible if:

"a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses."

- 6) The applicant is requesting a conditional rezone to "CR-R1" (CR-Single Family Residential) zone. "R-1" (Single Family Residential) zone has a one (1) acre average minimum residential lot size. The request proposes development of 37 residential lots (Exhibit A2 & A4). The site plan has some lots exceeding one acre in size which allows for the overall development to meet the minimum average overall size of one acre (Exhibit A3); however, a review of the proposed preliminary plat shows that 26 of the proposed 37 residential lots (approximately 70%) are less than one acre in size. Per CCZO Section 07-10-25(2), the purpose of the zone is *"to promote and enhance predominantly single-family living areas at a low density standard."* Staff recommends that the commission require through conditions that all of the developed residential lots be one acre in size or greater as this area is transitioning to areas identified as rural residential and further away from city limits.
 - o Public testimony from the developer's representative, Kim Trout, takes issue with the concerns regarding lot sizes and indicates that the code needs changed if the Commission and Board expect the lots to be one acre or greater vs. an average minimum and that the applicant's draft preliminary plat meets the requirements of the ordinances. (Audio minutes of the June 12, 2025 hearing)
- 7) To promote connectivity between existing and the proposed development, the development includes the following condition of the development agreement regarding a pathway system: "The development shall provide an 8-foot detached pathway and easement along Lansing Lane within the boundaries of the proposed parcels (outside of the public right of way), extending from the south boundary to the northern boundary, dedicated for use by pedestrians and non-motorized vehicles." (Exhibit A2 & A4). *See Section 6 of this report for recommended conditions of the development agreement.*
- 8) Based on existing development and approvals within the immediate vicinity, the subject property touches "R1" (Single Family Residential) development on the south and west boundaries including Castle Hills Subdivision and C4 Subdivision. When considering the surrounding subdivisions, the one-acre average minimum lot size promoted by the "R1" zone is commensurate with the residential development in the immediate area (Exhibits B2c, d & e). *See criteria 07-06-07(6)A2 for evidence and details. Public testimony both oral and written indicate that the lot sizes should be one acre or larger in size to be consistent with area development (Audio minutes for June 12, 2025 hearing and Exhibit E4 of Staff Report)*
- 9) *The definition of compatibility indicates that the uses "do not exclude or diminish one another's use of public and private services."* Considering the transportation system challenges with Hwy 44 intersections at a level F, ongoing strain on emergency services, and school capacity, additional development in the area is not compatible at this time as it has the potential to impact upon existing land uses.

- 10) Comments, oral and written, were received from neighbors with concerns regarding lot size, cumulative impacts to traffic, school capacity, and essential services (Exhibits E4 & 5). As conditioned, impacts regarding traffic, access, essential services, and adequate facilities (water, sewer, irrigation, drainage, and utilities) will be addressed as part of the preliminary plat and completed per the requirements of each affected agency. Although the zoning request is consistent with other development in the area, this application is not compatible at this time as it has the potential to impact upon existing land uses.

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

CONCLUSION: The proposed conditional rezone will not negatively affect the character of the area that is transitioning to residential; however, the Commission notes that the parcel is agricultural and has been in crop production in the past and that many of the properties near the subject property are still in agricultural crop production.

FINDINGS:

- 1) The applicant requests a conditional rezone of approximately 45.75 acres from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential) zone with a one (1) acre average minimum lot size (Exhibit A2).
- 2) The subject property *appears* to be in agricultural crop production (Exhibit 3 Site Photos) and is zoned Agricultural. The applicant representative, Kim Trout, indicated during public testimony that the field is not being cultivated, all irrigation facilities have been removed, and that the crop (oats) shown in the photos is completely volunteer growth.
- 3) Based upon existing development and approvals within the immediate vicinity, the subject property is adjacent to "R1" (Single Family Residential) properties on the west boundary and the south boundary and the area is trending to residential (Exhibits B2a& d,e,f). However, to the southwest a development application was denied in 2024 due in part to the agricultural nature of the area, over capacity schools, density, and challenges with the safety of the transportation system.
- 4) When considering the surrounding subdivisions, the one-acre average minimum lot size promoted by the "R1" zone is commensurate with the residential development in the immediate area but, the proposed draft preliminary plat indicates approximately 70% of the 37 proposed residential lots are less than one acre in size (Exhibit B.2e). Staff recommended that the commission require through conditions that the developed residential lots be one acre in size or greater commensurate with the adjacent developments and the larger lot sizes as development transitions away from city densities to a more rural residential agricultural transition area.

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

CONCLUSION: Adequate facilities and services will be provided to accommodate the proposed conditional rezone and proposed development. The Commission notes that based on oral testimony the applicant is not amenable to a community water system.

FINDINGS:

The applicant proposed the following to demonstrate adequate facilities will be available for the future development:

1) Sewer:

Sewer is proposed to be provided by private onsite septic/drain field systems for each lot (Exhibit A2).

2) Water:

Water is proposed to be provided by onsite private wells (Exhibit A2).

Staff recommends a community water system instead of individual wells for the following reasons:

- Although this property is not currently in an identified nitrate priority area it is immediately adjacent to a priority area at the northwest corner. Significant development and installation of individual septic systems is of concern. A community water system will ensure residents get safe drinking water and are required to be annually monitored.
- Idaho Department of Environmental Quality (DEQ) requires a community water system when the well serves at least 15 connections or 25 people year-round in their primary residences (e.g., cities, towns, apartment complexes, and mobile home parks with their water supplies).
<https://www.deq.idaho.gov/water-quality/drinking-water/general-information-on-drinking-water/>.
 - Since the request proposes 37 individual wells with less than 15 connections each, DEQ and SWDH can only recommend a community water system, not required (Exhibit D.1). It is up to the local government to require a community water system at the time of rezone or plat.
- There is indicated evidence from the Highway District and Irrigation District (Exhibits D5 and D1a) that this project is part of a larger development plan with an additional phase (C6) pending application and development approvals.

3) Drainage:

Drainage will be retained onsite. (Exhibit A2).

Black Canyon Irrigation District (BCID) states runoff and drainage from the proposed development should be addressed as well as ensure downstream users are not adversely affected by the request (Exhibit D1 & 1a).

The conditional rezone request includes a draft drainage plan. A drainage and grading plan is required at the time of the preliminary plat per CCZO Section 07-17-09.

4) Irrigation:

An onsite pressurized irrigation system is proposed using existing water rights (Exhibits A.2 & A.4). See *Section 6 of this report for recommended conditions of the development agreement*.

The property is served by Black Canyon Irrigation District (BCID) and the applicant must comply with the requirements of BCID and the Bureau of Reclamation with regards to irrigation and irrigation facilities affected by the development. BCID will require the following (Exhibit D1 & 1a) and as amended to reflect any changes required for the preliminary plat application:

- All maintenance road rights-of-ways, lateral rights-of-ways, and drainage rights-of-ways will need to be protected. Any crossing agreements and or piping agreements will be acquired from the Bureau of Reclamation (BOR) to cross over or under existing laterals, and pipes, or to encroach into any rights-of-ways.

- Laterals affected by this proposed land change will require to be piped and structures built to ensure adequate delivery of irrigation water.
- An irrigation system with an adequate overflow needs to be installed to ensure the delivery of water to each lot and/or parcel of land entitled to receive irrigation water.
- BCID and BOR will require a signed agreement to be in place before any changes are made to any appurtenant irrigation facilities that are affected by the development. These sections are required to be piped meeting BCID and BOR standards. Any additional modification required by BCID and BOR will be to ensure irrigation water is made available to all patrons.

The request includes a draft irrigation plan in the draft preliminary plat set for proposed C5 Subdivision should the rezone request be approved. The draft preliminary plat is not currently being considered for approval. An irrigation plan is required at the time of the preliminary plat per CCZO Section 07-17-09.

5) Utility:

Power will be provided via Idaho Power and other utilities (gas, cable, phone) depending upon availability. Utility easements are required at the time of the preliminary plat per CCZO Section 07-17-09.

Upon discussions with the City of Middleton, the applicant agreed to enter into a pre-annexation agreement to provide a utility corridor easement for future city services but the city determined not to pursue a pre-annexation agreement (see Exhibit A10).

The property is designated residential in the city's comprehensive plan (Exhibit B2c.), and the property is located within the Middleton Area of City Impact.

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

CONCLUSION: The transportation system in the area, including the intersection of Hwy 44 and Lansing Lane, requires improvement to safely and effectively serve the existing and future development in this area of the county. The intersection at Hwy 44 and Lansing is considered a Level F (failing) intersection. The intersection is planned for improvements but is not funded and there is not a specific timeline for improvements to be completed. The applicant, if development is approved, is required to dedicate right of way and build a segment of a collector roadway as well as pay a proportionate share to Highway District #4 for improvements to the Hwy 44/Lansing intersection improvements where HD4 has jurisdiction on Lansing Lane. This does not address the timing of when the intersections and associated transportation system roadways will be improved in relation to the buildout of the proposed development. The Commission finds that the existing transportation system does not effectively meet the needs of the current development and that adding development lots at this time is not appropriate until measures have been taken to address the existing conditions.

FINDINGS:

- 1) A controlled intersection at State Hwy 44 and Lansing Lane needs to be constructed as the intersection is currently at a Level F status posing safety hazards to the travelling public (Exhibits D6-D7 Staff Report). Adding additional traffic to a failing intersection at this time is problematic.

- 2) The proposed conditional rezone will require public street improvements at the property location in order to provide adequate access to and from the subject property in order to minimize undue interference with future traffic patterns created by the proposed development. A traffic impact study was not required to be submitted due to the size of the proposed development of approximately 37 (originally 34) lots not meeting the threshold to require a traffic study; however, there are cumulative impacts to consider. Improvements, right of way dedications, and proportionate share for impacts at the Hwy 44 intersection are required at time of platting as a residential subdivision (Exhibit D5).
- 3) The requested 37 residential lot development equates to approximately 352 trips per day at full build-out utilizing the standard average daily trips per day of 9.52 trips per household. The trip numbers do not consider detached secondary residences per CCZO Section 07-10-27 and 07-14-25). A traffic study was not requested or required for this development.
- 4) CCZO §07-17-09(1)D6 indicates, *"If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided"*. The developer did not submit C3 Subdivision and C4 Subdivision as part of a larger master development plan and indicates that C5 Subdivision is proposed as a standalone project. Both Black Canyon Irrigation District and Highway District 4 speak to there being a future C6 project on adjacent property (see Exhibits D5 and D1a-page 2)
- 5) The property has approximately 1,421 feet of frontage on Lansing Lane, a major collector road. The development also requires extension of Meadow Park Boulevard which is to be aligned just south of the N1/16 alignment (north of the current road alignment) and is proposed to be identified as 'Barney Drive' with a required 100 foot right of way dedication the approximate 1,313 foot width of the property. The road right of way and required pathway must be outside of the existing Black Canyon Irrigation District easements for the WCP 1.1 lateral unless specifically approved in writing by BCID. *See Section 6 of this report for recommended conditions of the development agreement.*
- 6) Highway District #4 (HD4, formerly Canyon Highway District #4) provided comments not opposing the request subject to conditions addressing HD4 comments regarding traffic (Exhibit D5 dated 3/21/23).
- 7) HD4 indicates that a traffic signal is required at the Lansing/Highway 44 intersection. Per HD4's CIP the intersection of Lansing/Highway 44 is not impact fee eligible however, HD4 has jurisdiction at the north and south approaches of the intersection. HD4 states: *"Prior to improvement drawing acceptance, CHD4 will assess proportionate impacts from all the current and previous phases (C3-C5 subdivisions). The same will be done for C6. The amount due for C3-C5 will be collected via a financial guarantee due prior to C5 final plat signature."*
- 8) Traffic impacts at the development property will also be mitigated through right-of-way dedication, public road improvements, and development impact fees.

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

CONCLUSION: The subject property has legal access and will have adequate access at the time of the development.

FINDINGS:

- 1) The existing access is a private driveway serving Parcel R37617010B near the southwest corner from Lansing Lane, a major collector. The access is currently used for agricultural operations (Exhibits B2a). The residence and most of the accessory structures were removed between August 31, 2021 and July 22, 2022 (see Exhibit B2n1).

- 2) The applicant submitted a conceptual site plan (Exhibit A11) proposing a public road connection to Lansing Lane (major collector), and to build a section of (planned Meadow Park Boulevard) collector, Barney Way, along the north boundary of the proposed development.
 - 3) Public comments were received regarding traffic impact concerns (Exhibit E4 & E5). Highway District #4 (HD4, formerly Canyon Highway District #4) provided comments not opposing the request subject to conditions addressing HD4 comments regarding access, proportionate share, dedications (Exhibit D5-D7).
- 8) **Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**

CONCLUSION: The request is anticipated to impact essential services such as schools, police, fire, and emergency medical services. The applicant did not propose any mitigation measures. Exhibit D3 from the Middleton School District states that Mill Creek Elementary is 112% of capacity with 6 portable classroom units totaling 12 classrooms. The proposed funding bond failed again in the May 2025 election. The funding bond for the Middleton Fire district also failed in May. The Commission finds that based on oral testimony and agency comments that the addition of students to the area and addition of any lots until traffic and school capacities are addressed is not appropriate.

FINDINGS:

1) Schools:

The property will be served by the Middleton School District. The proposed residential development will be served by Mill Creek Elementary, Middleton Middle School, and Middleton High School.

On May 19, 2025, Middleton School District submitted a revised comment letter expressing significant concerns regarding capacity, continued growth, and the ability to meet future facility needs (Exhibit D3). Mill Creek Elementary is at 112% of capacity currently utilizing 6 portables (12 classrooms). The middle school (85%) and high school (94%) are nearing capacity. Based on a demographic study, for every new home, the district can expect between 0.5 and 0.7 students. The proposal is anticipated to add 19-26 students K-12. This also increases the need for bussing which requires the developer to plan for appropriate spacing for bus stops. Buses will not typically enter the developments therefore there is a need for planned bus stops and safe routes for children to access to and from the identified locations. The developer is not planning to include sidewalks throughout the development and has not provided sidewalks in the C3 and C4 Subdivisions (see site photos Exhibit C). CCZO §07-17-31 (2) *"The commission or hearing examiner may recommend and the Board may require improvements in the subdivision, for example curbs, gutters, sidewalks, streetlights, ribbon curbing, swales, and stormwater retention and disposal."*

- The applicant representative was questioned during oral testimony if the developer considered any mitigation measures to address the impact to the school system. Mr. Kim Trout indicated that the developer could do little to mitigate the issues with over-capacity and that it is not feasible for the development community to address that infrastructure need at the schools. He further indicated that it is the citizens' responsibility to address the existing school funding issues.

2) Police, Fire Protection & Emergency Medical Services:

The request will be served by the Canyon County Sheriff's Department, Middleton Fire District, and Canyon County Paramedics/EMT. The agencies were notified on February 13, 2023 and May 1, 2025. No comments or concerns were received from the Sheriff's Department or Canyon County Paramedics/EMT.

The Middleton Fire Department reviewed the initial preliminary plat submission (Exhibit D12 and D13) indicating that the development will require two separate access points which are indicated on the draft preliminary plat including access to Lansing Lane and Barney Lane. The applicant has indicated that all homes will be equipped with NFPA 13D sprinkler systems (see Exhibit D12a).

- Oral testimony indicated that the homes in Castle Hills were supposed to be sprinklered and according to that testimony the homes do not contain fire suppression systems.
- The applicant representative indicated that it is easy to enforce installation of fire suppression systems and that can be done by the building inspectors checking to see if the sprinklers have been installed. However, fire suppression systems are a requirement of the fire district in lieu of a development providing sufficient water systems to support the development and the developer has indicated that every home would contain a fire suppression system to address the fire district's concerns. It is not the responsibility of the building inspectors to ensure the developer meets commitments to the fire district.

Should the conditional rezone be approved, platting as a residential subdivision is required. The Preliminary Plat for C5 Subdivision will be provided for review and comments by all affected essential service agencies.

The applicant states no known impacts are anticipated from this development and no mitigation is proposed. (Exhibit A2).

Order

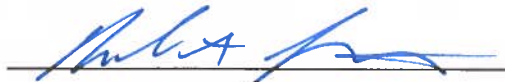
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case #CR2022-0025, a conditional rezone of parcels R37617010B, approximately 45.75 acres, from "A" (Agricultural) to "CR-RR" (Conditional Rezone – Rural Residential).

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. Delay development until transportation infrastructure is in place to mitigate safety concerns at State Hwy 44 and surrounding roads and intersections.
2. Work with the Middleton School District to find adequate mitigation regarding the request and its impact on school capacity.

DATED this 3 day of July, 2025.

**PLANNING AND ZONING
CANYON COUNTY, IDAHO**


Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 3rd day of July, in the year 2025, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.



Notary: Caitlin Ross

My Commission Expires: 5/7/2031

EXHIBIT II
P&Z Minutes



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, June 12, 2025
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman
Brian Sheets, Vice Chairman
Harold Nevill, Commission Secretary
Geoff Mathews, Commissioner
Matt Dorsey, Commissioner

Staff Members Present: Jay Gibbons, Director of Development Services
Dan Lister, Planning Supervisor
Deb Root, Principal Planner
Karla Nelson, Principal Planner
Amber Lewter, Associate Planner
Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Nevill read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

- A. April 17, 2025 MINUTES**
- B. May 1, 2025 MINUTES**
- C. Case No. CU2024-0009 – Sunroc Corporation: Approve FCO's**
- D. Case No. CU2024-0011 – Lanum: Approve FCO's**

Commissioner Mathews abstained from voting on item 1B, Commissioner Dorsey abstained from voting on items 1A and 1B, and Chairman Sturgill abstained from voting on items 1C and 1D, due to not being present for the correlated hearings.

Motion: Commissioner Sheets moved to approve the Consent Agenda, seconded by Commissioner Nevill. Voice vote, motion carried.

Item 2A:

Case No. CU2024-0013 – The Wild Oak, LLC: The applicant, Derek Olson, represented by Rafael Sanchez with Provost & Pritchard Consulting Group, is requesting a Conditional Use Permit for a special events facility named The Wild Oak on approximately 3.72 acres in an "A" (Agricultural) zone. The subject property is located at 19781 Middleton Rd, Caldwell, ID 83605, also referenced as Parcel R34316.

On April 3, 2025, this case was continued to a date certain of June 5, 2025. Due to scheduling, the June 5, 2025 hearing was rescheduled to June 12, 2025.

Chairman Sturgill affirmed the applicant to testify.

Matt Barnes – (Representative) IN FAVOR – 1965 S Eagle Rd, Ste 140, Meridian, ID 83642

Mr. Barnes reviewed the request of a conditional use permit for a special events facility. The venue can host up to 150 events per year with a capacity of 220 attendees. This case was continued to obtain plans for water and wastewater, and after meeting with DEQ and Southwest District Health, the applicant agreed to upgrade to a transient non-community water system as well as updating the site plan to accommodate an approved septic system. Mr. Barnes also explained a few changes regarding paving the right of way to Middleton Road and parking surfacing. Originally, the request for music was to end at 11:00 p.m., but music will now cease at 10:00 p.m. to allow for guests to clear by 11:00 p.m. He reiterated the building would be fully enclosed and more trees would be planted to help mitigate noise and traffic concerns, and light sources would be turned down and directed towards the property.

Commissioner Nevill asked for clarification on a transient non-community water system. Mr. Barnes explained it is a higher water quality standard than a private residential system, and is designed for small commercial systems with no residential use. Commissioner Nevill inquired on the type of events the applicant is proposing, which is mainly weddings and receptions, and confirmed the plan for the planting of more trees. He also asked the representative to convince the commissioners that 150 events was feasible, and Mr. Barnes explained their plans of keeping everything indoors and reducing the shutoff time to mitigate noise and to be mindful of the neighbors.

Commissioner Sheets confirmed the applicant's interest in obtaining the county definitions for landscaping, street buffering and parking standards. Mr. Barnes stated they wanted to do ag-based surfacing and reached out to the City of Caldwell who confirmed it was not a requirement. Commissioner Sheets asked about the timeframe to finish construction, to which Mr. Barnes commented 6 months might not be enough time, but understands the county's position on not dragging it out too long. Commissioner Sheets also confirmed conditions placed regarding lighting and parking would be acceptable.

Commissioner Dorsey asked why a gravel parking lot would give a "rural feel" and if there was a dust mitigation plan. Mr. Barnes stated they wanted more of a country rural feel than pavement.

Chairman Sturgill confirmed the proposed limit of 200 guests, 220 including vendors.

Planner Amber Lewter reviewed the changes to the Staff Report for the record.

Commissioner Sheets asked if any of the new information affected any of the conditions that were originally proposed. Planner Lewter said not with staff. Commissioner Sheets confirmed that the new information would be considered for the conditions for the FCOs.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Derek Olson – (Applicant) IN FAVOR – 999 W Waning Lane, Eagle, ID 83616

Mr. Olson explained the events facility is his family's livelihood, so limiting to just 50 events per year would be challenging. He also clarified there would potentially be small social gatherings in addition to weddings and ceremonies, such as a décor showroom with a coffee shop, to provide for and involve the community. Mr. Olson stated he has met with neighbors and addressed any concerns and are respectful of the area.

Commissioner Nevill asked for clarification on the coffee shop as that could require rezoning to a commercial zone. Mr. Olson clarified it would not be a coffee shop as far as a business and selling coffee, but more of a coffee stand for guests to enjoy a cup of coffee while at some of these events. Commissioner

Nevill confirmed the applicant would be open to rezoning to commercial if they did choose to expand their operations. After some discussion, Commissioner Nevill asked if conditioning the number events to 130 to 170 events per year would be adequate, to which Mr. Olson agreed that would be sufficient and offered adding no events on Mondays and Tuesdays to have breaks between events.

Peter Goeman – IN OPPOSITION – 16981 Alleghenny Way, Caldwell, ID 83605

Mr. Goeman explained his concerns regarding noise, lights and operating hours. The proposed location is adjacent to a residential subdivision. He is happy to see the applicant is proposing an earlier shutoff time, but is wondering if there could be more limitations on the number of events per year. Mr. Goeman expressed concerns about alcohol being served and amplifying the noise and other issues, and requested that if this application is approved that reasonable restrictions are considered.

Matt Barnes – (Representative) REBUTTAL – 1965 S Eagle Rd, Ste 140, Meridian, ID 83642

Mr. Barnes believes the prior concerns regarding noise and lighting had already been addressed, and commented that there may not be as many events during the winter, and during the summer it's still light out close to 10, so the lights concern shouldn't be as big of an issue. He stated their ultimate goal is to work with everyone and mitigate issues as best as they can.

Commissioner Dorsey confirmed that the music would end at 10:00 p.m., which would allow everyone to be off the property by 11:00 p.m.

Chairman Sturgill asked if the representative knew the distance in feet or yards between the venue and the closest residence. After some research, it was determined the venue was roughly 180 to 200 feet to nearby properties.

MOTION: Commissioner Mathews moved to close public testimony on Case No. CU2024-0013, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Nevill stated he is not in favor of this application due to it being inappropriate to put a year-round event center next to a subdivision. Commissioner Mathews agreed with Commissioner Nevill. Commissioner Sheets brought up that the future land use is commercial, and believes conditions could be crafted to adequately address some of the issues that have been discussed. Commissioner Dorsey agreed with Commissioner Sheets, and stated his only reservation is why the property is not being annexed into the city.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2024-0013, adopting the FCOs that the application does meet criteria, while amending conditions 8b and 11b, adding the slide addressing concerns and considerations the applicant presented, and adding conditions that all amplified music shall decrease by 10:00 p.m., a maximum of 150 events per year, and the parking lot shall not be paved. Seconded by Commissioner Dorsey.

Discussion on the Motion:

Commissioner Nevill asked if the condition regarding the total number of guests should be considered. Commissioner Sheets stated he does not have any measured way to justify an increase or decrease outside of what's in the proposal. Commissioner Nevill confirmed that adding a condition regarding an emergency plan would also be sufficient.

Roll call vote: 3 in favor, 2 opposed, motion passes.

For the record, Commissioner Dorsey left during the break, but there is still a quorum present.

Item 2B:

Case No. RZ2022-0012 – McGuire: The applicant, William B. McGuire, represented by Bristlecone Land Use Consulting, requests a Conditional Rezone of Parcel R32862, approximately 63 acres, from an “A” (Agricultural) zone to a “CR-R-1” (Conditional Rezone - Single Family Residential) zone. The request includes a development agreement limiting residential development to a one-acre average minimum lot size with no more than 48 buildable lots and will provide fire hydrants to serve subsequent subdivision development. The subject property is located at 15453 Karcher Rd, also referenced as Parcel R32862, R32862010.

On March 20, 2025, this case was continued to a date uncertain.

Chairman Sturgill affirmed the applicant to testify.

Elizabeth Allen – (Representative) IN FAVOR – 1330 Williams Lane, Nampa, ID 83686

Ms. Allen described the location of the property and their request for a conditional rezone for a subdivision. She also talked about a conceptual plan regarding access to the proposed subdivision. Since the prior hearing, it was discovered Caldwell Fire Department would have to sign off on the building permits to ensure adequate fire access and water; therefore, all subdivisions, regardless of annexation, must meet the minimum standards of fire flow and hydrants. Idaho Department of Water Resources did not have any concerns about water depletion in the area, and the proposed plan is individual wells. Ms. Allen addressed a concern from the prior hearing regarding wildlife, and described the property outside of the Deer Flat National Wildlife Refuge or lands designated for hunting. Surrounding farmers are in support of the application, and will continue farming until the inability to do so. Current access sites will not be affected. The impact to the school district was not proposed to be of huge significance, and nothing was brought up from the school district regarding mitigation. Ms. Allen stated she believes the conditional rezone and subsequent subdivision will be compatible with the area.

Chairman Sturgill asked for clarification on the oversight for wells. Ms. Allen stated she did not have all of the details, Planning Supervisor Lister may be able to elaborate, but there would be penalties for overuse of water, which hasn’t existed before.

Planning Supervisor Dan Lister reviewed the amended Staff Report for the record.

Commissioner Sheets confirmed that the maps about geese was showing there is no hunting, but geese are still present.

Commissioner Nevill asked about the water enforcement, to which Planning Supervisor Lister was also not familiar with, but offered to print the plan for review.

Commissioner Mathews asked who the neighbors to the south were. Planning Supervisor Lister reiterated this was a farmer who is in the middle of developing it.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Tom Whittemore – IN OPPOSITION – 15220 Castle Way, Caldwell, ID 83607

Mr. Whittemore is serving as the president of El Rancho Subdivision, and mentioned there were over 100 signature submitted expressing concern about the development. He also expressed concerns about the

water and wells going dry, and reviewed an article from the newspaper years prior regarding the aquifer going dry in eastern Idaho. Although that is not close, it is still a concern in the Treasure Valley. Recycled and surface water is being used to help with water levels in the aquifers. Surrounding neighbors in an area of one of Mr. Whittemore's properties had to re-drill wells due to the water levels dropping. He believes a study should be conducted to ensure sufficient water resources for the new subdivision. Mr. Whittemore clarified they are not opposed to the development, but opposed to how it might affect the water.

Mr. Whittemore's three (3) minutes of testimony expired. Chairman Sturgill approved an extra minute of testimony.

Mr. Whittemore continued with requesting clarification on the exits and where they are located.

Commissioner Nevill asked about city water. Mr. Whittemore believes city water is connected at Mallard Park, but is unsure of where and whether that is including any of the surrounding subdivisions. Commissioner Nevill asked if it was conditioned that this new subdivision was connected to the city, would that help with his concerns? Mr. Whittemore stated it would, as long as existing water supplies are not adversely affected by the continued development.

Elizabeth Allen – (Representative) REBUTTAL – 1330 Williams Lane, Nampa, ID 83686

Ms. Allen mentioned the option to connect to city water and sewer was not available at this time due to upgrades to the system and potentially elevation. She also explained prior wells were likely failing due to how the wells were installed, not because of the aquifer, and that all wells eventually need serviced to continue working properly, or new wells need drilled. Ms. Allen exhibited the ingress and egress areas.

Commissioner Nevill asked for clarification on the expansion for Hwy 55, to which Ms. Allen described what was shown on the picture was the concept plan and the right of way for the expansion.

Planning Supervisor Lister added for the record that this was just the first step to another process, and a plat still has to be reviewed. He also added that the City of Caldwell may insist on connecting to city services unless waived by the Commission.

MOTION: Commissioner Sheets moved to close public testimony on Case No. RZ2022-0012, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Sheets commented that the applicant came back with their application having completed the previously requested items, so he would be in favor.

Commissioner Mathews agreed with Commissioner Sheets, although he is reluctant due to all the new development changing the migratory patterns for the birds in the area. He is in favor due to the applicant meeting all requirements.

MOTION: Commissioner Sheets moved to **recommend approval** for Case No. RZ2022-0012 to the Board of County Commissioners, finding that the application does meet criteria and approving all conditions. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2C:

Case No. CR2022-0025 – Callister: Callister LLC represented by Ardurra is requesting a Conditional Rezone of approximately 45.8 acres from an “A” (Agricultural) zone to a “CR-R1” (Conditional Rezone – Single-Family Residential) zone on parcel R37617010B. The request includes a development agreement to limit residential development to 37 residential lots. The subject property is located approximately 1345 feet south of Purple Sage Road on the east side of Lansing Lane, Middleton.

Chairman Sturgill called the applicant to testify.

Kim Trout – (Applicant) IN FAVOR – 3778 N Plantation River Dr, Boise, ID 83703

Mr. Trout started by stating all 8 conditions and the consistency with the comprehensive plan have been met for this application. He explained the applicant is willing to provide areas for school bus stops as needed and to equip all homes with approved sprinkler systems. The proposed lot size adheres to Canyon County’s policies and requirements. The applicant is dedicating 50 feet of right of way on Lansing Lane and providing alternative routes to mitigate traffic concerns. The area does not meet the threshold for a traffic impact study. Mr. Trout continued to explain the sprinkler installations would mitigate emergency service concerns, and the proposed site is compatible with surrounding land use. He requests approval.

Commissioner Nevill confirmed that the subject property has been out of production since last year. He asked for more clarification on how this area is transitioning, and Mr. Trout stated the properties to the west and south are transitioning, which would likely cause the subject property to become an agricultural island. It was also confirmed there has not been a date set for the installation of a traffic light that the applicant would be willing to pay their proportion for. Commissioner Nevill asked about the school capacities and firefighting systems. Mr. Trout stated there would be an estimate of 17 more students that might be coming from this development, but does not believe this would add to the capacity issue. He also mentioned that he was unaware of any conditions at this time that require anything more than what was proposed regarding firefighting systems. Commissioner Nevill further asked about a community water system, and Mr. Trout stated it was a non-starter and would be a \$600,00-\$700,00 impact to the development. Commissioner Nevill commented that the developer’s economics are not taken into consideration, but rather the land use and water.

Commissioner Sheets also asked for clarification on the proportional share for the traffic light. Mr. Trout did not have a definite answer.

Chairman Sturgill asked if any of the surrounding developments had a recent traffic impact study, to which Mr. Trout did not have an answer. There was also no answer on the fire response and target times.

Commissioner Mathews asked if Mr. Callister just recently acquired this property, to which Mr. Trout stated his client was shaking his head yes.

Planner Deb Root reviewed the Staff Report for the record.

Chairman Sturgill asked if there was a value on how much this development is going to impact services that are already authorized. Planner Root was unable to give a value.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Cheryl Palange – IN OPPOSITION – 9155 Pursuit Dr, Middleton, ID 83644

Ms. Palange expressed her concerns around the lot sizes. She described previously approved plats and their lot sizes, and shared that 2/3rd of the proposed property have lot sizes smaller than an acre. She also elaborated that the estimated number of children at the schools would be more like 22, and the elementary schools are already full. Ms. Palange also expressed concerns regarding traffic, and agreed that the installation of a traffic light could take a while. With how high the speed limit is in the area, there are concerns of higher levels of danger with 2 outlets right across from each other.

Ms. Palange's three (3) minutes of testimony expired. Chairman Sturgill approved an extra minute of testimony.

Ms. Palange continued that her subdivision was supposed to have both fire hydrants and sprinklers and has neither, and was curious on how the applicant will ensure there is adequate firefighting systems. Ms. Palange's last concern was regarding the lack of maintenance of the common spaces.

Commissioner Nevill asked if the subject property was in production. Ms. Palange stated she drove by recently and can clearly see something is growing. Commissioner Nevill asked if there had been any documented issues with wells, to which Ms. Palange answered her subdivision had not had any issues, but some of the older surrounding ones may have.

Melissa Stead – IN OPPOSITION – 9265 Tule Dr, Middleton, ID 83644

Ms. Stead stated her main concerns are regarding traffic and safety risks. Where the bus stops go will be a huge concern. There will be a strain on public services and an overpopulation of the schools. Although she understands the growth that is inevitable, Ms. Stead said she is not in favor of seeing another agricultural land turn into another development. She would advocate for a minimum of 2-acre lots, which will allow the owner to continue to sell and make use of the land, but will help control the impact to schools, public services, and traffic.

Chairman Sturgill asked about the number of developments that have been authorized but not yet developed. Ms. Stead believes there are over 7 different approved developments with less than 1-acre lots, which adds to the overpopulation scale they are seeing in Middleton.

Kim Trout – (Applicant) REBUTTAL – 3778 N Plantation River Dr, Boise, ID 83703

Mr. Trout commented on the growth in the field, stating the former rancher/farmer is no longer renting the property, all irrigation equipment has been removed, and it is volunteer growth. He agreed that the area is growing, but the potential impact to schools, public services, etc. is just speculation. He believes the developer has met all requirements under the county's zoning and ordinances. He also stated the average of the lot size has been met, and it is not a remedy to impose a standard on the developer that doesn't exist in county ordinance. Mr. Trout answered the questions regarding sprinklers, and that it was a recommendation from the Middleton Fire Department, and the building inspectors would need to verify the sprinklers have been installed as required on the building permits.

Chairman Sturgill provided evidence and statistics of the elementary schools being over capacity, and asked how the applicant would address that impact. Mr. Trout commented that he believes that would be up to the citizens and not to the development community to address that issue.

MOTION: Commissioner Nevill moved to close public testimony on Case No. CR2022-0025, seconded by Commissioner Sheets. Voice vote, motion carried.

Deliberation:

Commissioner Nevill stated he is not in favor of this application, and added that questions 3, 6, and 8 could be strengthened.

Commissioner Sheets complimented Mr. Trout in his presentation, and agreed with Commissioner Nevill.

Commissioner Mathews added that it is a cumulative impact of the development on the traffic, public services, and schools.

MOTION: Commissioner Nevill moved to **recommend denial** for Case No. CR2022-0025, to the Board of County Commissioners, and modify the Findings of Fact, Conclusions of Law & Order to revise findings for question 3, in regard to the proposed conditional rezone not being compatible with surrounding land uses, question 6, in regard to the impact to traffic, and question 8, in regard to the impact to public services. Seconded by Commissioner Sheets.

Discussion on Motion:

Commissioner Sheet suggested options to reducing capacity for the schools, and added the affected intersections are addressed and the addition of any residential units in the area until improved would be inappropriate.

Roll call vote: 4 in favor, 0 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

There was discussion on whether or not to keep the hearing for July 3, 2025. It was decided to continue with the hearing and correlating documents from the May 15, 2025 hearing would be sent to Chairman Sturgill so he could choose to participate in the final vote for the case being presented on July 3. There was also discussion on the status of obtaining more commissioners.

4. ADJOURNMENT:

MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Sheets. Voice vote, motion carried. Hearing adjourned at 9:12 P.M.

An audio recording is on file in the Development Services Departments' office.

Approved this 3rd day of July, 2025



Robert Sturgill, Chairman

ATTEST



Caitlin Ross, Hearing Specialist

EXHIBIT III
Staff Report Packet



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

PLANNING DIVISION STAFF REPORT

CASE NUMER: CR2022-0025

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

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

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

ANALYST: Deb Root, Principal Planner

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

PUBLIC NOTIFICATION:

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

1. BACKGROUND:

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

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

CCZO §07-19-09 indicates that if the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided. The applicant representative stated that this is a standalone project. The developer, Callister LLC, has developed C3 and C4 Subdivisions adjacent to the south and in the CHD4 agency response, Exhibit D5, the highway district indicates, "*Prior to improvement drawing acceptance, CHD4, will assess the proportionate impacts from all the current and previous phases (C3-C5 subdivisions). The same will be done for C6. The amount due for C3-C5 will be collected via a financial guarantee due prior to C5 final plat signature.*" This series of proposed and developed properties have been developed as individual components of what appears to be a larger plan; therefore, there has not been a traffic impact study required, consideration of a community water system, cumulative impact, nor planned interconnectivity between the developments and adjacent properties.

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

2. HEARING BODY ACTION:

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

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

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

OPTIONAL MOTIONS:

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

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

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

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

3. HEARING CRITERIA

Conditional Rezone Standards of Evaluation Analysis

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

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

				<ul style="list-style-type: none"> ○ The Future Land Use plan in the 2020 Canyon County Plan designates the parcels as “Residential” (Exhibit B2b). ○ <i>See criteria 07-06-07(6)A2 and A3 for evidence and details.</i> ○ <i>See Section 6 of this report for recommended conditions of the development agreement.</i> • <u>Population – Policy 3: Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.</u> <ul style="list-style-type: none"> ○ <i>See criteria 07-06-07(6)A2 and A3 for evidence and details.</i> • <u>School Facilities & Transportation – Goal 2: Strive for better connectivity, safer access, and pedestrian-friendly transportation options to schools.</u> <ul style="list-style-type: none"> ○ <i>See criteria 07-06-07(6)A6 & A8 for evidence and details.</i> • <u>School Facilities & Transportation – Policy 2: Provide information regarding land development proposals with all affected school districts. School districts should be given the opportunity to participate in pre-application processes and planning.</u> <ul style="list-style-type: none"> ○ <i>See criteria 07-06-07(6)A8 for evidence and details.</i> • <u>Land Use – Goal 1: To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure, and services.</u> <ul style="list-style-type: none"> ○ <i>See criteria 07-06-07(6)A2 and A3 for evidence and details.</i> • <u>Land Use – Goal 5: Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.</u> <ul style="list-style-type: none"> ○ <i>See criteria 07-06-07(6)A2 and A3 for evidence and details. See Section 6 of this report for recommended conditions of the development agreement.</i> ○ <i>See Section 6 of this report for recommended conditions of the development agreement.</i> • <u>Land Use – Goal 6: Designate areas where rural-type residential development will likely occur and recognize areas where agricultural development will likely occur.</u> <ul style="list-style-type: none"> ○ The Future Land Use plan in the 2020 Canyon County Comp. Plan designates the parcels as “Residential” (Exhibit B2b). ○ <i>See criteria 07-06-07(6)A2 and A3 for evidence and details.</i> ○ <i>See Section 6 of this report for recommended conditions of the development agreement.</i> • <u>Land Use – Policy 1: Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact on surrounding areas.</u> <ul style="list-style-type: none"> ○ The future land use plan in the 2020 Canyon County Comp. Plan designates the parcels as “Residential” (Exhibit B2b). ○ <i>See criteria 07-06-07(6)A2 and A3 for evidence and details.</i>
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				<ul style="list-style-type: none"> ○ See Section 6 of this report for recommended conditions of the development agreement. • <u>Land Use – Policy 2</u>: Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate. <ul style="list-style-type: none"> ○ See Section 6 of this report for recommended conditions of the development agreement. • <u>Land Use – Policy 6</u>: Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality. <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A5 for evidence and details. • <u>Natural Resources - Water – Goal 1</u>: Water is an essential and limited natural resource. Groundwater and surface water should be preserved and protected. <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A5 for evidence and details. • <u>Natural Resources - Water – Policy 4</u>: Encourage new development to incorporate design elements that limit water use requirements. <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A5 for evidence and details. • <u>Natural Resources - Air – Policy 1</u>: Consider land use and transportation issues as important factors in the reduction of air pollution. <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A5 for evidence and details. • <u>Hazardous Areas – Goal 1</u>: To ensure the safety of residents and the protection of property. <ul style="list-style-type: none"> ○ See Section 6 of this report for recommended conditions of the development agreement. • <u>Public Services, Facilities, and Utilities – Policy 3</u>: Encourage the establishment of new development to be located within the boundaries of a rural fire protection district. <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A8 for evidence and details. • <u>Public Services, Facilities, and Utilities – Policy 4</u>: Encourage activities to promote the protection of groundwater and surface water. <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A5 for evidence and details. • <u>Transportation – Policy 18</u>: Transportation improvements, such as streets, curbs, gutters, drainage, if required, must be approved by and meet the standards of highway districts and/or ITD (as applicable) where applicable and not in direct conflict with other county objectives. Such improvements should (if appropriate) be funded by the developer. <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A6 & A7 for evidence and details. • <u>Transportation – Policy 19</u>: Require and accept traffic studies in accordance with highway district procedures that evaluate the impact of traffic volumes, both internal and external, on adjacent streets and preserve the integrity of residential neighborhoods where applicable. <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A6 for evidence and details.
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				<ul style="list-style-type: none"> • <u>Housing – Policy 1: Encourage a variety of housing choices that meet the needs of families, various age groups, and incomes.</u> <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A2 and A3 for evidence and details. • <u>Community Design – Policy 2: Encourage development of self-sustaining communities that maintain the rural lifestyle and good quality of life of the county.</u> <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A2 and A3 for evidence and details. • <u>Community Design – Policy 5: Encourage each development to address concerns regarding roads, lighting, drainage, stormwater runoff, landscaping, re-vegetation of disturbed areas, underground utilities, and weed control.</u> <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A3, A5, A6, and A7 for evidence and details. • <u>Community Design – Policy 5: Encourage pressurized irrigation systems using non-potable water where reasonably possible (Idaho Code 67-6537).</u> <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A5 for evidence and details. See Section 6 of this report for recommended conditions of the development agreement. • <u>Agriculture – Policy 3: Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.</u> <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A2 and A3 for evidence and details. • <u>Agriculture – Policy 4: Development shall not be allowed to disrupt or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way.</u> <ul style="list-style-type: none"> ○ See criteria 07-06-07(6)A5 for evidence and details. <p>3) The request <u>does not align</u> with the following goals and policies of the 2020 Comp. Plan:</p> <ul style="list-style-type: none"> • <u>School Facilities & Transportation – Policy 3: The adequacy of school facilities may be considered by the hearing bodies in reviewing proposed residential subdivision and planned developments based on recommendations from the affected districts.</u> <ul style="list-style-type: none"> ○ See Exhibit D3 and criteria 07-06-07(6)A8 for evidence and details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
			Staff Analysis	<p>In consideration of the surrounding land uses, the proposed conditional rezoning to “CR-R1” (CR-Single Family Residential) is as appropriate as the current zoning designation of “A” (Agricultural).</p> <p>1) The subject parcel is zoned “A” (Agricultural) see Exhibit B2d. CCZO Section 07-10-25(1) states the purpose of the “A” Zone is to:</p> <p>“A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations; B. Limit urban density development to Areas of City Impact</p>

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

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

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

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

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

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

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

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

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

5. PUBLIC COMMENTS:

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

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

6. SUMMARY & RECOMMENDED CONDITIONS:

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

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

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

7. EXHIBITS:

A. Application Packet & Supporting Materials

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

B. Supplemental Documents

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

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

D. Agency Comments – Received by May 26, 2025

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

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

E. Public Comments – Received by May 26, 2025

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

EXHIBIT A
Application Packet & Supporting Materials

**EXHIBIT
A**



ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

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

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

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

FOR DSD STAFF COMPLETION ONLY:

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



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

AFFIDAVIT OF LEGAL INTEREST

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

being first duly sworn upon oath, depose and say:

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

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

to submit the accompanying application pertaining to the subject property.

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

Dated this 27th day of December, 20 24.

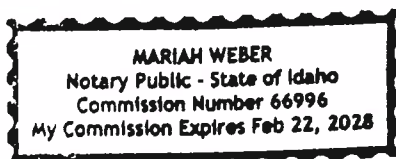
[Signature]
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

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



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

October 4, 2024

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

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

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

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

Adjacent Zoning

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

Easement Reduction:

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

Canyon County Comprehensive Plan:

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

Zoning Amendment Application:

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

Requested Conditions of Approval:

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

Explanation of Zoning Applicability:

Is the request generally consistent with the comprehensive plan?

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

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

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

Is the request compatible with surrounding land uses?

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

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

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

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

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

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

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

Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts?

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

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

No known impacts are anticipated from this development.

Project Utilities:

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

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

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

Stormwater:

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

Easements:

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

Roadways & Access:

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

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

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

Traffic:

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

Conclusion:

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

Sincerely,



T-O Engineers
Becky Yzaguirre
Land Use Planner

Debbie Root

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

Becky,

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

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

Respectfully,

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

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

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



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

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

3. IRRIGATION WATER PROVIDED VIA:

- ☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

- ☒ Pressurized ☐ Gravity

5. ACCESS:

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

6. INTERNAL ROADS:

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

7. FENCING

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

Type: _____ Height: _____

8. STORMWATER:

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

☐ Other: _____

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

Nearby Canal and private pond

EXHIBIT
A3

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☐ Water supply source: N/A

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: N/A

2. DAYS AND HOURS OF OPERATION:

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

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

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

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

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? N/A

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

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



GENERAL

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

IRRIGATION

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

ROADS

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

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

HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?
Residential 0 Non-Buildable 0 Common 0
2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?
☐ YES ☒ NO

*If YES, a grading plan is required.

EXHIBIT
A4

PRELIMINARY PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

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

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

NOTES:

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

IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



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

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

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

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

This land:

- ☒ Has water rights available to it.
☐ Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

EXHIBIT
A5

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? ☒ Yes ☐ No
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Black Canyon Irrigation District

Drainage: Black Canyon Irrigation District

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

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

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

6. How is the land currently irrigated? ☒ Surface ☐ Irrigation Well
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe
7. How is the land to be irrigated after it is subdivided? ☐ Surface ☐ Irrigation Well
☒ Sprinkler ☐ Above Ground Pipe ☒ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

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

9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

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

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

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

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

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

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

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

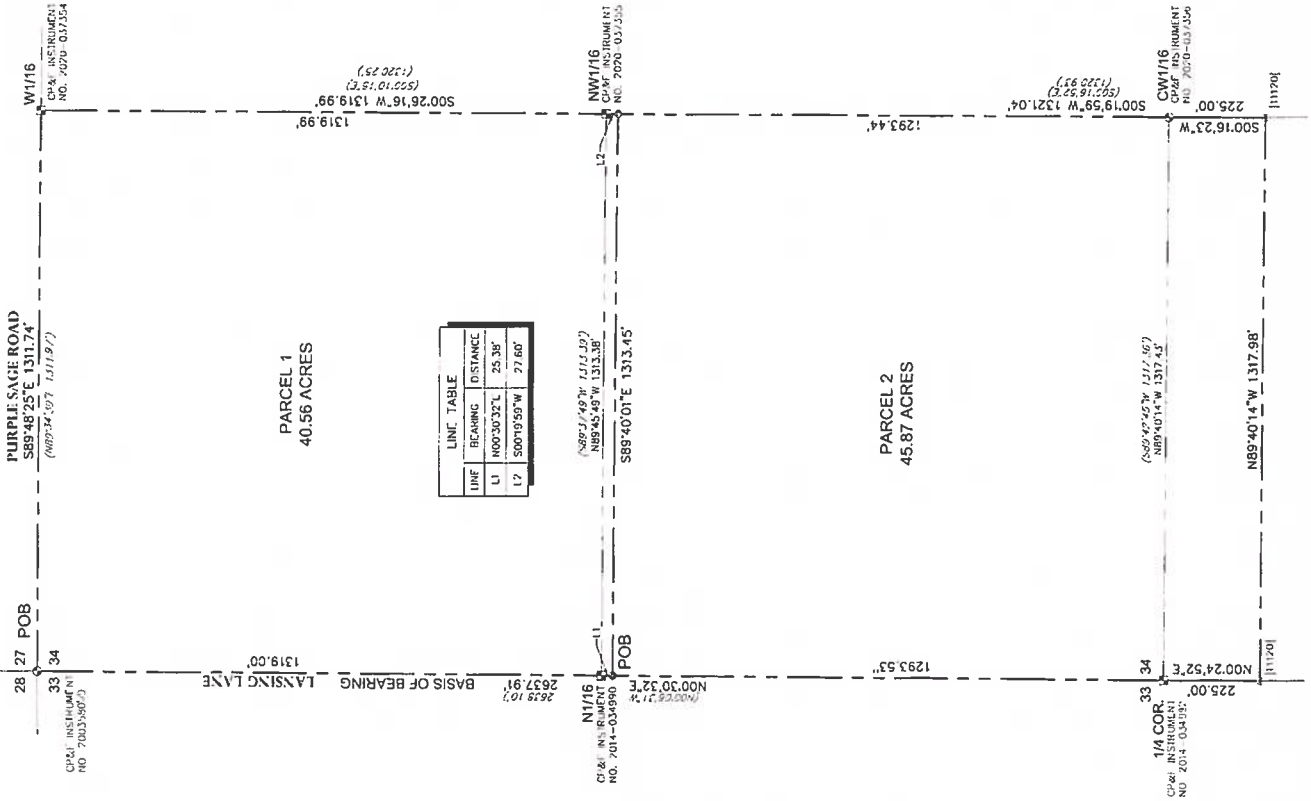
RECORD OF SURVEY

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

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



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs: 1 (HERE)
\$5.00
CANYON COUNTY, IDAHO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°20'32"E	25.38'
L2	S00°19'59"W	27.60'

LEGEND	
---	PROPERTY BOUNDARY
---	SECTION LINE
○	FOUND BRASS CAP MONUMENT
□	FOUND ALUMINUM CAP MONUMENT
□	SET ALUMINUM CAP MONUMENT
○	FOUND 5/8" REDAR
○	SET 5/8" REDAR
(1317.97)	RECORD DATA
111120	FOUND MONUMENT FILE INFORMATION
POB	POINT OF BEGINNING

NARRATIVE

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

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

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

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

REFERENCES

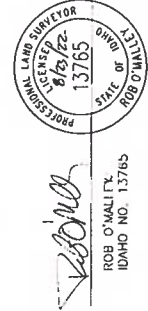
R.O.S. INSTRUMENT NO. 2014007119
R.O.S. INSTRUMENT NO. 7003014337
R.O.S. INSTRUMENT NO. 1996008084
R.O.S. INSTRUMENT NO. 1996008080
R.O.S. INSTRUMENT NO. 1994014510
R.O.S. INSTRUMENT NO. 1994014511

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

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

CERTIFICATE OF SURVEYOR

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



ROB O'MALLY
IDAHO NO. 13765

SURVEY INDEX NO. 524-34-03-04

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

SHEET NO. 1 OF 1

EXHIBIT
A6



Project No: 210794

Date: May 11, 2022

Page 1 of 1

**PARCEL 2
LAND DESCRIPTION**

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

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

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

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

CONTAINING: 45.87 acres, more or less.



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

Case Number: **AD2022-0091**

Parcel #'s: **R37617010**

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

2023-000173

RECORDED

01/03/2023 04:20 PM



00739465202300001730020026

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 TYOUREN

\$13.00

MISC

TO ENGINEERS

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

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

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

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

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

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

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

Decision: The application to complete the described administrative land division in accordance with CCZO §07-18-01 is **APPROVED** subject to the following conditions of approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.
2. Prior to issuing a building permit, Southwest District Health will need to complete an on-site evaluation and septic permit.
3. Prior to issuing a building permit, Canyon Highway District requires an approach permit.
4. Prior to issuing a building permit, Middleton Fire District requires a fire permit review.
5. Historic irrigation lateral, drain, ditch flow patterns and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.

**EXHIBIT
A7**

ADW

Dan Lister, Planning Official

9-26-22

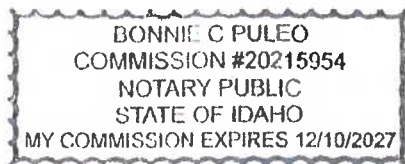
Date

State of Idaho)

SS

County of Canyon County)

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



Notary: Bonnie Puleo

My Commission Expires: 12/10/2027

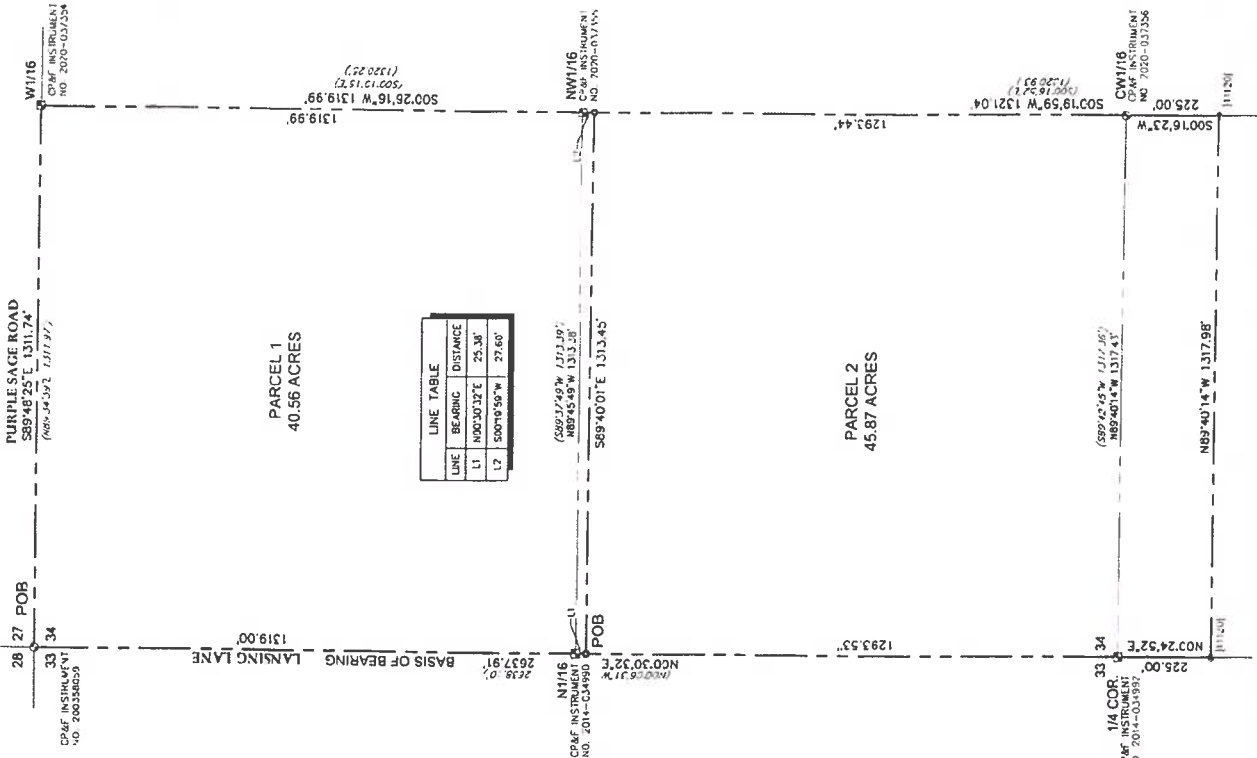
RECORD OF SURVEY

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

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



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
SURVEY
15.36
17.00/14.00



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

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A SECOND PARCEL FROM THE ORIGINAL PARCEL. ALL MONUMENTS ARE IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, IDAHO. THE NORTH, SOUTH, EAST AND WEST LINES WERE ALL HELD BASED ON FOUND MONUMENTATION. THE RECORDING OF THIS RECORD OF SURVEY DOES NOT IMPLY THAT THE OWNERS OF THE PARCELS(S) TO WHICH THIS RECORD OF SURVEY APPLIES HAVE BEEN ADVISED OF ANY VIOLATIONS OF THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, IDAHO. T-O ENGINEERS, INC. ASSUMES NO LIABILITY FOR CURRENT OR FUTURE ZONING, COMPLIANCE OR CONFORMITY OF SUCH PARCELS(S) WITH PLANNING AND ZONING OR COUNTY RESTRICTIONS AND ORDINANCES.

REFERENCES

R.O.S. INSTRUMENT NO. 1984-02119
R.O.S. INSTRUMENT NO. 2003-01137
R.O.S. INSTRUMENT NO. 1986-008304
R.O.S. INSTRUMENT NO. 1996-000891
R.O.S. INSTRUMENT NO. 1994-01510
R.O.S. INSTRUMENT NO. 1994-01511
WARRANTY DEED INST. NO. 9702559
QUITCLAIM DEED INST. NO. 2021-006290
PLAY OF THE RIDGE AT QUAL HOLLOW INSTRUMENT NO. 2007060775 - BOOK 41, PAGE 22

CERTIFICATE OF SURVEYOR

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



ROB O'MALLEY
IDAHO NO. 13765

SURVEY INDEX NO. 524-34-03-04

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

SHEET NO. 1 OF 1



DSD Director Administrative Decision

Canyon County Code of Ordinances

§07-18-01, §07-10-03

2020-046498

RECORDED

08/18/2020 01:33 PM



005407 18202000464980110113

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=11 PBRIDGES

\$40.00

MISC

TO ENGINEERS

Case Number: **AD2020-0063**

Parcel #'s: **R37617010**

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

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

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

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

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

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

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

Conditions:

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

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

The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land use decision.

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

Patricia Nilsson
Director

July 23, 2020
Date

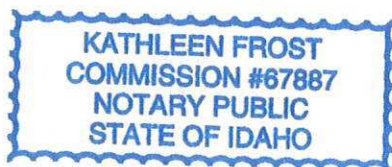
State of Idaho)

SS

County of Canyon County)

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

Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.



Notary: K Frost

My Commission Expires: 6-3-2022

RECORD OF SURVEY

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



2020-03-17 15

07/09/2020 10:16 AM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
PMTA 00000002
IDAHO

LEGEND
PROPERTY BOUNDARY
SECTION LINE
FOUND BRASS CAP MONUMENT
FOUND ALUMINUM CAP MONUMENT
SET ALUMINUM CAP MONUMENT
SET 5/8" REBAR
RECORD DATA

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A SECOND PARCEL FROM THE FIRST PARCEL. THE SURVEY WAS CONDUCTED BY DAVE CALLISTER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS AN ORIGINAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH TITLE 55, CHAPTER 18, IDAHO CODE.

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

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

T-O ENGINEERS, INC. ASSUMES NO LIABILITY FOR CURRENT OR FUTURE ZONING, OR ANY OTHER REGULATORY OR UNLAWFUL ACTS.

BEARINGS NOTE

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

REFERENCES

R.O.S. INSTRUMENT NO. 2014022119
R.O.S. INSTRUMENT NO. 2003094337
R.O.S. INSTRUMENT NO. 1996060001
R.O.S. INSTRUMENT NO. 1996060001
R.O.S. INSTRUMENT NO. 1996060001
R.O.S. INSTRUMENT NO. 1996060001
WARRANTY (BET. REG. NO. 7202559)

PLAT OF THE ROAD AT QUAIL HOLLOW INSTRUMENT
NO. 202000775 - BOOK 46, PAGE 22

CERTIFICATE OF SURVEYOR

I, KEVIN N. SURENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS AN ORIGINAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH TITLE 55, CHAPTER 18, IDAHO CODE. I HAVE REVIEWED THIS MAP AND IT IS CORRECT AND ACCURATE.



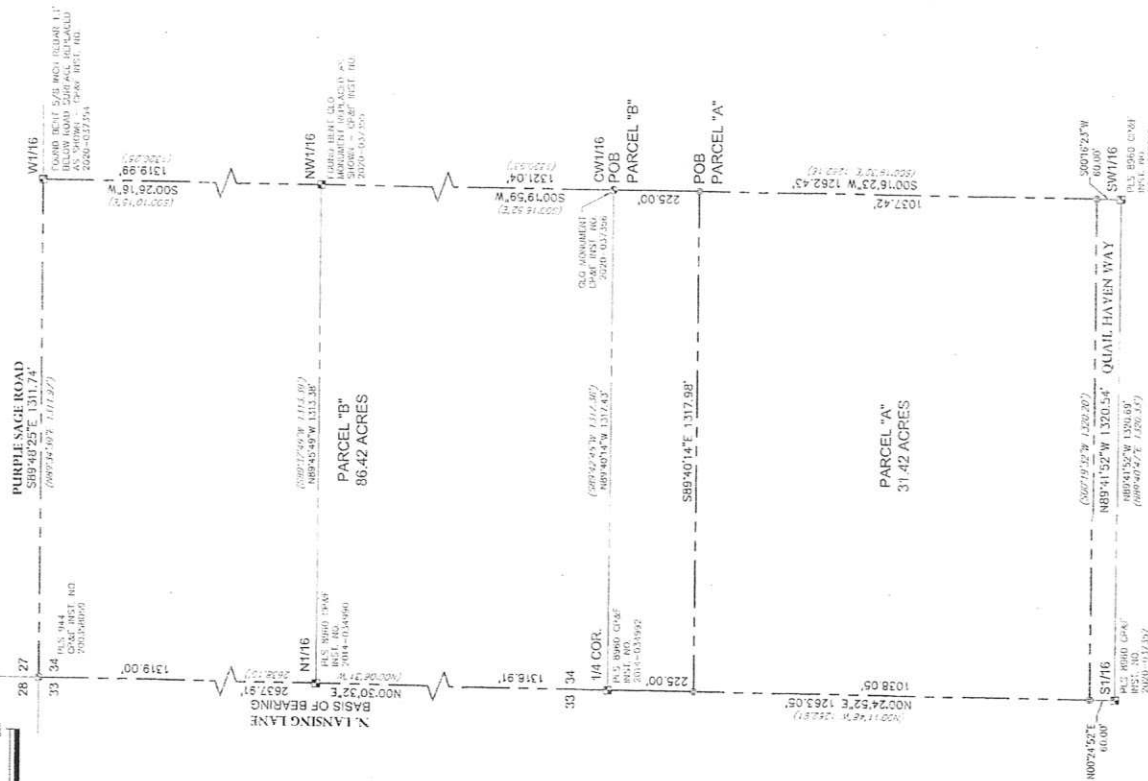
KEVIN N. SURENSEN, P.L.S.

IDAHO NO. 11120

SURVEY INDEX NO. 524-14-100-100

T-O ENGINEERS
372 N. BROADWAY WAY
NAPA, IDAHO 83422
PHONE: (208) 422-8200
WWW.TOENGINEERS.COM

SHEET NO. 1 OF 1





T-O ENGINEERS

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

**C4 PARCEL "A"
BOUNDARY DESCRIPTION**

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

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

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

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

End of Description.





T-O ENGINEERS

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

**C4 PARCEL "B"
BOUNDARY DESCRIPTION**

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

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

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



T-O ENGINEERS

Project No: 200194

Date: June 17, 2020

Page 2 of 2

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

End of Description.



ADMINISTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

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

To: Canyon Highway District #4

Applicant Name: Kevin Sorensen / TO Engineers

Current Mailing Address: 332 N. Broadmoor Way, Nampa

Site (Subject Property) Address: 24476 Lansing Ln Middleton

Parcel # 123761701000

Phone Number: 208-442-6300

Fax: _____

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

Date: 5-20-2020

Type of Administrative Land Division Application:

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

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

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

- ☐ Approval ☒ Approval Subject to Conditions ☐ Denied

Approval Conditions, if any, are herein set forth:

See attached

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

Basis for action:

Current policy

Dated: 6/2/2020 Signed: _____

Authorized Hwy District Representative

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

Lansing

☒ Section Line

☒ Quarter Section Line

Meadow Park Blvd

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

Purple Sage, Lansing, ELW

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

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

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



June 2, 2020

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

Marie and John Schram
3353 Munger Road
Star, ID 83669

RE: Administrative Land Division- Canyon County Parcel R3761701000

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

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

Right-of-Way Dedications

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

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

General

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

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

Current Access- Field Approaches

Lansing Lane

Field approaches are located at:

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

Quail Haven Way

1. 1,300' east of Lansing

Purple Sage Road

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

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

Current Access- Residential Approach

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

Future Access

No direct access onto Purple Sage Road allowed.

Driveway Approach Spacing from Intersections

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

Parcel A

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

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

Recommend access for said parcel to come from Quail Haven.

Parcel B

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

Setbacks

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

Approach Permits

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

- Design approach per Standard Drawing 105 (page 5)

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

Sincerely,

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

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

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

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

Fax: _____

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

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

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

☐ Approval ☒ Approval Subject to Conditions ☐ Denied

Approval Conditions, if any, are herein set forth:

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

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

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

Authorized Fire District Representative

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

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

Copy of completed form received by Canyon County Development Services

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

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>ANN MARIE MOLENAR-SCRAM</u>
	MAILING ADDRESS: <u>3953 N. MUMFORD RD STAR, ID 83669</u>
	PHONE: <u>(208) 286-7114</u> EMAIL: <u>Schram, John12@gmail.com</u>
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>Ann Marie Molenar-Schram</u> Date: <u>3/1/2022</u>	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Becky Yzaguirre</u>
	COMPANY NAME: <u>Ardurra</u>
	MAILING ADDRESS: <u>2471 S Titanium Place, Meridian, ID 83642</u>
	PHONE: <u>208-323-2288</u> EMAIL: <u>BYzaguirre@ardurra.com</u>

SITE INFO	STREET ADDRESS: <u>24476 Lansing Ln., Middleton, ID 83644</u>			
	PARCEL #: <u>a portion of R3761701000</u> LOT SIZE/AREA: <u>45.87 acres</u>			
	LOT:	BLOCK:	SUBDIVISION:	
	QUARTER: <u>NW NW & NW SW</u>	SECTION: <u>34</u>	TOWNSHIP: <u>5N</u>	RANGE: <u>2W</u>
	ZONING DISTRICT: <u>A</u>		FLOODZONE (YES/NO): <u>No</u>	

HEARING LEVEL APPS	<input checked="" type="checkbox"/> <u>CONDITIONAL USE</u>	<input type="checkbox"/> <u>COMP PLAN AMENDMENT</u>	<input type="checkbox"/> <u>CONDITIONAL REZONE</u>
	<input type="checkbox"/> <u>ZONING AMENDMENT (REZONE)</u>	<input type="checkbox"/> <u>DEV. AGREEMENT MODIFICATION</u>	<input type="checkbox"/> <u>VARIANCE > 33%</u>
	<input type="checkbox"/> <u>MINOR REPLAT</u>	<input type="checkbox"/> <u>VACATION</u>	<input type="checkbox"/> <u>APPEAL</u>
	<input type="checkbox"/> <u>SHORT PLAT SUBDIVISION</u>	<input checked="" type="checkbox"/> <u>PRELIMINARY PLAT SUBDIVISION</u>	<input type="checkbox"/> <u>FINAL PLAT SUBDIVISION</u>

DIRECTORS DECISION APPS	<input type="checkbox"/> <u>ADMINISTRATIVE LAND DIVISION</u>	<input type="checkbox"/> <u>EASEMENT REDUCTION</u>	<input type="checkbox"/> <u>SIGN PERMIT</u>
	<input type="checkbox"/> <u>PROPERTY BOUNDARY ADJUSTMENT</u>	<input type="checkbox"/> <u>HOME BUSINESS</u>	<input type="checkbox"/> <u>VARIANCE 33% ></u>
	<input type="checkbox"/> <u>PRIVATE ROAD NAME</u>	<input type="checkbox"/> <u>TEMPORARY USE</u>	<input type="checkbox"/> <u>DAY CARE</u>
	<input type="checkbox"/> <u>OTHER</u>		

CASE NUMBER:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: <u>CK MO CC CASH</u>

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



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

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

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

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

PRELIMINARY PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

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

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

NOTES:

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

May 25, 2022

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

Dear Neighbor,

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

Project Summary:

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

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

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

Sincerely,

T-O Engineers



Alec Egurrola
Land Use Planner
(208) 442-6300

aegurrola@to-engineers.com

**EXHIBIT
A8**

C-5 SUBDIVISION

Vicinity Map

CASCADE HILLS SUB

LANSING LN

PROPOSED C-5 SUB

QUAIL HAVEN WAY

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

Legend

Google Earth

Image © 2022 CNES / Airbus

1000 ft



ALLEN L COLSON

8802 PURPLE SAGE RD

MIDDLETON ID 83644

**BART AND JACQUELINE GRAYSON
TRUST**

24503 LANSING LN

MIDDLETON ID 83644

CALLISTER LLC

174 S KESTREL PL NO 204

EAGLE ID 83616

FRANKLIN J VESTAL

8510 RUSTIN RD

MIDDLETON ID 83644

JEFFREY A CLARE

24658 REGAL RD

MIDDLETON ID 83644

JONATHAN WOOD

9043 PURSUIT DR

MIDDLETON ID 83644

KEVIN WORTHAM SR

24696 REGAL RD

MIDDLETON ID 83644

MARK MILLSAPS

8770 PURPLE SAGE RD

MIDDLETON ID 83644

NICOLE CHERRY

9056 TULA DR

MIDDLETON ID 83644

ROBERT J COLLINS JR

24564 REGAL RD

MIDDLETON ID 83644

ANN MARIE MOLENAAR-SCHRAM

3353 N MUNGER RD

STAR ID 83669

BEAU EDWARD CLOVER

25088 LANSING LN

MIDDLETON ID 83644

CHRISTOPHER ROBERT POHL

767 STALLION SPRINGS WAY

MIDDLETON ID 83644

GEORGIA GAYLE BUTLER

9041 TULA DR

MIDDLETON ID 83644

JOHN S KUZMAN

9062 WILLOW VIEW DR

MIDDLETON ID 83644

JOSHUA PAUL ADAMS

945 OUTRIGGER CIR

BRENTWOOD CA 94513

LEDA M WADDLE

24608 REGAL RD

MIDDLETON ID 83644

MARK W SIMMONS

9101 WILLOW VIEW DR

MIDDLETON ID 83644

NILE HILLMAN MINER

24869 LANSING LN

MIDDLETON ID 83644

ROBERT KELLY HALL

8677 PURPLE SAGE RD

MIDDLETON ID 83644

BAIRD TARR

8978 PURPLE SAGE RD

MIDDLETON ID 83644

BRIAN J HULL

24499 LANSING LN

MIDDLETON ID 83644

DAVID A BARR

25114 LANSING LN

MIDDLETON ID 83644

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

9061 WILLOW VIEW DR

MIDDLETON ID 83644

JOHN WILLIAM BAISDEN JR

24799 LANSING LN

MIDDLETON ID 83644

JUSTIN DEWAYNE NIELSEN

9023 WILLOW VIEW DR

MIDDLETON ID 83644

**MARK AND ANNMARIE GRAVIET
FAMILY TRUST**

9093 PURSUIT DR

MIDDLETON ID 83644

MIDDLETON 187 LLC

PO BOX 140298

BOISE ID 83714

**RALPH AND DEBORAH MYERS FAMILY
TRUST**

8870 PURPLE SAGE RD

MIDDLETON ID 83644

SID BELK

1136 N CYGNUSWAY

STAR ID 83669

SIERRA VISTA PROPERTIES INC

PO BOX 30

OLA ID 83657

TERRY RICHARDS

8771 PURPLE SAGE RD

MIDDLETON ID 83644

WILLOW CREEK ESTATES
HOMEOWNERS ASSOCIATION INC

9061 WILLOW VIEW DR

MIDDLETON ID 83644

SUZETTE L BROWN

24875 LANSING LN

MIDDLETON ID 83644

TRADITION CAPITAL PARTNERS LLC

8454 BROOKHAVEN PL

MIDDLETON ID 83644

TED WESLER

9024 WILLOW VIEW DR

MIDDLETON ID 83644

TROY AUSTIN

8775 PURPLE SAGE RD

MIDDLETON ID 83644

Neighborhood Meeting Sign-In Sheet

Project: C-5 Subdivision


Date: June 9th, 2022

Start Time: 5:30 PM

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

End Time: 6:15 PM

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

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

Current Owner of
R37617010B
C5 - Sub Property

Isaac Josifek

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

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

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

Thank you.

Amy Woodruff
453-2028

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

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

Thank you,



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

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

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

Isaac Josifek

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

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

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

Roberta L. Stewart

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

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

www.middleton.id.gov



EXHIBIT
A10



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

Project Manager

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

332 N. Broadmore Way, Nampa, ID 83687

ijosifek@ardurra.com | www.ardurra.com



From: Amy Woodruff <amy@civildynamics.net>

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

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

Cc: Becky Crofts <bcrofts@middletoncity.com>

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

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

Tahk you.

Amy Woodruff
453-2028

From: Isaac Josifek <IJosifek@ardurra.com>

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

To: Roberta Stewart <rstewart@middletoncity.com>

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

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

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



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

Project Manager

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

332 N. Broadmore Way, Nampa, ID 83687

ijosifek@ardurra.com | www.ardurra.com



From: Roberta Stewart <rstewart@middletoncity.com>

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

To: Isaac Josifek <IJosifek@ardurra.com>

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

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

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

Roberta L. Stewart

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

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

www.middleton.id.gov



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

Hi Roberta and Amy,

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

Also,

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

Thank you again and have a wonderful Christmas!



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

Project Manager

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

332 N. Broadmore Way, Nampa, ID 83687

ijosifek@ardurra.com | www.ardurra.com



Debbie Root

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

Good afternoon,

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

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

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

Thank you,



Samantha Hammond

Planner I

O: (208) 323-2288

2471 S. Titanium Place, Meridian, Idaho, 83642

SHammond@ardurra.com | www.ardurra.com



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

Samantha,

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

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

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

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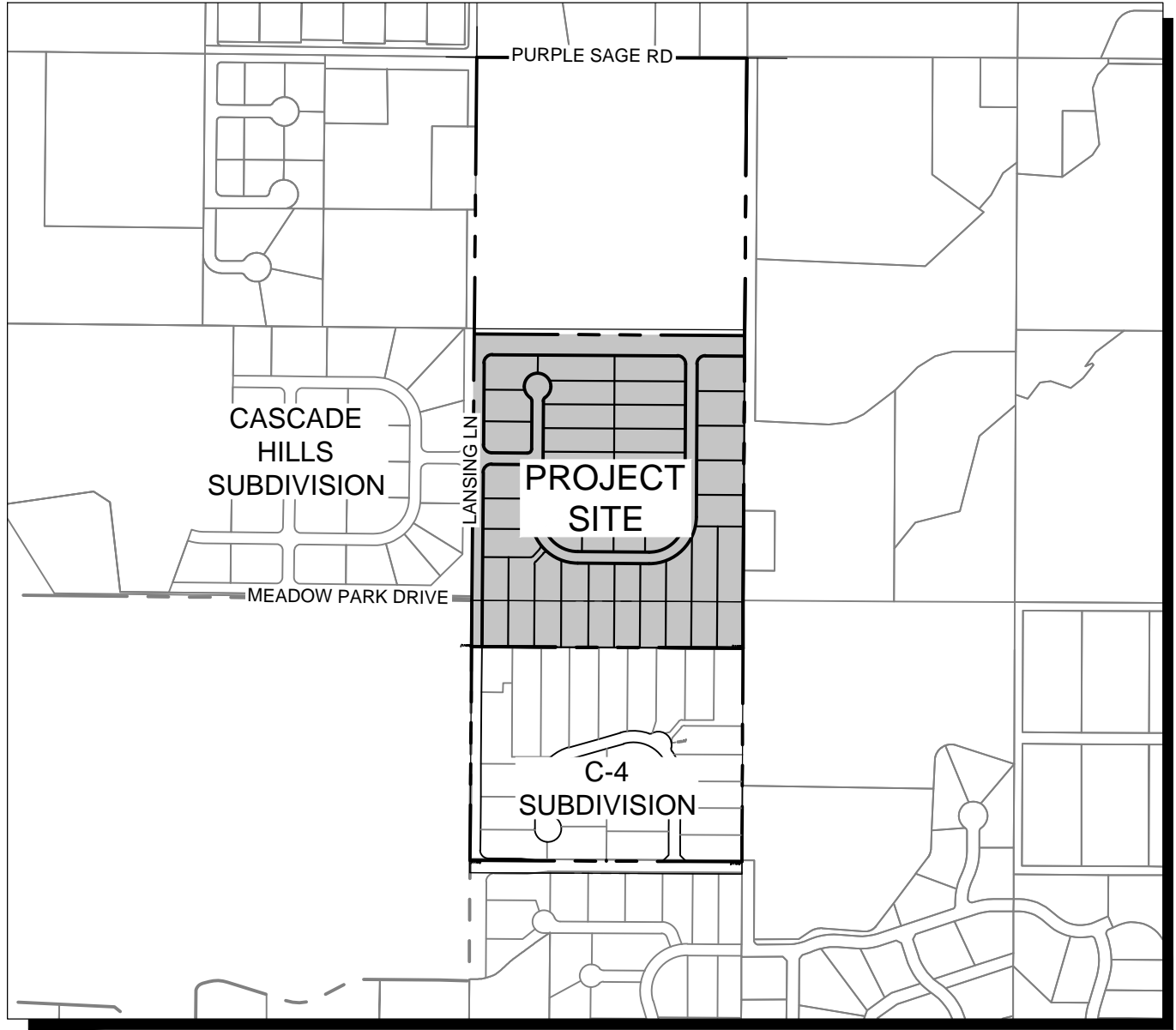
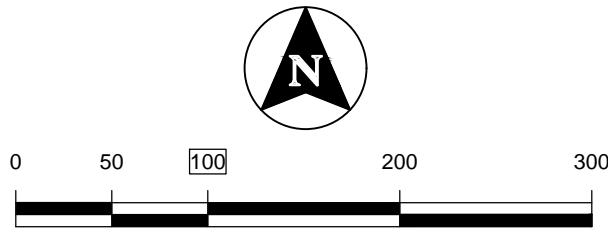
L:\2024\ACAD\DWG\PRELIMINARY PLAT\2024-03-03-PP-COVER.DWG 1/17/2024

DRAFT

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

PRELIMINARY PLAT FOR C-5 SUBDIVISION

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



VICINITY MAP
SCALE: 1" = 800'

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

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

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

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

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

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

EXHIBIT
A11
DRAFT PP

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

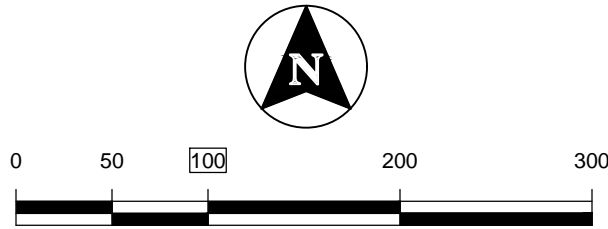
REVISIONS	NO.	DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
	1	CANYON COUNTY COMMENTS	03/03/23				

ARDURRA
332 N BROADMORE WAY
NAMP, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
COVER

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

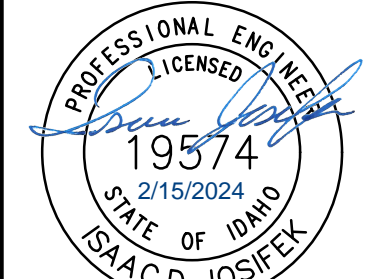
DATE: February 7, 2024
PROJECT: 210794
SHEET: C0.00



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

NOTES

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



REVISIONS	
NO.	DESCRIPTION
1	CANYON COUNTY COMMENTS

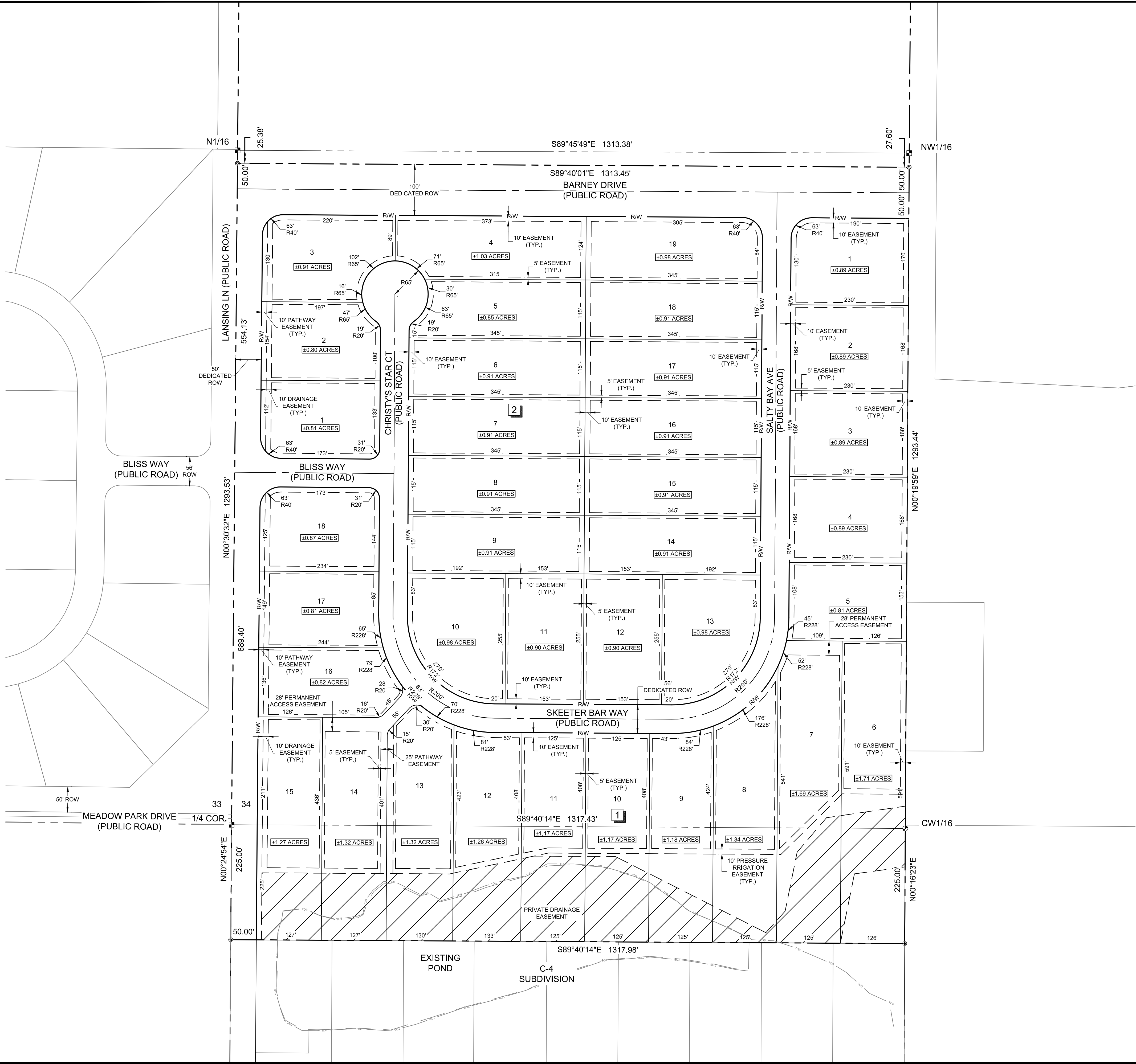
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22"x34"	L. MILLER	L. MILLER	L. JOSIFEK	L. JOSIFEK



PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
EXISTING CONDITIONS

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

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LEGEND

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

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

BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED	REVISIONS	
					DATE	DESCRIPTION
22"x34"	03/30/23				1	CANYON COUNTY COMMENTS

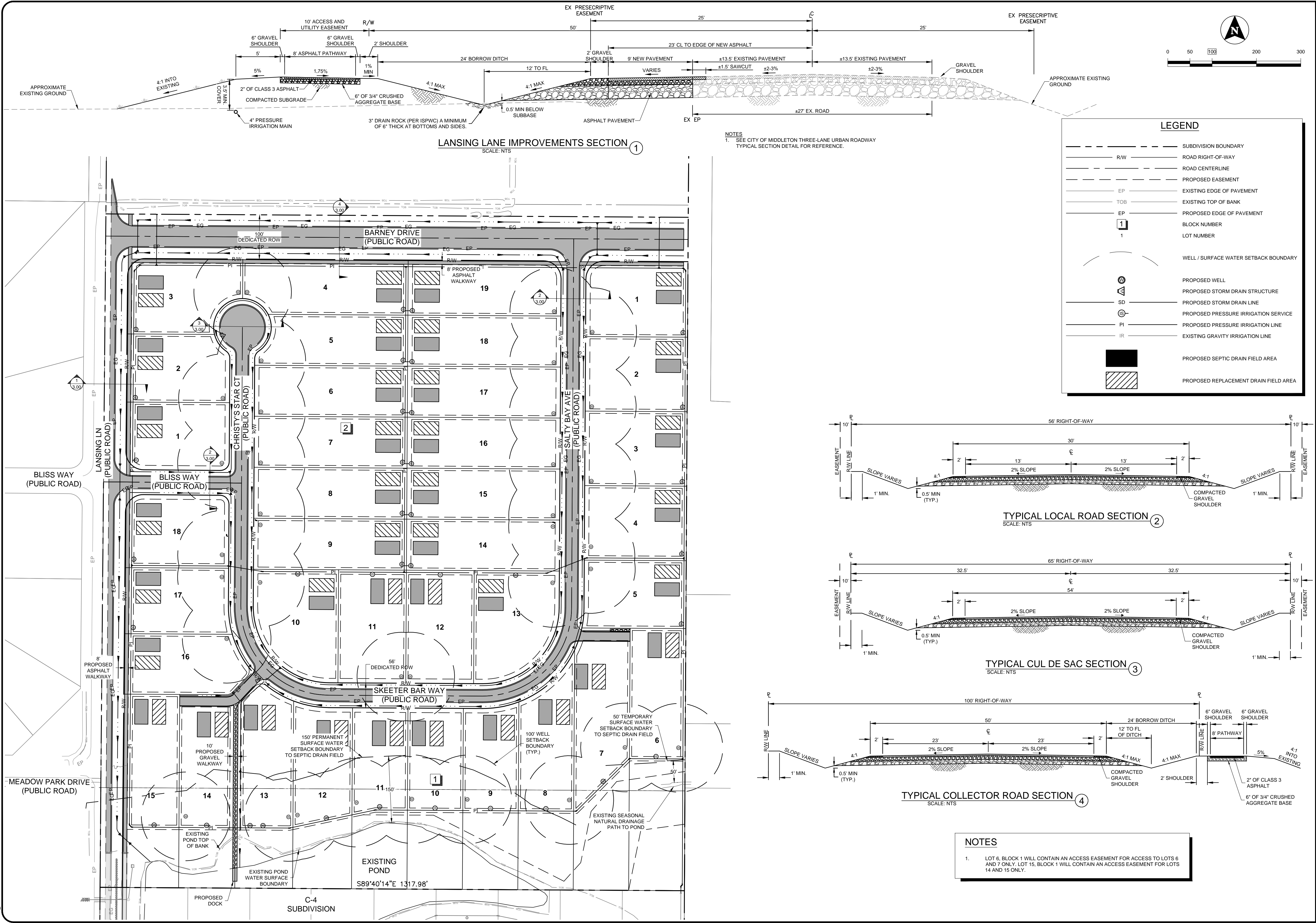
ARDURRA
332 N. BRADSHAW WAY
Nampa, ID 83857
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
LOT DIMENSIONS

ATTENTION:
1/2" = 1'

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

DATE:	February 9, 2024
PROJECT:	210794
SHEET:	C2.00



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

BORDER SIZE
22x34"

DESIGNED
L. MILLER

DRAWN
L. MILLER

CHECKED
L. JOSIFEK

APPROVED
L. JOSIFEK

DATE
03/30/23

REVISIONS
DESCRIPTION
CANYON COUNTY COMMENTS

NO.
1

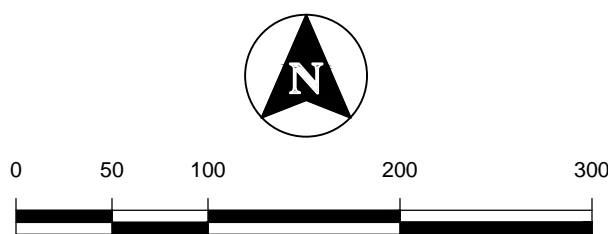
ARDURRA
302 N. BRADSHAW WAY
NANPA, IDAHO 83487
208-442-6300 | WWW.ARDURRA.COM










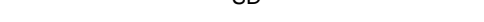




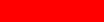



PRELIMINARY PLAT FOR:
C-5 SUBDIVISION
SITE PLAN & UTILITIES

ATTENTION:
1/2" = 1'

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

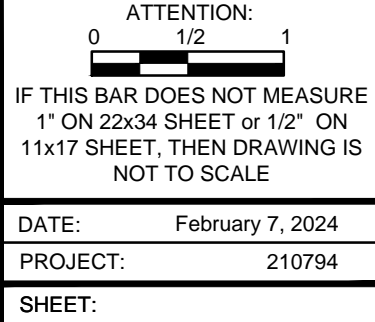
DATE: February 7, 2024
PROJECT: 240101
SHEET: C3.00



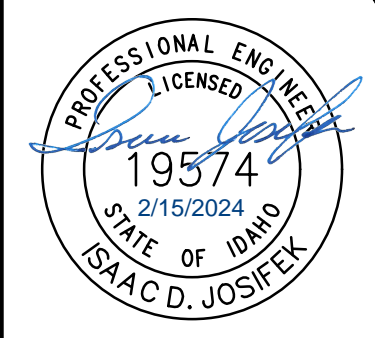
LEGEND	
	SUBDIVISION BOUNDARY
	ROAD RIGHT-OF-WAY
	ROAD CENTERLINE
	PROPOSED EASEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	BLOCK NUMBER
	LOT NUMBER
	PROPOSED STORM DRAIN STRUCTURE
	PROPOSED STORM DRAIN LINE
	PROPOSED PRESSURE IRRIGATION SERVICE
	PROPOSED PRESSURE IRRIGATION LINE
	EXISTING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



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



C4.00,



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



August 10, 2023

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

Attn: Devin Krasowski - Engineering Division

RE: C-5 Subdivision; SD2022-0041

Dear Mr. Krasowski,

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

General Review Items

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

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

Response: Acknowledged

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

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

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

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

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



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

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

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

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

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

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

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

B. Identification and Descriptive Data

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

- Please add survey markers to the legend.

Response: Survey markers have been included in the legend.



County: 7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.

- Please update as needed.

Response: Revision block has been updated.

C. Existing Conditions Data

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

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

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

County: 2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.

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

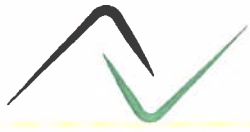
Response: This is being investigated with SWDH. Any existing septic systems onsite will be abandoned in accordance with DEQ and SWDH regulations.

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

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

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

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



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

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

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

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

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

County: 7. Boundary dimensions of the tract.

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

Response: The boundary dimensions have been updated.

D. Proposed Conditions Data

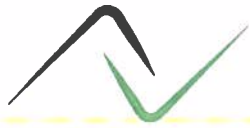
County: 1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract.

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

E. Proposed Utility Methods

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

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

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

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

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

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

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

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



County: 3. **Storm Water Disposal:** A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of the proposed storm water system.

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

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

County: 4. **Irrigation System:** A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system.

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

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

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

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

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

Response: Acknowledged



County: 5. **Utility Easement:** The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easement shall be shown graphically on the plat.

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

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

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

Response: Acknowledged

Comments on Preliminary Plat Sheets only

Sheet C2.00

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

Response: The easement line has been updated.

Sheet C3.00

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

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

Best regards,

Isaac Josifek
Ardurra

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

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

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

OK this

OK this

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

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

Claiming No
 Further plans
 for Development
 They build.

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

2 Water - Method of Supply

Complies

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

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

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

3 Storm Water Conveyance and Disposal

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

The irrigation pond
is retaining stormwater?

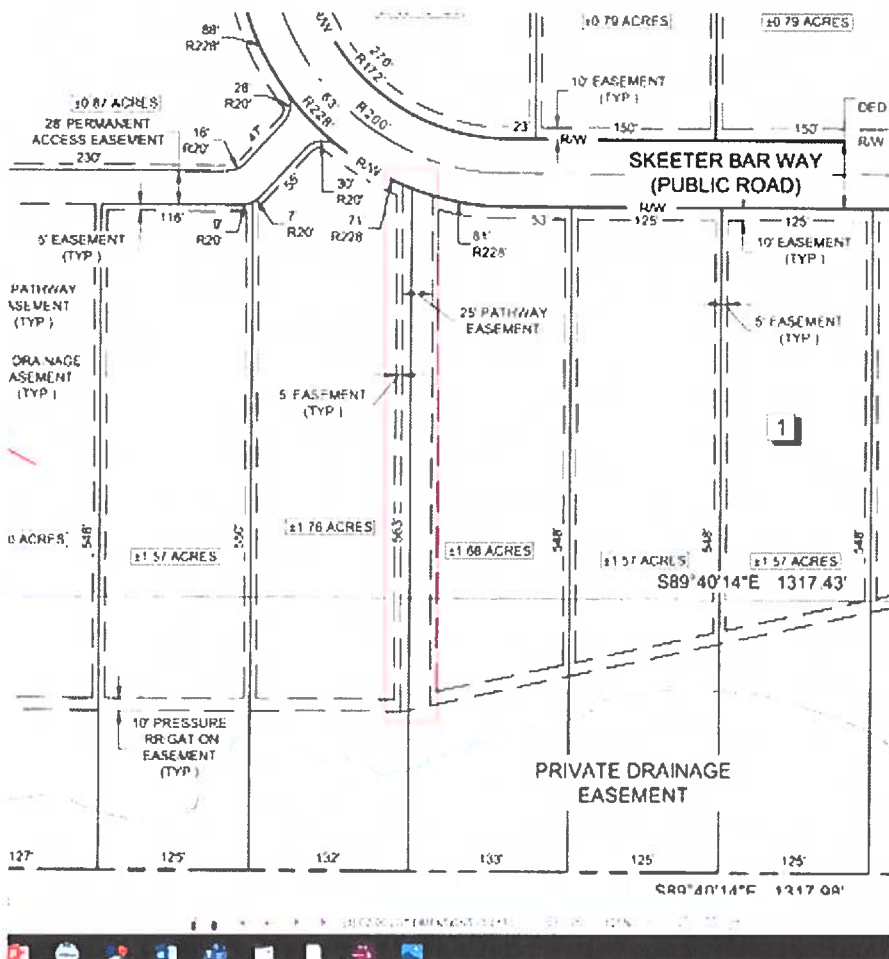
4	Irrigation System - Gravity/Pressure	Complies
		<p>The irrigation plan submitted with the master application indicates there is a supply ditch running parallel with Lansing Lane. Is it being relocated or abandoned? Does the pond get filled by a supply ditch? Please clarify. The comment response letter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

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

Debbie Root

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

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



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

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



Devin T. Krasowski, PE

**EXHIBIT
A14**

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

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

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

EXHIBIT B
Supplemental Documents

**EXHIBIT
B**

R37617010B PARCEL INFORMATION REPORT

8/6/2024 12:34:38 PM

PARCEL NUMBER: **R37617010B**

OWNER NAME: **CALLISTER LLC @ @**

CO-OWNER:

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

SITE ADDRESS: **0 LANSING LN**

TAX CODE: **0310000**

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

ACRES: **45.75**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **Yes**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **HIGHWAY DISTRICT #4**

FIRE DISTRICT: **MIDDLETON FIRE**

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

IMPACT AREA: **MIDDLETON**

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

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **Res**

IRRIGATION DISTRICT: **BLACK CANYON IRRIGATION DIST**

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

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **NO Nitrate Prio**

FUNCTIONAL Classification: **Major Collector**

INSTRUMENT NO. : **2023039661**

SCENIC BYWAY: **NOT In Scenic Byway**

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

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

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

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

**EXHIBIT
B1**

R37617010 PARCEL INFORMATION REPORT

12/12/2022 2:18:32 PM

PARCEL NUMBER: R37617010

OWNER NAME: MOLENAAR-SCHRAM ANN MARIE

CO-OWNER: SCHRAM JOHN H

MAILING ADDRESS: 3353 N MUNGER RD STAR ID 83669

SITE ADDRESS: 24476 LANSING LN

TAX CODE: 0310000

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

ACRES: 86.27

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: CANYON HWY

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST

IMPACT AREA: MIDDLETON

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: Res

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

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

WETLAND: Freshwater Emergent Wetland

NITRATE PRIORITY: NE CANYON CO.

PRINCIPAL ARTERIAL: NOT In Principal Art

COLLECTOR: COLLECTOR

INSTRUMENT NO. : 2022047300

SCENIC BYWAY: NOT In Scenic Byway

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

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

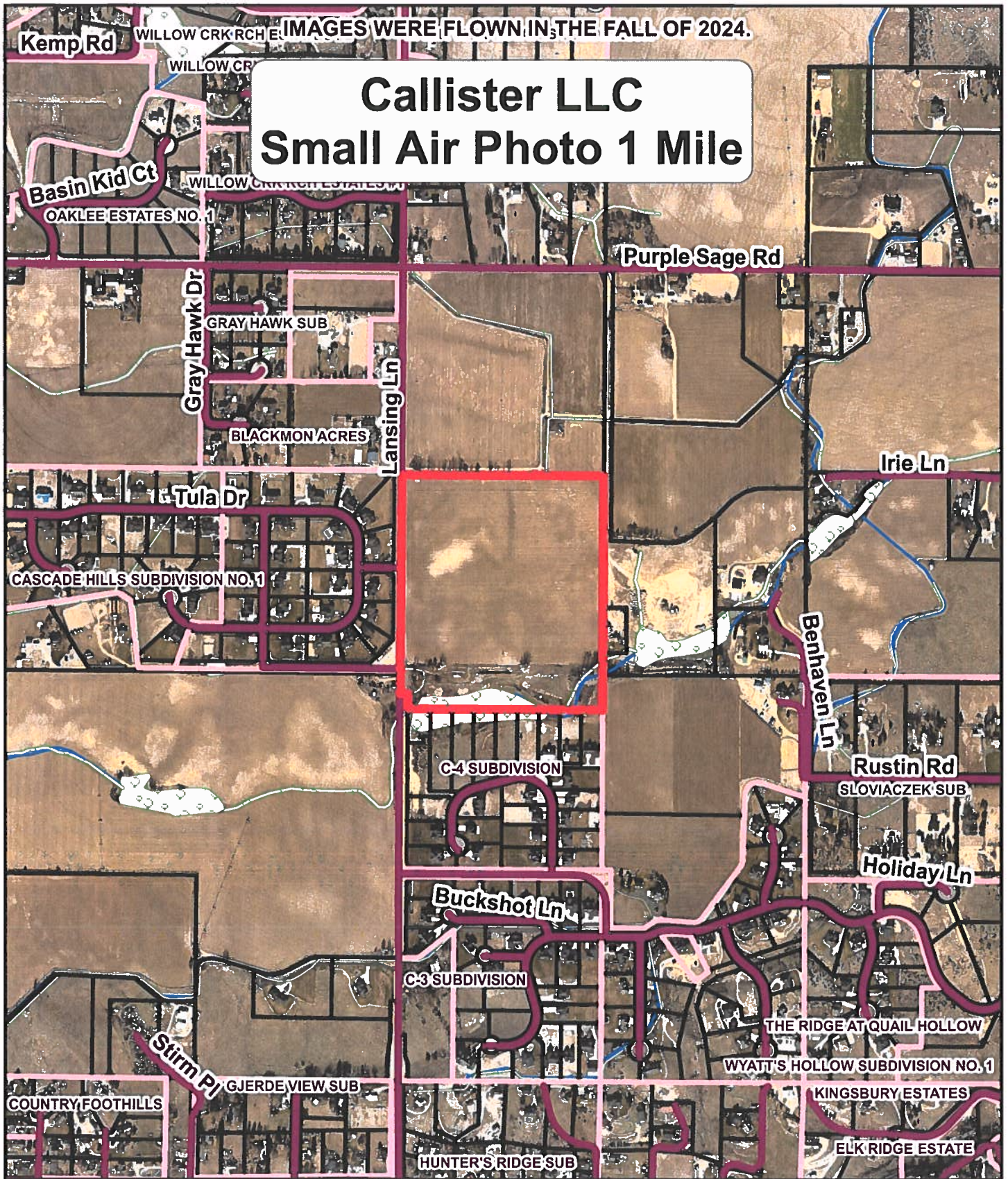


DISCLAIMER:

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

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

EXHIBIT
B1a



City_Limits
Wetlands

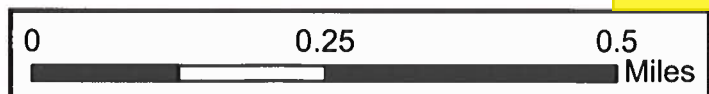
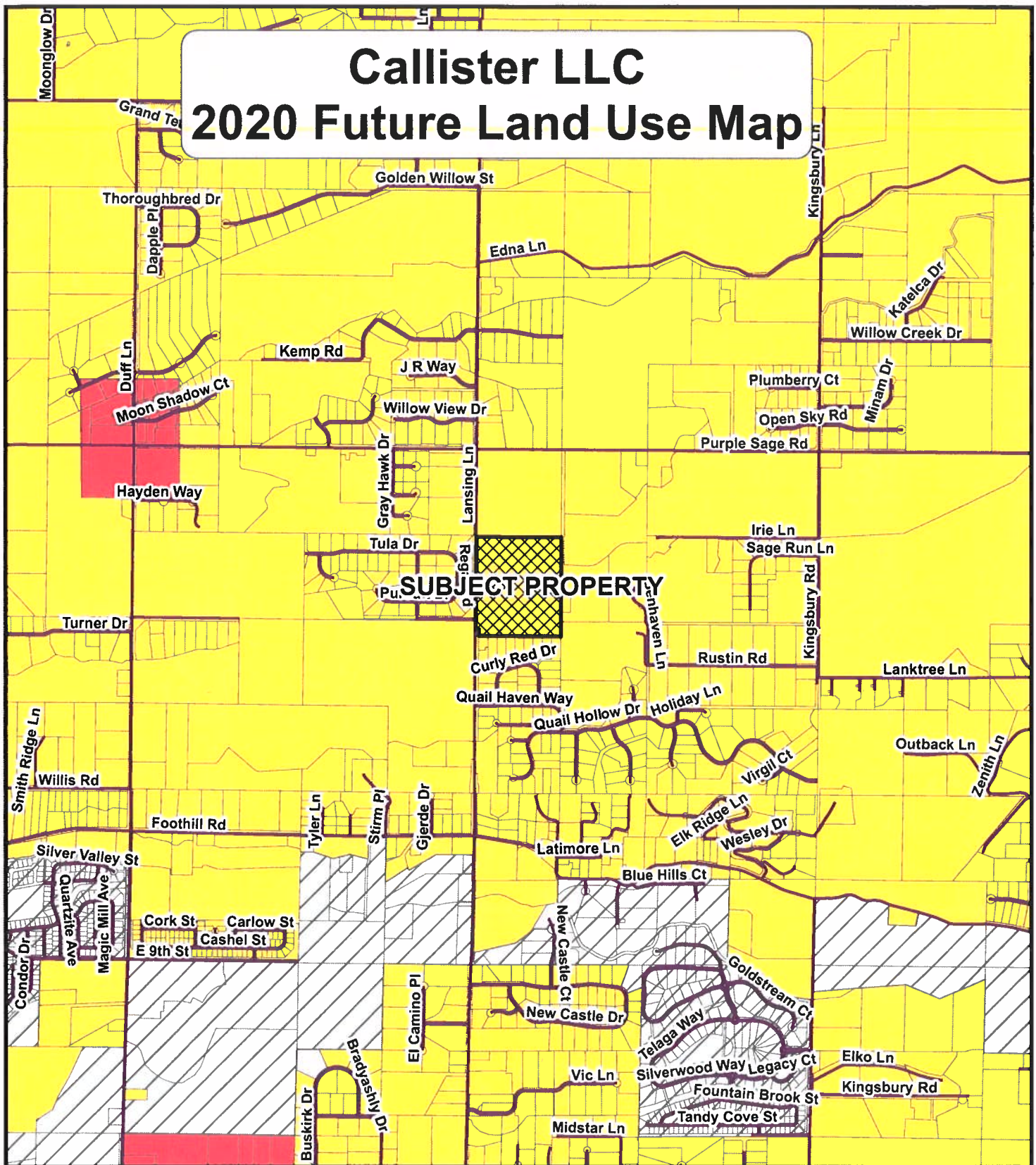


EXHIBIT
B2a

Callister LLC

2020 Future Land Use Map

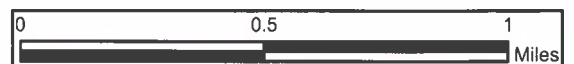


Legend

Future Land Use 2011_2022

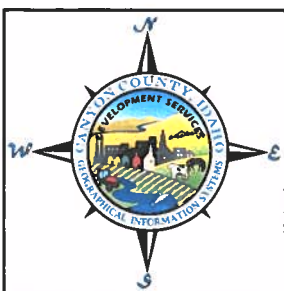
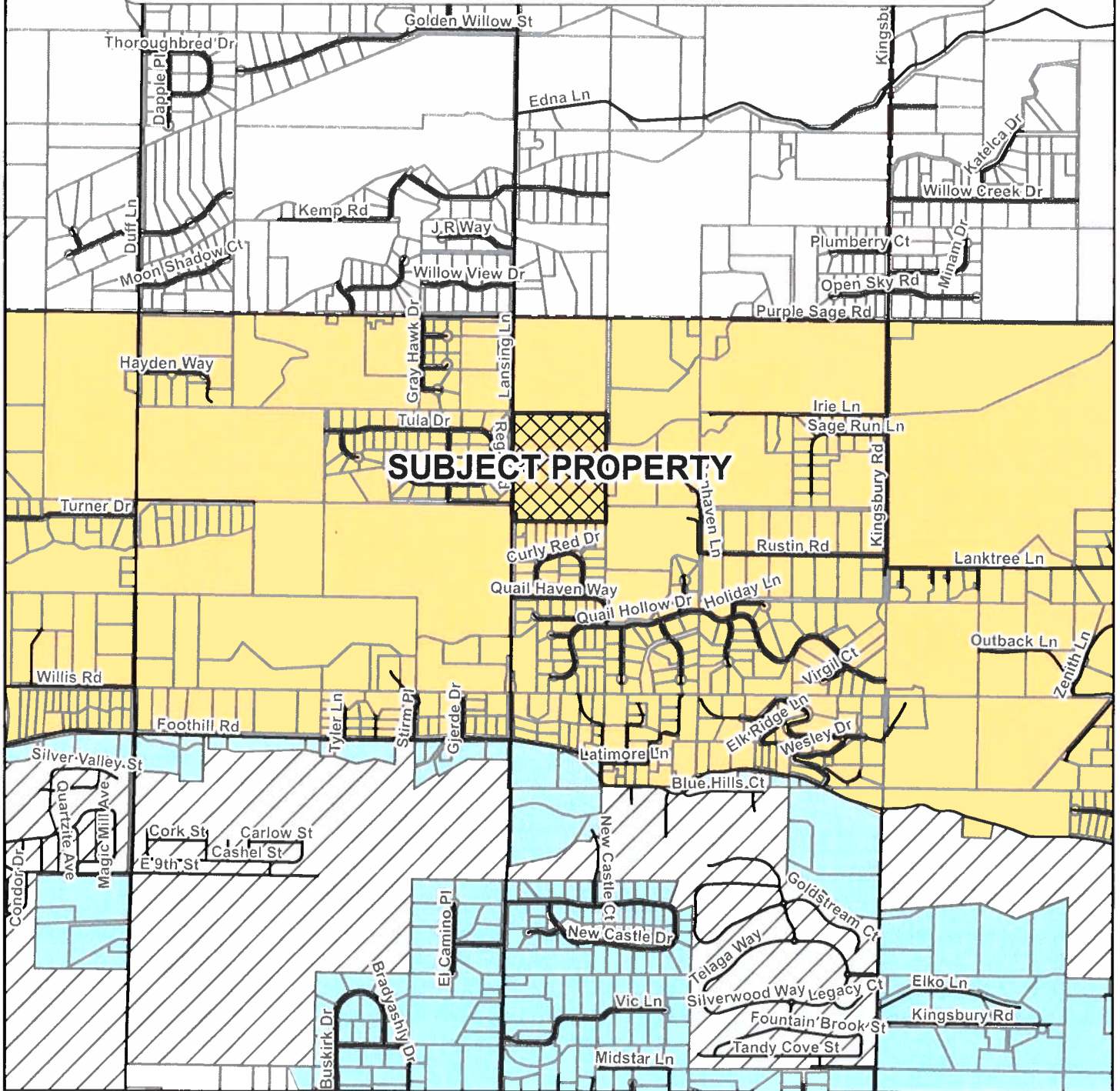
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

EXHIBIT
B2b



Callister LLC

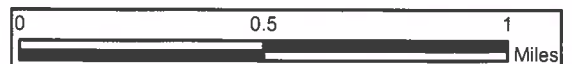
City of Middleton Future Land Use

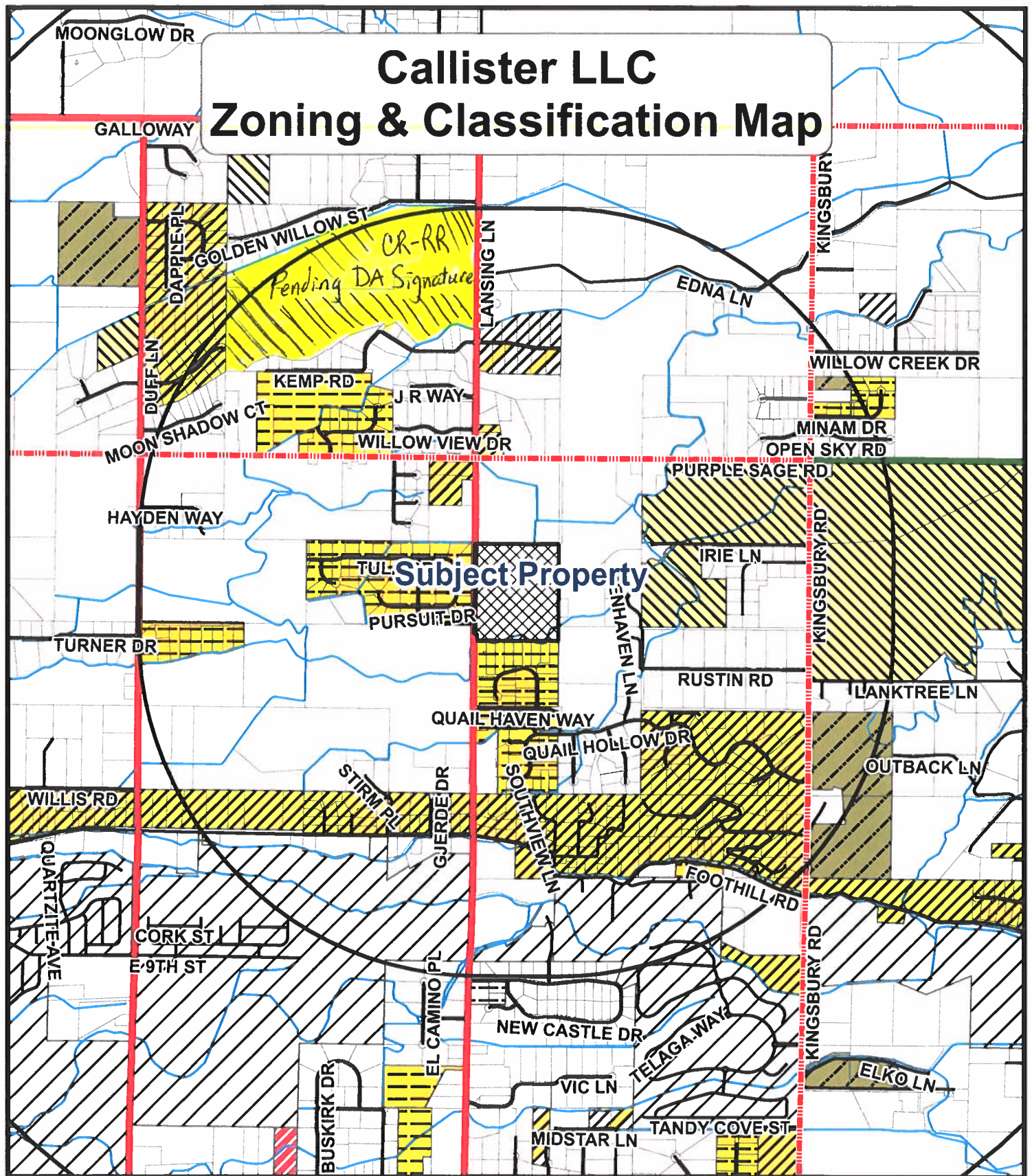


MiddletonCompPlan

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

EXHIBIT
B2c





Current Zoning

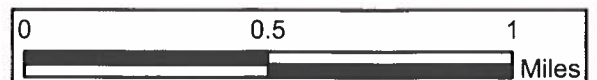
	RR
	CR-RR
	R1
	CR-R1
	R2
	C

	C1		AG
--	----	--	----

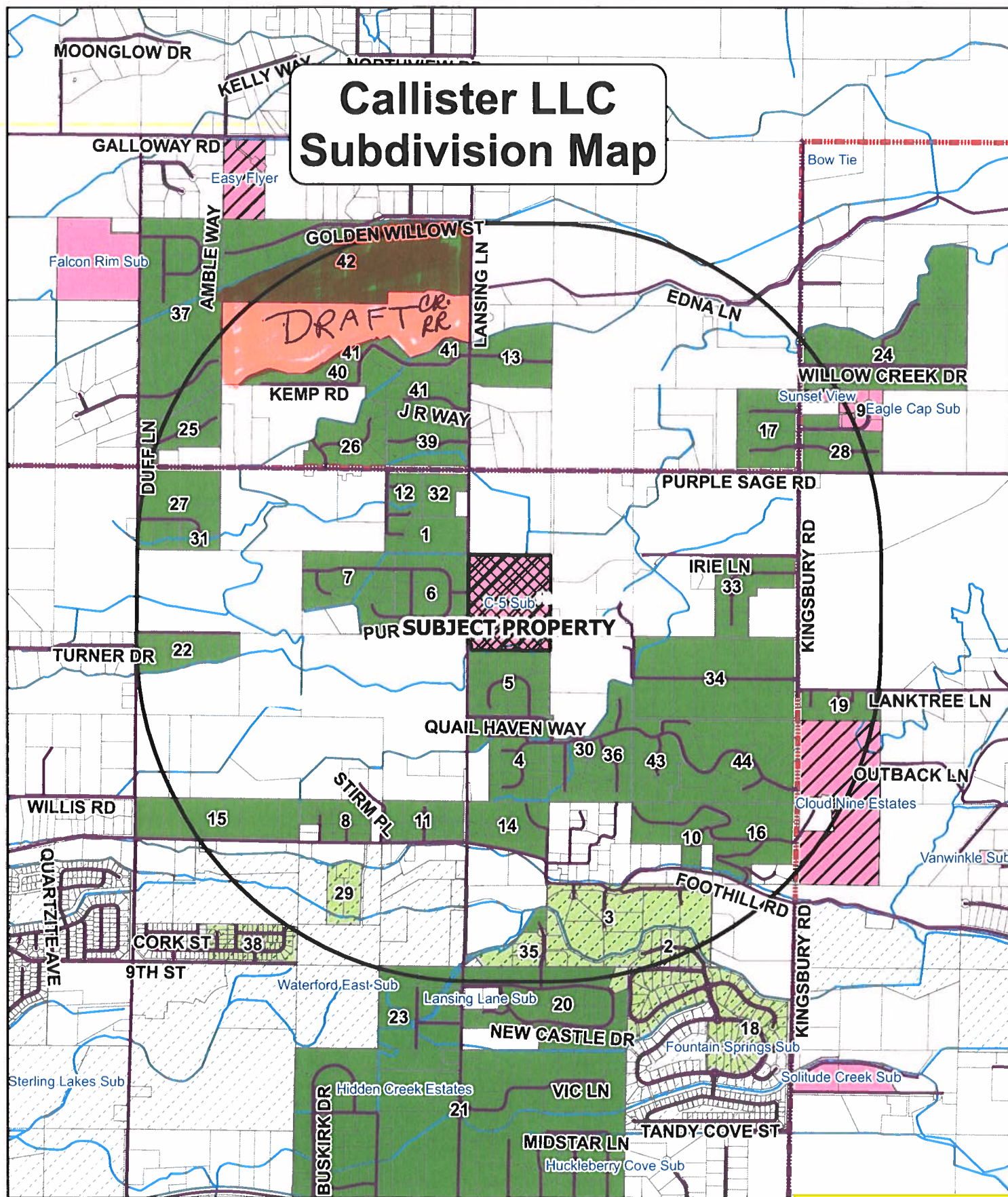
ITD Functional Classification

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

EXHIBIT
B2d



Callister LLC Subdivision Map

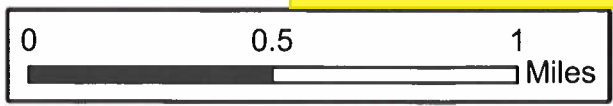


SUBDIVISIONS

Plat Type, Plat Status

- Preliminary, Approved
- Preliminary, Pending

**EXHIBIT
B2e**



SUBDIVISION & LOT REPORT

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

PLATTED SUBDIVISIONS

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

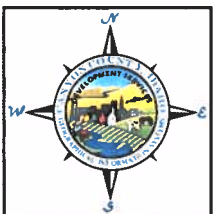
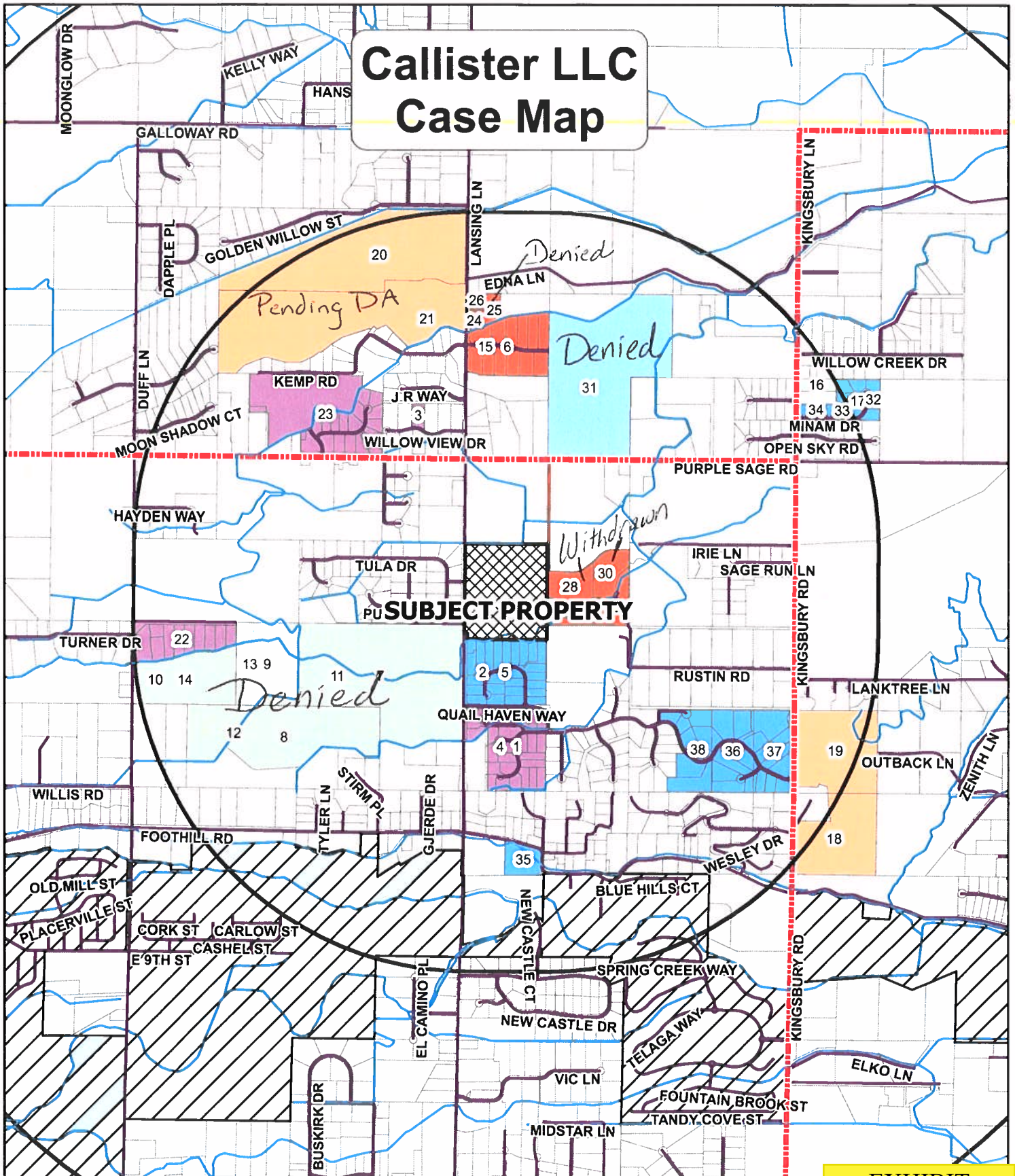
SUBDIVISIONS IN PLATTING

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

MOBILE HOME & RV PARKS

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

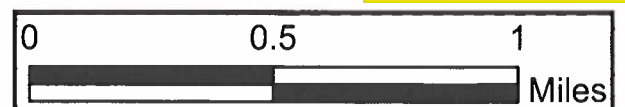
Callister LLC Case Map



YEAR

Year	2023
2020	2024
2021	2025
2022	

EXHIBIT
B2f

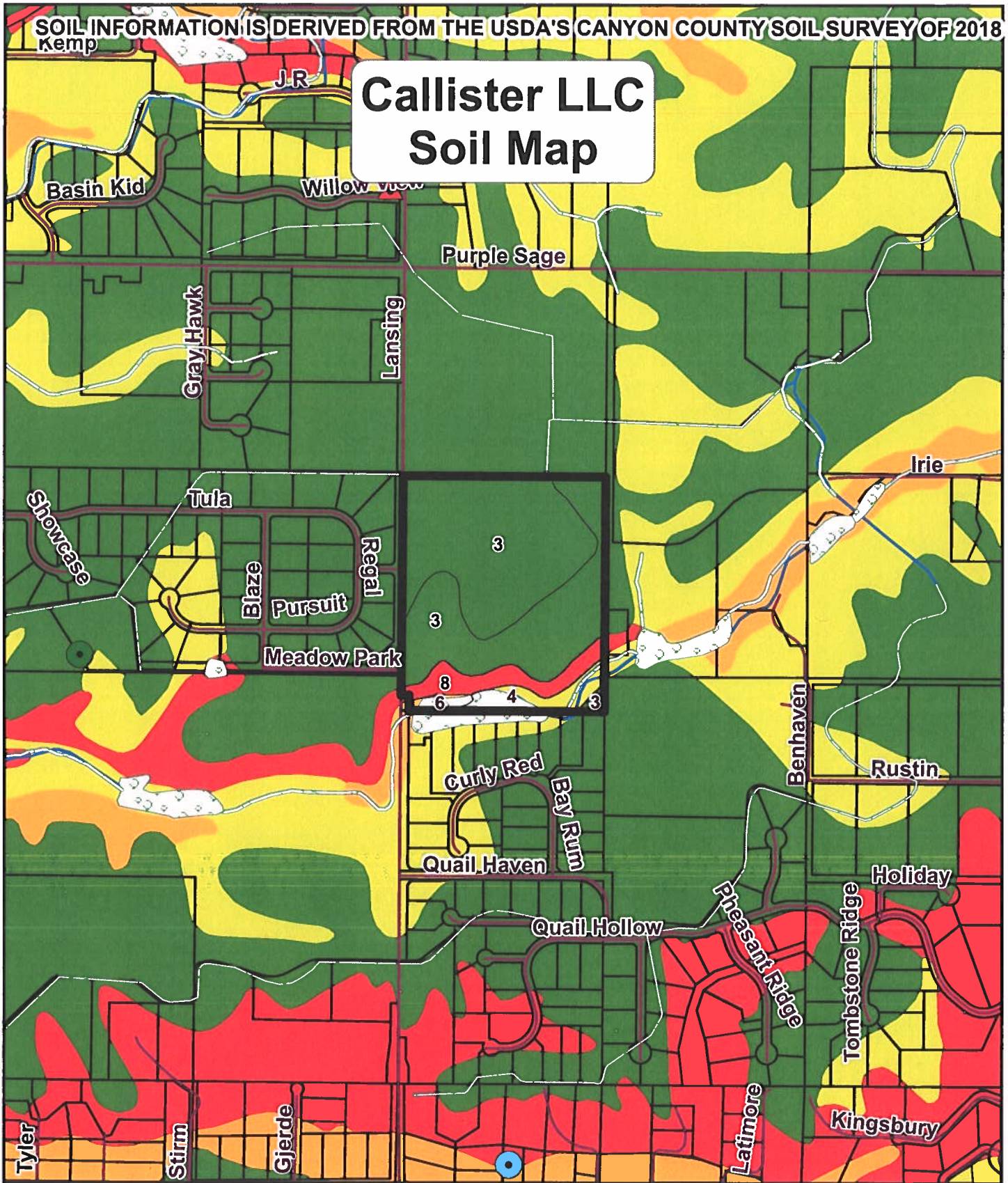


CASE SUMMARY

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

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

Callister LLC Soil Map



Nitrate Priority Wells

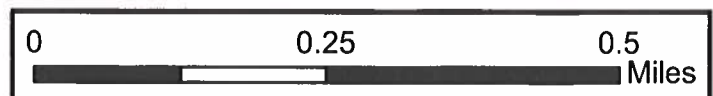
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IDWR_2C_Geothermal_

Wetlands

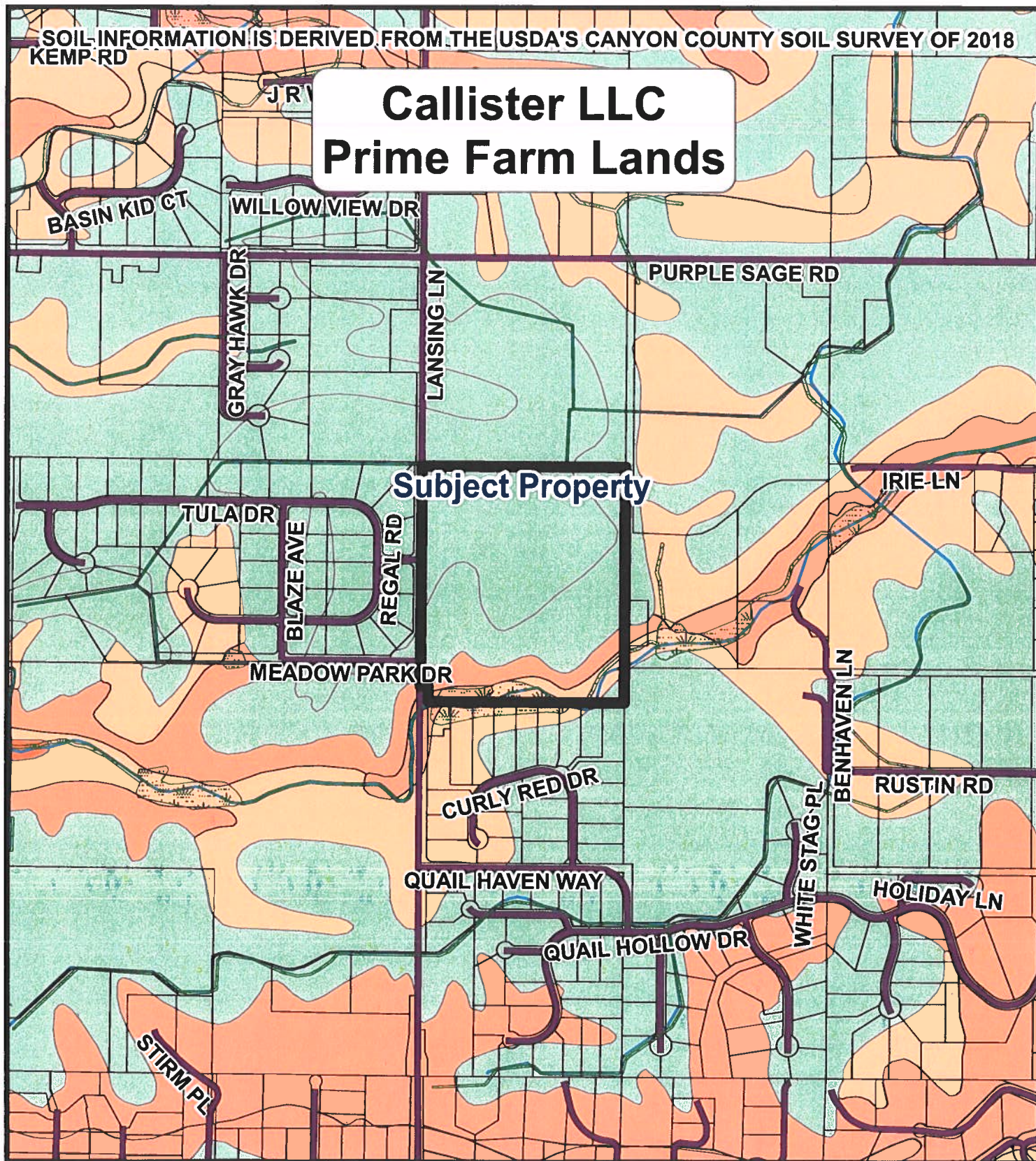
EXHIBIT
B2g



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

Callister LLC Prime Farm Lands

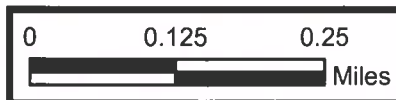
Subject Property



FARMLAND

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

**EXHIBIT
B2g**



SOIL REPORT

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

FARMLAND REPORT

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

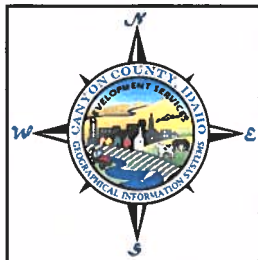
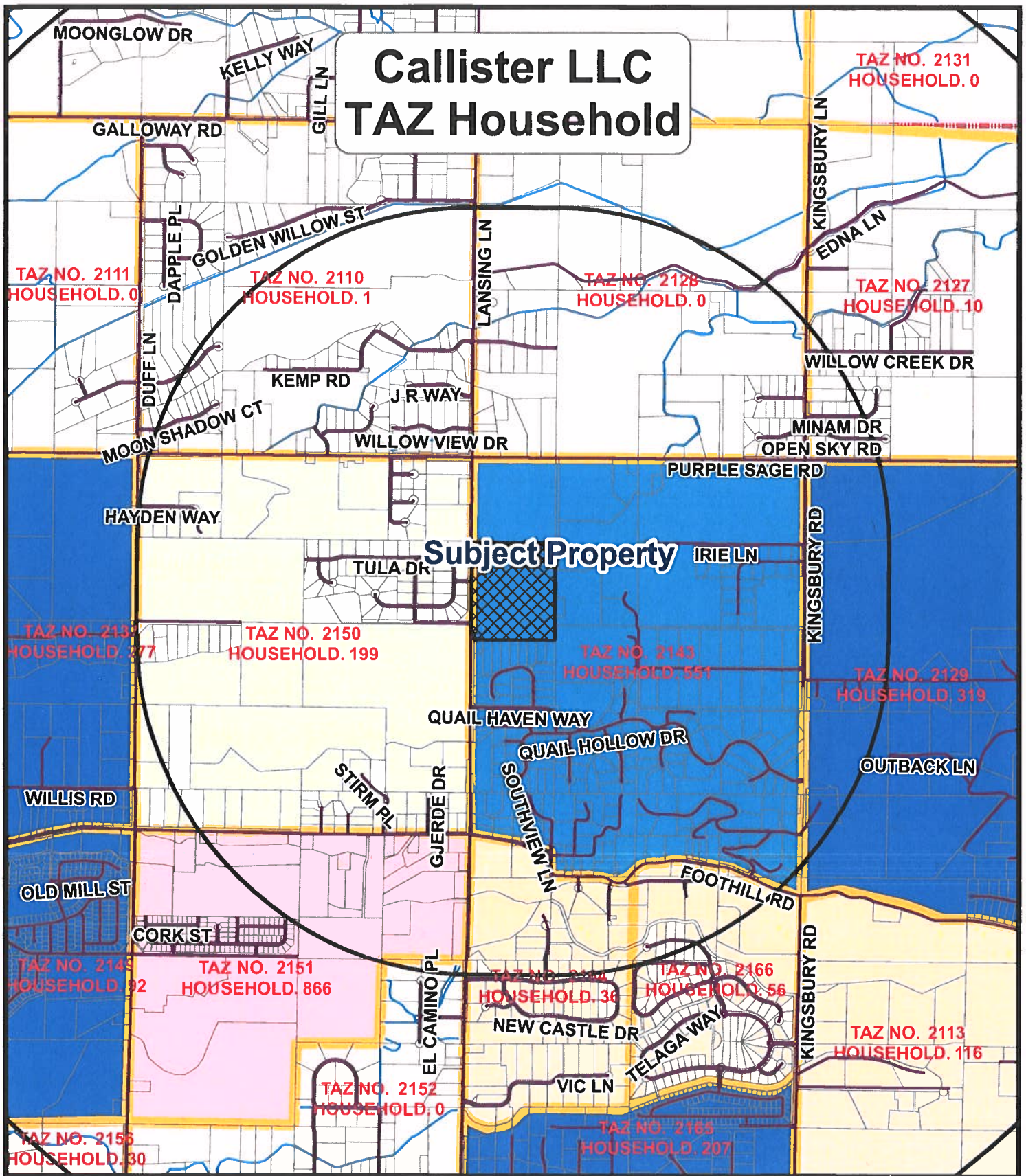
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

EXHIBIT
B2g

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

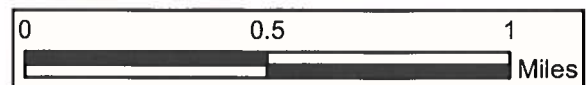
EXHIBIT
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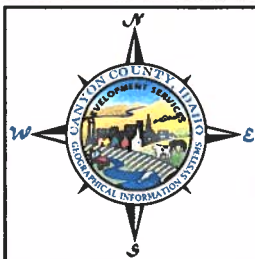
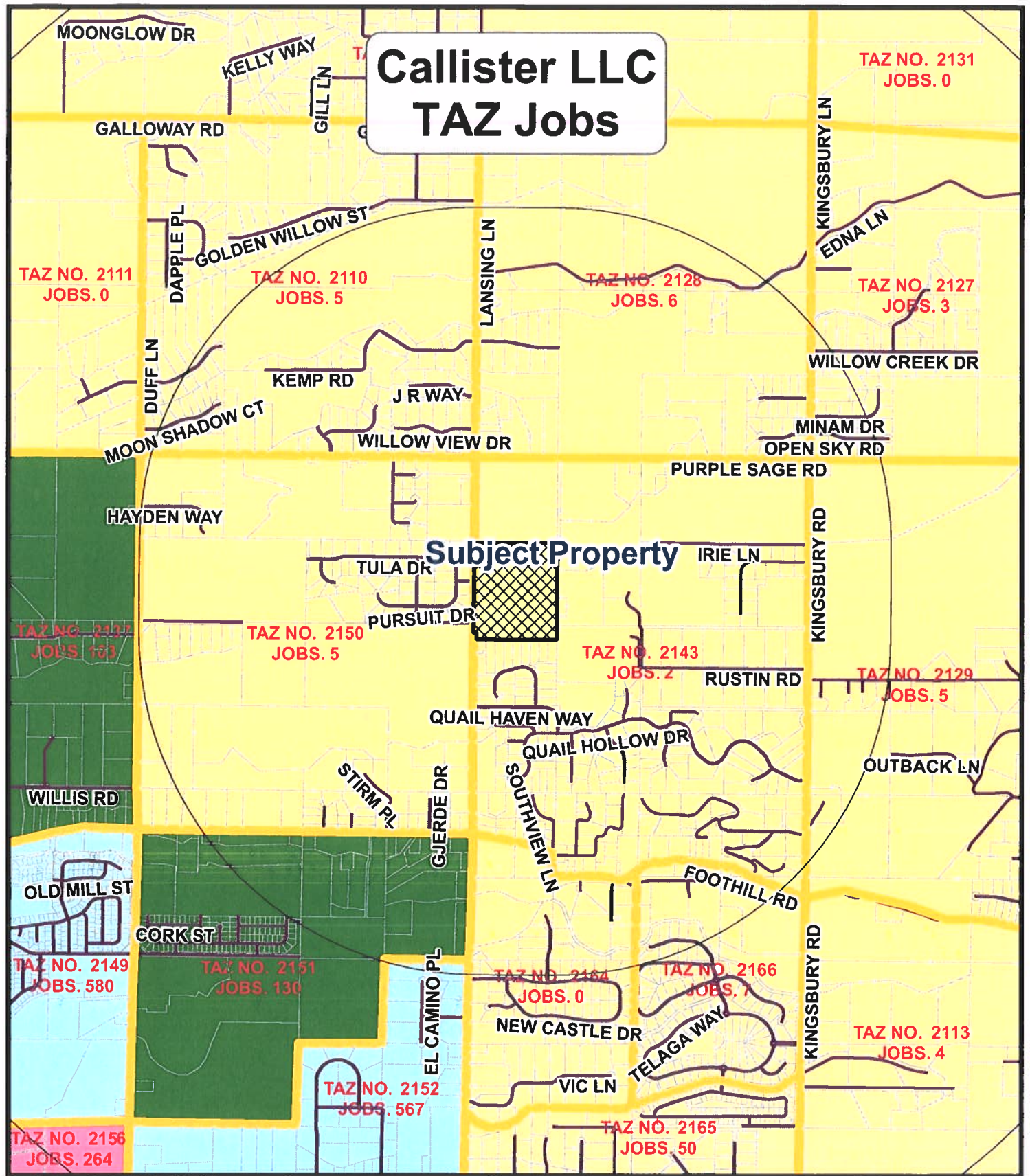
Callister LLC TAZ Household



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

**EXHIBIT
B2h**

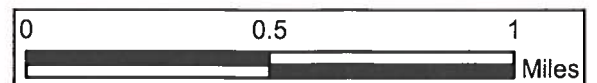




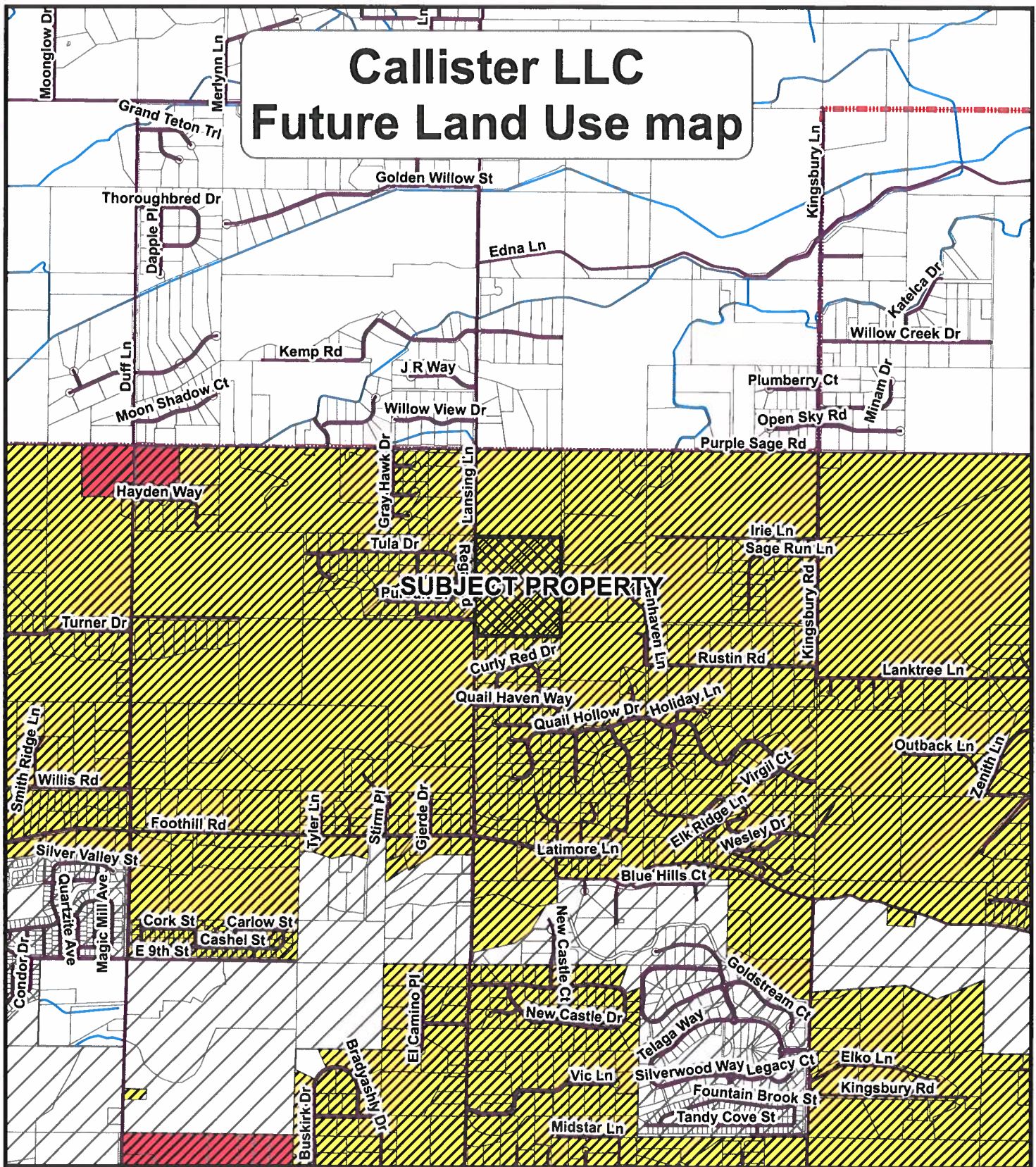
Jobs 2025-2050

-1	251 - 500
0 - 100	501 - 1000
101 - 250	1001 - 2148

**EXHIBIT
B2i**



Callister LLC Future Land Use map

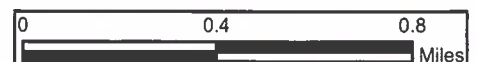


Legend

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

EXHIBIT
B2j



Callister LLC Small Vicinity Map

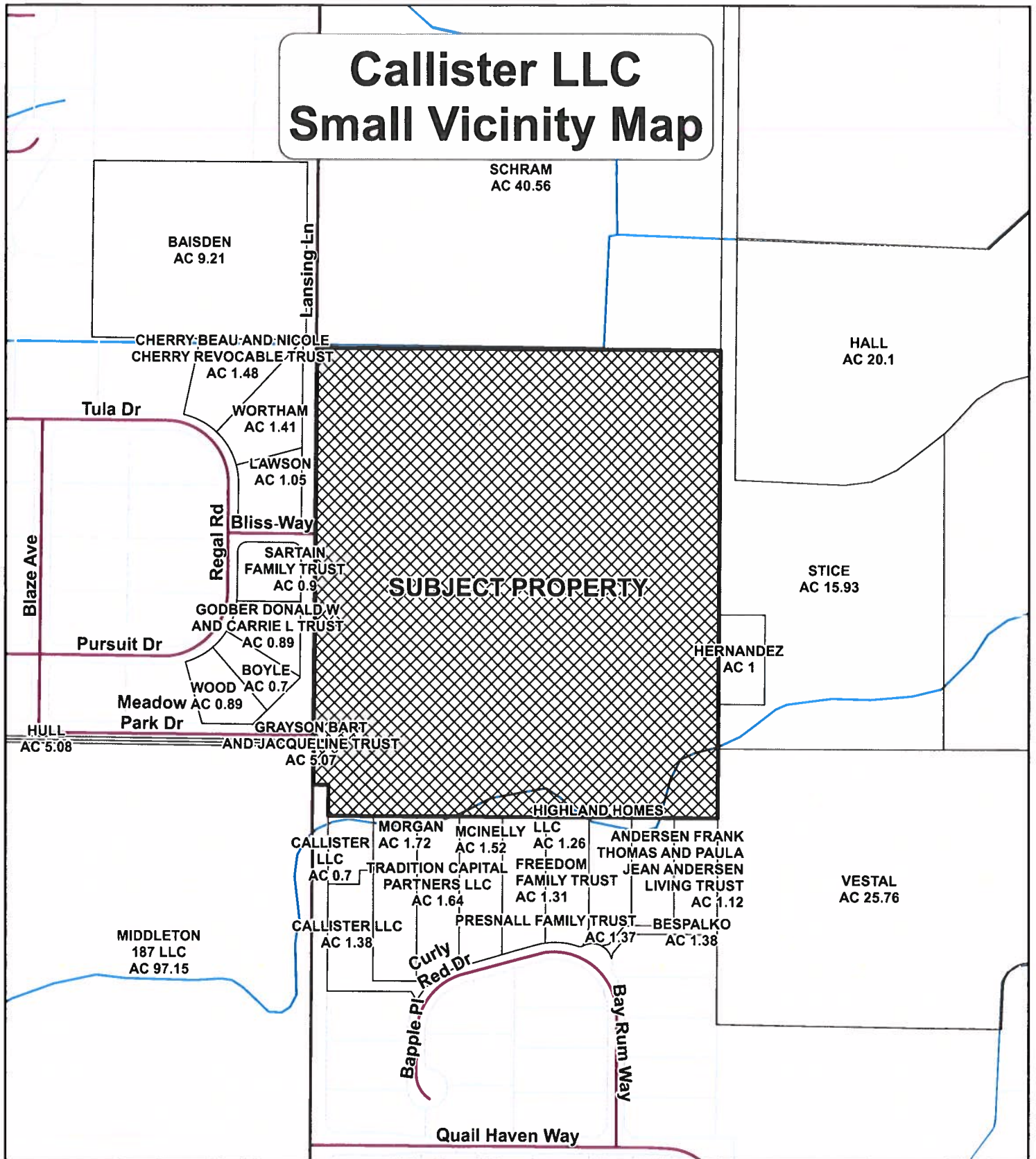
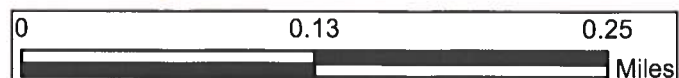
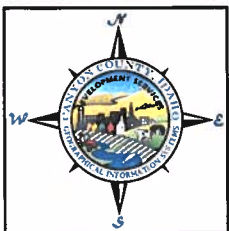
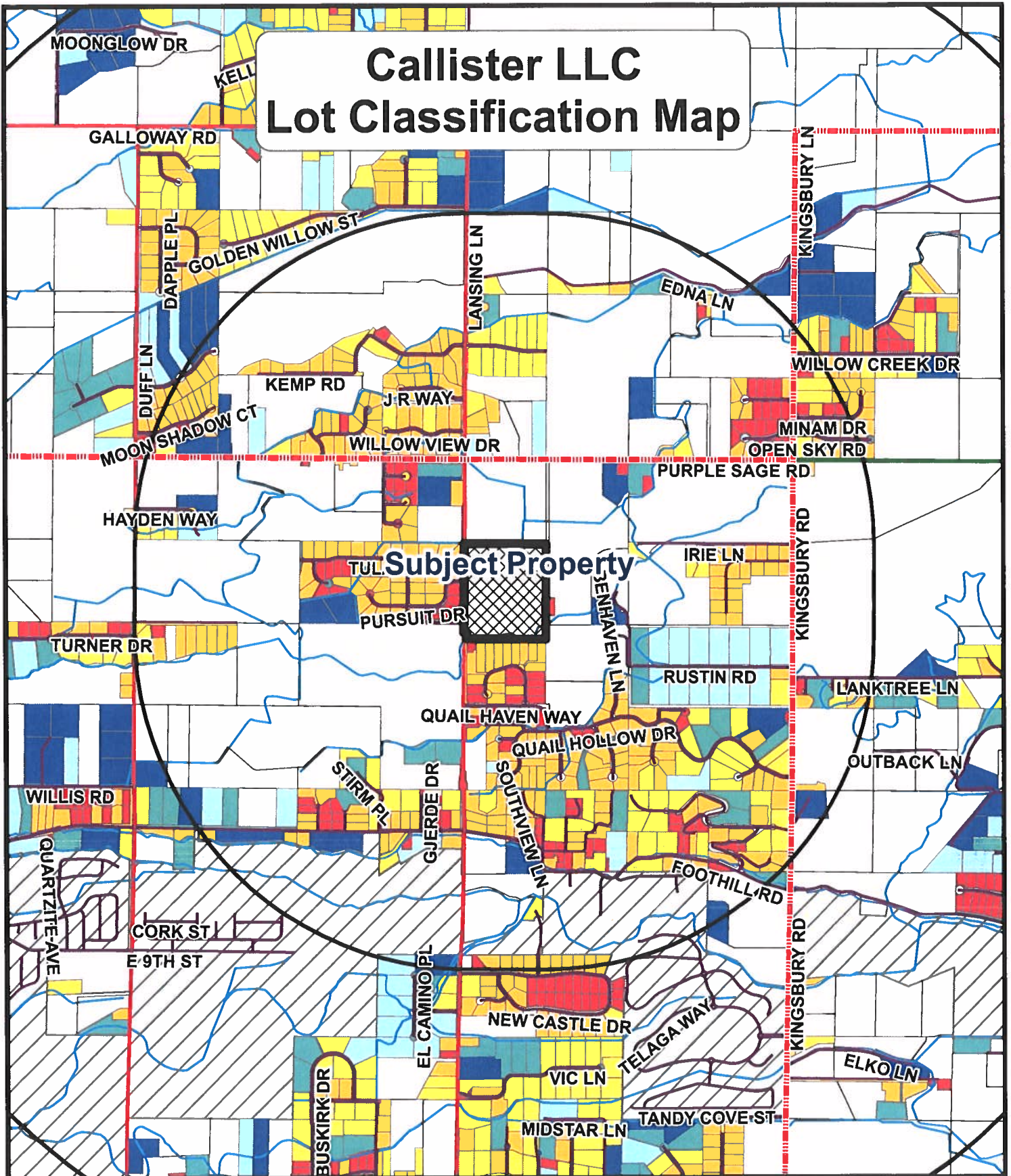


EXHIBIT
B2k

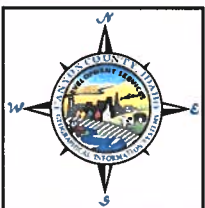
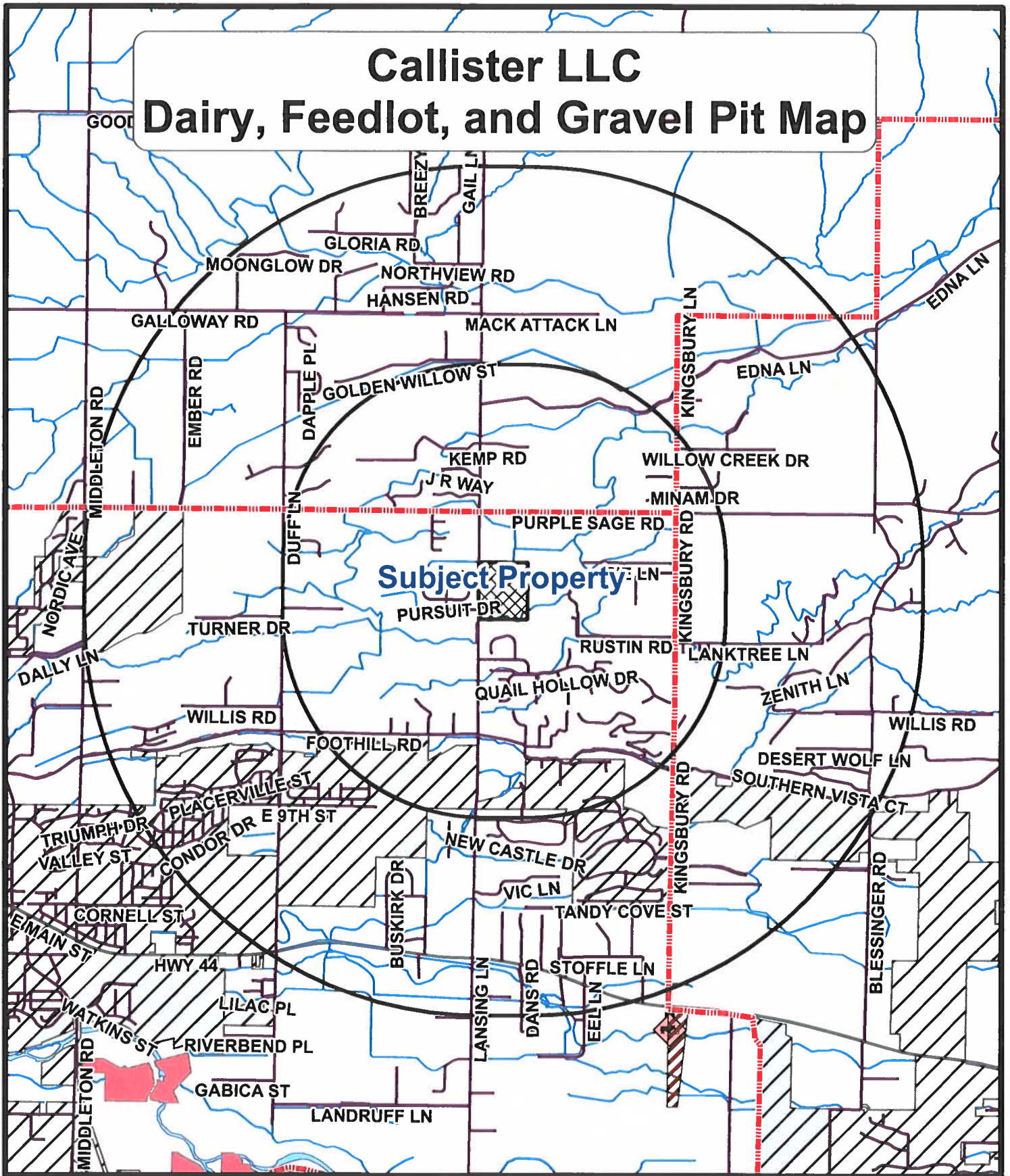





Callister LLC Lot Classification Map



Callister LLC

Dairy, Feedlot, and Gravel Pit Map



-  FEEDLOTS
 DAIRIES
 GRAVELPITS

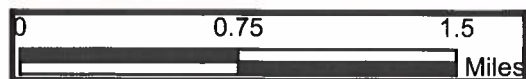


EXHIBIT
B2n

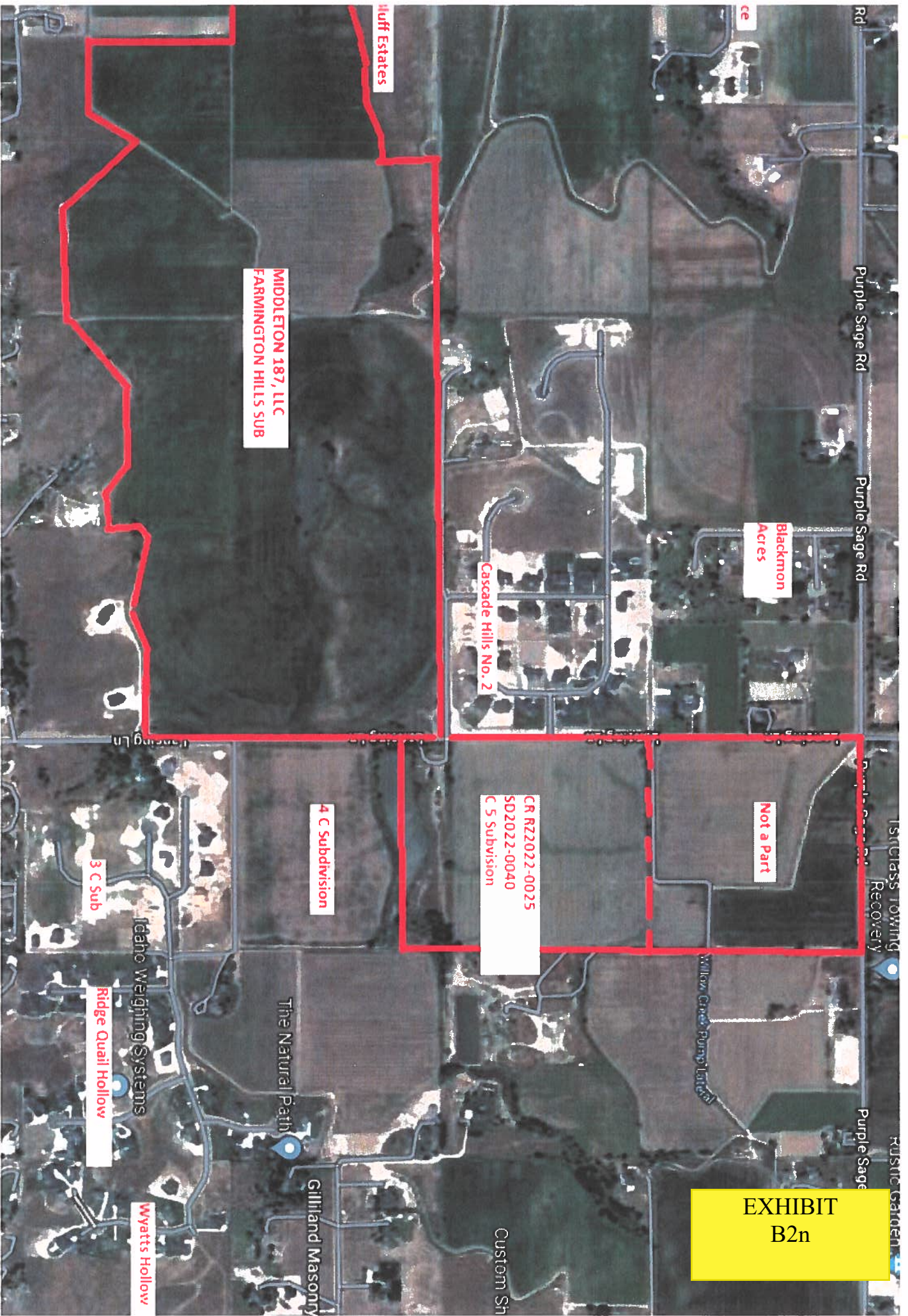
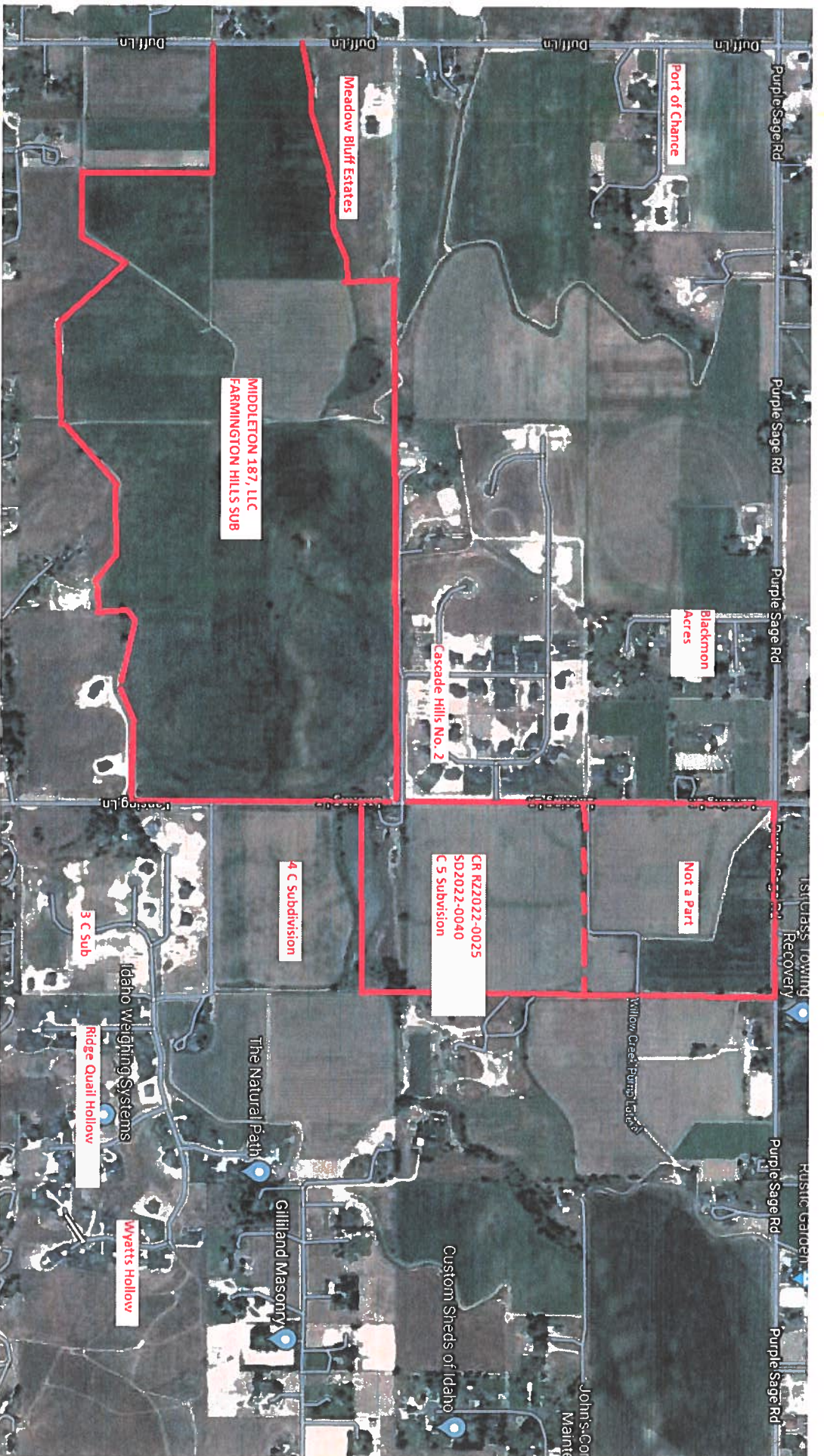
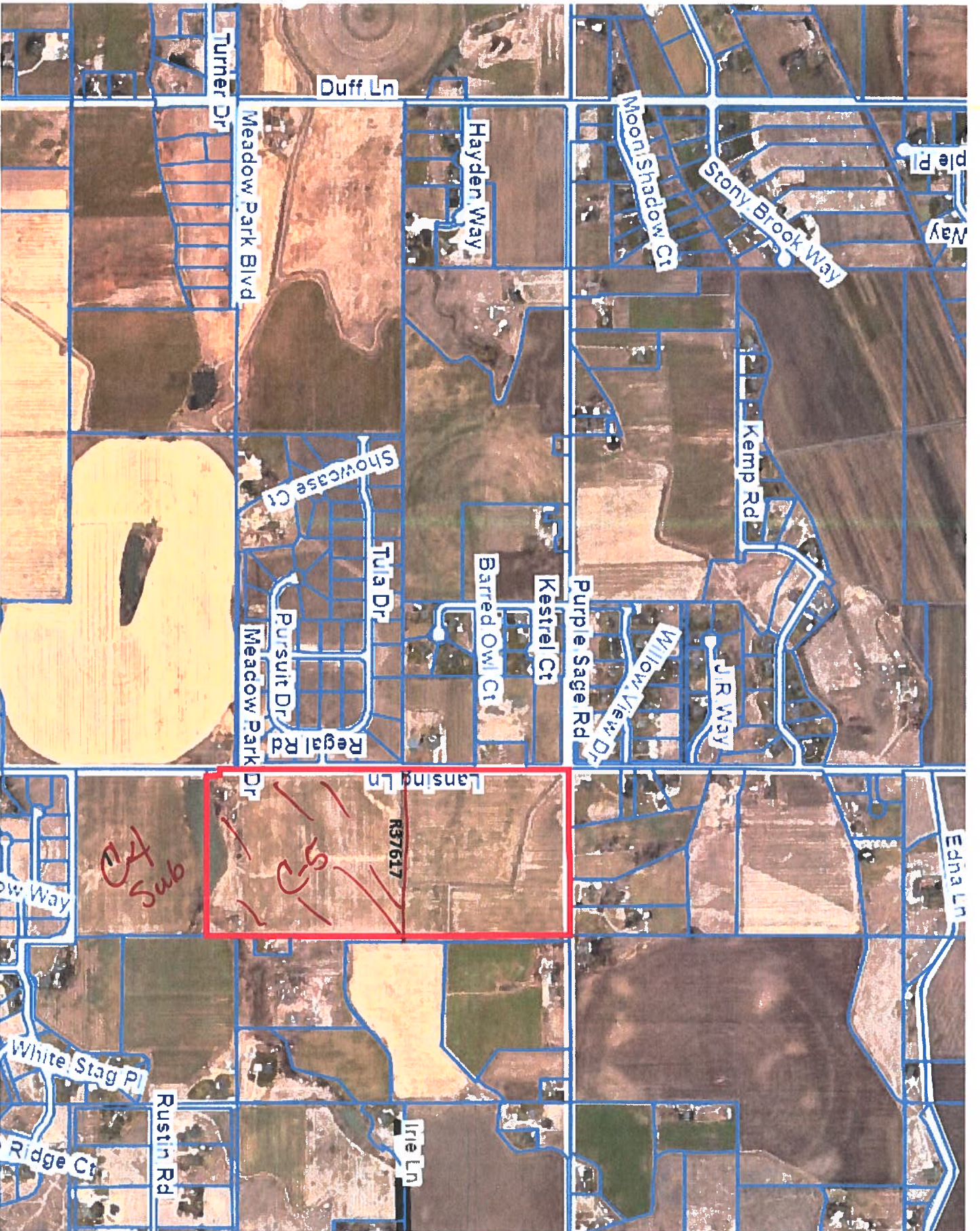


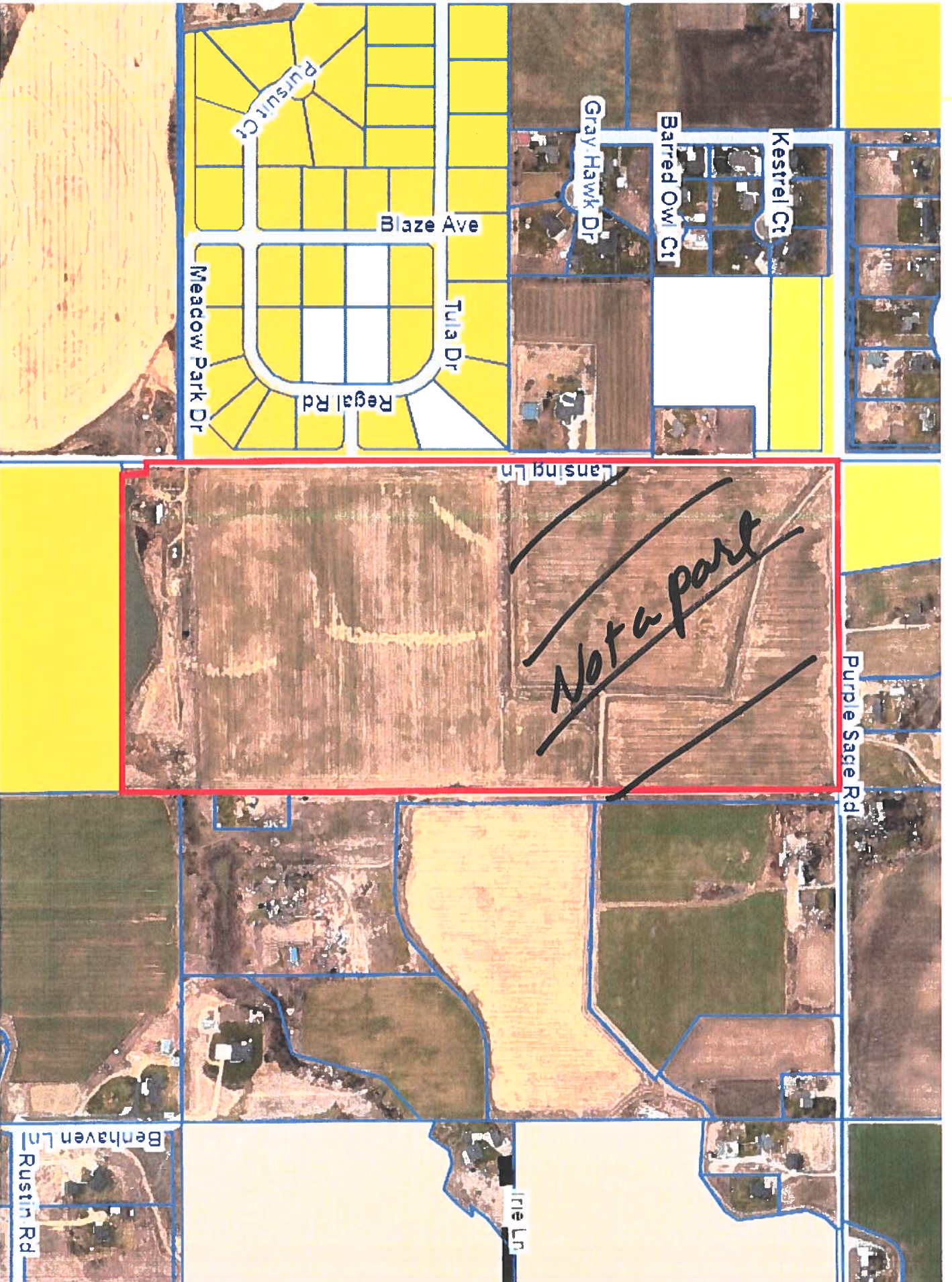
EXHIBIT
B2n



Google 2022 Image.



CR2022-0025

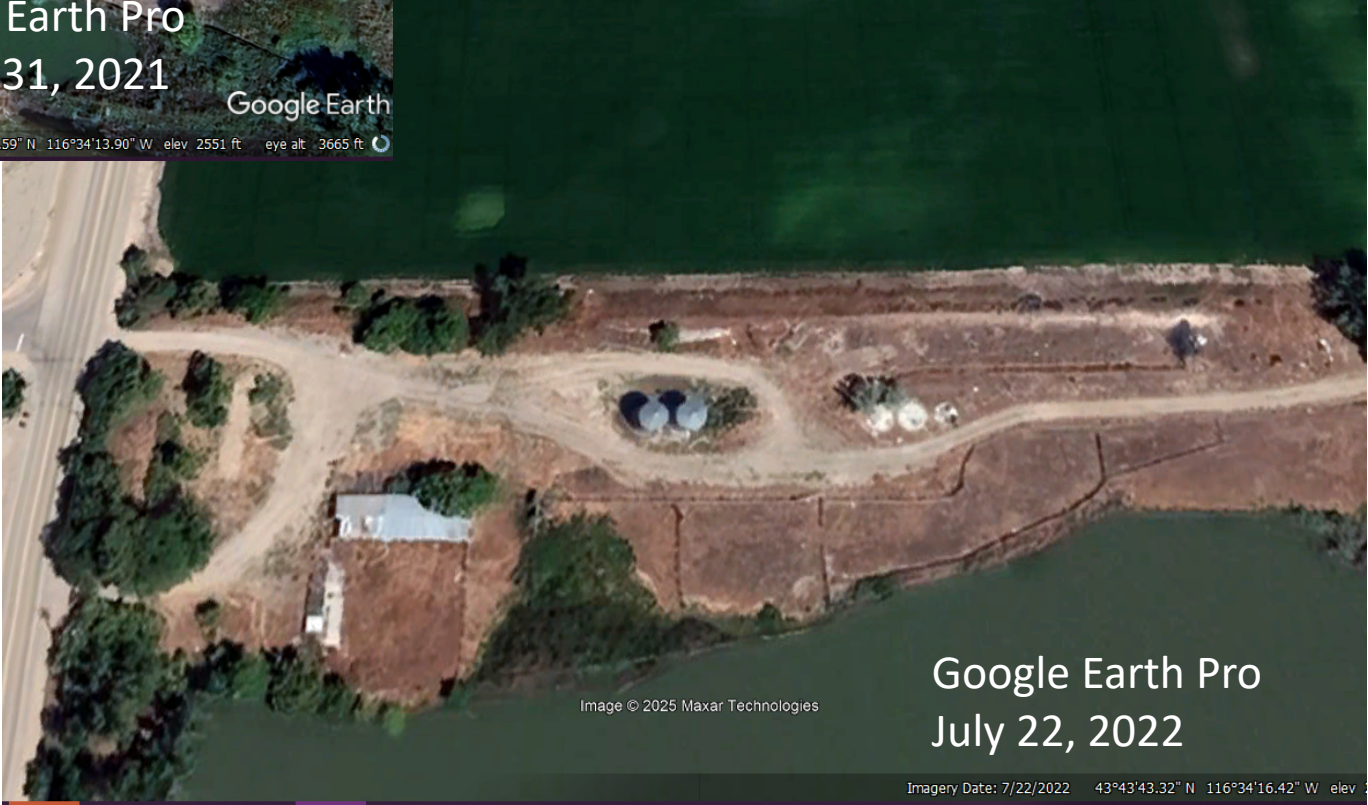


Current Zoning 12/22/20

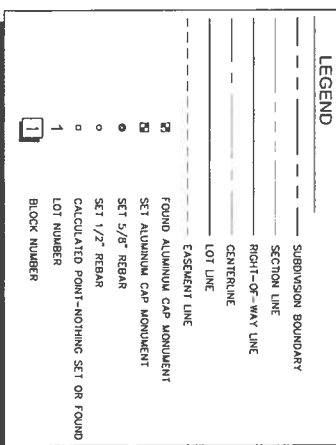


Residence removed between August 31, 2021 and
July 22, 2022.

EXHIBIT
B2n1



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



SURVEYOR'S NARRATIVE

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

SEE
NARRATIVE
4.57'
963.15'
W 1/16 COR
S89°48'15"E

REC'D: 6/24/20

10/18/2001
10/21/2001
11/16/2001

T-O ENGINEERS

332 N. BROADMORE WAY

www.IO-ENGINEERS.COM 442-6300

BOOK 53, PAGE 24

SHEET NO. 1 OF 4

C-4 SUBDIVISION

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

CW1/16

2023-019425

RECORDED
06/20/2023 11:15 AM

CHAS YAMAMOTO
CANYON COUNTY RECORDER
PLAT 28, MERIDIAN
511.00

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING PARCEL AS SHOWN INTO
SINGLE FAMILY RESIDENTIAL LOTS BOUNDARY ESTABLISHMENT AND TO BE USED FOR THE
PURPOSE OF RECORDING THE NW1/4 OF THE SW1/4 AND PT WITH EXISTING
SURFACES OF RECORD.



UNPLATTED

POINT OF
BEGINNING

CALISTER LLC
PLAT

N. LANSING LANE (PUBLIC)
BASIS OF BEARINGS
N00°24'52"E 987.95'

50' RIGHT-OF-WAY DEDICATION

10' PATHWAY EASEMENT - SEE NOTE #17

50' RIGHT-OF-WAY DEDICATION

SEE NOTE #15

SEE NOTE #16

SEE NOTE #17

SEE NOTE #18

SEE NOTE #19

SEE NOTE #20

SEE NOTE #21

SEE NOTE #22

SEE NOTE #23

SEE NOTE #24

SEE NOTE #25

SEE NOTE #26

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SEE NOTE #266

SEE NOTE #267

SEE NOTE #268

SEE NOTE #269

SEE NOTE #270

SEE NOTE #271

SEE NOTE #272

SEE NOTE #273

SEE NOTE #274

2021-009859

RECORDED
02/10/2021 10:51 AM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
SANDY SCHUBERT
S1100
K&E ENGINEERING

PLAT OF

Cascade Hills Subdivision No. 1

SITUATED IN A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF
SECTION 33, TOWNSHIP 5 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CANYON COUNTY, IDAHO.
2021

Blackfoot Acres Subdivision
LOT 3, BLOCK 1

LOT 4, BLOCK 1

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

2021-009859

RECORDED
02/10/2021 10:51 AM



Scale: 1"=100'

SHEET INDEX

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

LEGEND

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

REFERENCES

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

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE
SUBDIVISION IS BEING PLACED IN THE PUBLIC RECORDS OF CANYON COUNTY,
IDAHO. THE SURVEYOR HAS REVIEWED THE RECORDS OF CANYON COUNTY,
IDAHO, AND HAS FOUND NO RECORDS OF PREVIOUS SURVEYS OR MONUMENTS
IN THE FIELD SURVEY OF THE LAND SHOWN HEREON. THE SURVEYOR HAS
CONDUCTED A FIELD SURVEY OF THE LAND SHOWN HEREON, AND HAS FOUND
NO MONUMENTS OR RECORDS OF PREVIOUS SURVEYS OR MONUMENTS IN THE
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A FIELD SURVEY OF THE LAND SHOWN HEREON, AND HAS FOUND NO MONUMENTS
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THE LAND SHOWN HEREON.



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

DEVELOPERS
TRADITION CAPITAL
PARTNERS, LLC
MIDDLETON, IDAHO

EX-31 R3 3J

200 MO. 19 074

SHEET 1 OF 4

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°22'42"W	151.98
L2	S89°19'45"E	135.48

CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	172.00'	57.66'
C2	200.00'	314.16'
C3	200.00'	314.16'
C4	200.00'	314.16'
C5	228.00'	76.41'
C6	30.00'	49.19'
C7	30.00'	49.19'
C8	30.00'	49.19'
C9	30.00'	49.19'
C10	228.00'	63.57'
C11	228.00'	101.07'
C12	228.00'	69.68'
C13	228.00'	104.08'
C14	228.00'	19.25'
C15	30.00'	47.04'
C16	30.00'	47.13'
C17	30.00'	47.12'
C18	30.00'	47.21'
C19	228.00'	61.77'
C20	228.00'	122.01'
C21	228.00'	122.53'
C22	228.00'	46.83'
C23	30.00'	47.12'
C24	30.00'	47.12'
C25	30.00'	47.12'
C26	172.00'	270.18'
C27	172.00'	270.18'
C28	30.00'	47.12'

NORTHEAST 1/8TH CORNER SEC. 33,
FOUND 5/8" REBAR WITH CAP STAMPED
SUS PLS 14221. NO CAP FOUND.
REPLACED CAP WITH ALUMINUM CAP
PER C&E# No. 2014-034990
STAMPED PER 2021-009859

LOT 5, BLOCK 1

LOT 4, BLOCK 1

Blackfoot Acres Subdivision
LOT 3, BLOCK 1

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

2021-009859

RECORDED
02/10/2021 10:51 AM



Scale: 1"=100'

SHEET INDEX

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ENGINEERING
9233 WEST STATE STREET
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DEVELOPERS
TRADITION CAPITAL
PARTNERS, LLC
MIDDLETON, IDAHO

EX-31 R3 3J

200 MO. 19 074

SHEET 1 OF 4

Blackmon Acres Subdivision

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

All properties shown on this plat are located in an agricultural zone. This is an area in which agricultural operations are ongoing and may include, but are not limited to, cattle grazing, crop production, and other agricultural uses. The plat is not intended to be used for any other purpose. All of these activities may result in the use of machinery in the nighttime hours or other inconveniences. All owners of property identified on this plat are prohibited from challenging the aforementioned operations if they are lawfully conducted.

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



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



LEGEND

- 1/4" = 10' IRIGATION LINE
- 1/2" = 20' IRIGATION LINE
- 3/4" = 30' IRIGATION LINE
- 1" = 40' IRIGATION LINE
- 1 1/2" = 60' IRIGATION LINE
- 2" = 80' IRIGATION LINE
- 3" = 100' IRIGATION LINE
- 4" = 120' IRIGATION LINE
- 5" = 140' IRIGATION LINE
- 6" = 160' IRIGATION LINE
- 8" = 200' IRIGATION LINE
- 10" = 240' IRIGATION LINE
- 12" = 280' IRIGATION LINE
- 14" = 320' IRIGATION LINE
- 16" = 360' IRIGATION LINE
- 18" = 400' IRIGATION LINE
- 20" = 440' IRIGATION LINE
- 22" = 480' IRIGATION LINE
- 24" = 520' IRIGATION LINE
- 26" = 560' IRIGATION LINE
- 28" = 600' IRIGATION LINE
- 30" = 640' IRIGATION LINE
- 32" = 680' IRIGATION LINE
- 34" = 720' IRIGATION LINE
- 36" = 760' IRIGATION LINE
- 38" = 800' IRIGATION LINE
- 40" = 840' IRIGATION LINE
- 42" = 880' IRIGATION LINE
- 44" = 920' IRIGATION LINE
- 46" = 960' IRIGATION LINE
- 48" = 1000' IRIGATION LINE
- 50" = 1040' IRIGATION LINE
- 52" = 1080' IRIGATION LINE
- 54" = 1120' IRIGATION LINE
- 56" = 1160' IRIGATION LINE
- 58" = 1200' IRIGATION LINE
- 60" = 1240' IRIGATION LINE
- 62" = 1280' IRIGATION LINE
- 64" = 1320' IRIGATION LINE
- 66" = 1360' IRIGATION LINE
- 68" = 1400' IRIGATION LINE
- 70" = 1440' IRIGATION LINE
- 72" = 1480' IRIGATION LINE
- 74" = 1520' IRIGATION LINE
- 76" = 1560' IRIGATION LINE
- 78" = 1600' IRIGATION LINE
- 80" = 1640' IRIGATION LINE
- 82" = 1680' IRIGATION LINE
- 84" = 1720' IRIGATION LINE
- 86" = 1760' IRIGATION LINE
- 88" = 1800' IRIGATION LINE
- 90" = 1840' IRIGATION LINE
- 92" = 1880' IRIGATION LINE
- 94" = 1920' IRIGATION LINE
- 96" = 1960' IRIGATION LINE
- 98" = 2000' IRIGATION LINE
- 100" = 2040' IRIGATION LINE
- 102" = 2080' IRIGATION LINE
- 104" = 2120' IRIGATION LINE
- 106" = 2160' IRIGATION LINE
- 108" = 2200' IRIGATION LINE
- 110" = 2240' IRIGATION LINE
- 112" = 2280' IRIGATION LINE
- 114" = 2320' IRIGATION LINE
- 116" = 2360' IRIGATION LINE
- 118" = 2400' IRIGATION LINE
- 120" = 2440' IRIGATION LINE
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- 140" = 2840' IRIGATION LINE
- 142" = 2880' IRIGATION LINE
- 144" = 2920' IRIGATION LINE
- 146" = 2960' IRIGATION LINE
- 148" = 3000' IRIGATION LINE
- 150" = 3040' IRIGATION LINE
- 152" = 3080' IRIGATION LINE
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- 156" = 3160' IRIGATION LINE
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- 182" = 3680' IRIGATION LINE
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- 198" = 4000' IRIGATION LINE
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- 226" = 4560' IRIGATION LINE
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Gray Hawk Subdivision

A PORTION OF THE NE1/4NE1/4 OF SECTION 33
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2002

Willow Creek Ranch Estate
Block 20, Page 35

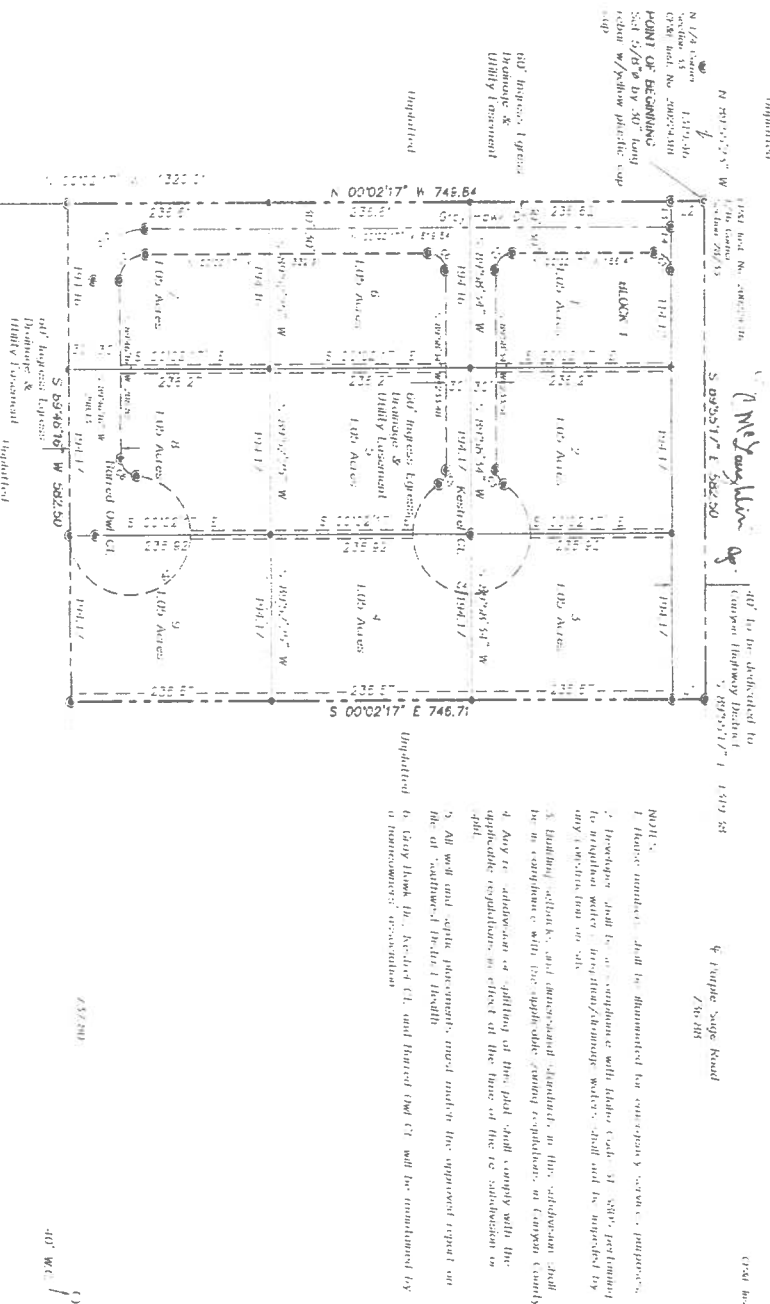


TABLE 1

LOT	AREA (AC)	PERCENT	AREA (AC)	PERCENT
1	1.00	10.00	1.00	10.00
2	1.00	10.00	1.00	10.00
3	1.00	10.00	1.00	10.00
4	1.00	10.00	1.00	10.00
5	1.00	10.00	1.00	10.00
6	1.00	10.00	1.00	10.00
7	1.00	10.00	1.00	10.00
8	1.00	10.00	1.00	10.00
9	1.00	10.00	1.00	10.00
10	1.00	10.00	1.00	10.00

TABLE 2

LOT	AREA (AC)	PERCENT	AREA (AC)	PERCENT
1	1.00	10.00	1.00	10.00
2	1.00	10.00	1.00	10.00
3	1.00	10.00	1.00	10.00
4	1.00	10.00	1.00	10.00
5	1.00	10.00	1.00	10.00
6	1.00	10.00	1.00	10.00
7	1.00	10.00	1.00	10.00
8	1.00	10.00	1.00	10.00
9	1.00	10.00	1.00	10.00
10	1.00	10.00	1.00	10.00



LEGEND

- 1/4" INCH = 100 FEET
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- 1/4" INCH = 100 FEET

Utility and drainage easement
Unless otherwise noted, shall be
10 feet above street line
10 feet on each side of back lot line
If a lot line is moved the easement shall move
with the lot line, provided that utility lines are not
crossed without the consent of the owner.



DATE OF PREPARATION
SEPTEMBER 23, 2002
BY WJ

Skinner Land
Survey Co., Inc.

1/4" INCH = 100 FEET
1/4" INCH = 100 FEET
1/4" INCH = 100 FEET

30 10 5

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

E1/16N Corner
Section 33
CP&FR Inst. No.

NE Section Corner
Section JJ
CP&FR Inst. No.
2003058059

582.50'

28 27
33 34

Lot 2
3.340 Acres

Gray Hawk Subdivision
Book 32, Page 5

NET/4NET/4

Lot 1
5.916 Acres

UNPLATTED

50°06'31"E

PROFESSIONAL LAND SURVEYOR
LICENSED
15,552

Reference Surveys:
Pony Meadow Subdivision
Map No. 2014018334

Reference Deed:
Inst. No. 2020016116

NI/16E Corner
Section JJ
CP&FR Inst. No.
2014034990
BOOK 52 PAGE 43

2021-052330
RECORDED
07/27/2021 10:28 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pkg 2 MCRETAL
PLAT
SUZETTE BROWN
\$11.00
0063356250210052320029023

LEONZD

⑥ BRASS CAP MONUMENT - FOUND

⊕ ALUMINUM CAP MONUMENT - FOUR

5/8" x 3/4" BEBAB - CFT

O 1/2" REBAR - FOUND

PROPERTY BOUNDARY LINE

— SECTION/ALLOQUOT PART LINE

UTILITY AND DRAINAGE EASEMENT

and at the request of Suzelle Brown to re

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

FINAL PLAT

1400

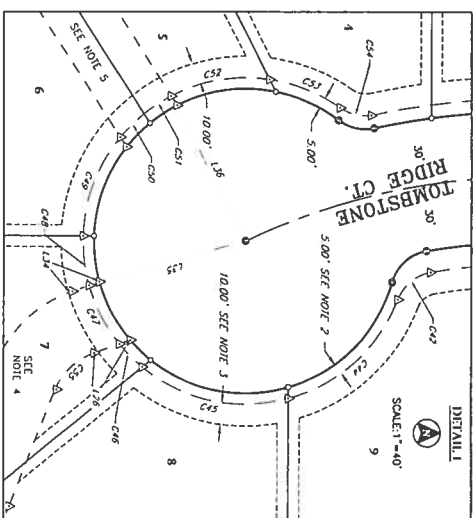
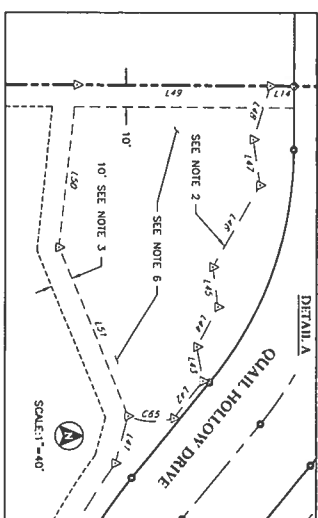
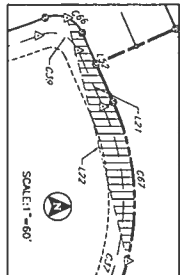
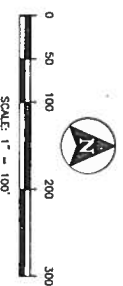
Date: April 15, 2021

Job No. FE2321

FINAL PLAT FOR WYATT'S HOLLOW SUBDIVISION

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

2014



LINE	BEARING	DISTANCE
L14	S00°13'09"W	11.03'
L15	N00°13'09"E	11.15'
L16	S00°13'09"W	70.00'
L17	S00°13'09"W	29.00'
L18	S00°13'09"W	21.01'
L19	S00°13'09"W	58.00'
L20	S00°13'09"W	71.53'
L21	S00°13'09"W	75.57'
L22	S00°13'09"W	42.81'
L23	S00°13'09"W	112.29'
L24	S00°13'09"W	215.09'
L25	S00°13'09"W	28.04'
L26	S00°13'09"W	146.37'
L27	S00°13'09"W	17.54'
L28	S00°13'09"W	71.50'
L29	S00°13'09"W	71.50'
L30	S00°13'09"W	11.36'
L31	S00°13'09"W	38.17'
L32	S00°13'09"W	9.38'
L33	S00°13'09"W	73.50'
L34	S00°13'09"W	57.47'

LINE	BEARING	DISTANCE
L14	S1°24'04"W	11.15'
L15	S1°24'04"W	70.00'
L16	S1°24'04"W	29.00'
L17	S1°24'04"W	21.01'
L18	S1°24'04"W	58.00'
L19	S1°24'04"W	71.53'
L20	S1°24'04"W	75.57'
L21	S1°24'04"W	42.81'
L22	S1°24'04"W	112.29'
L23	S1°24'04"W	215.09'
L24	S1°24'04"W	28.04'
L25	S1°24'04"W	146.37'
L26	S1°24'04"W	17.54'
L27	S1°24'04"W	71.50'
L28	S1°24'04"W	71.50'
L29	S1°24'04"W	11.36'
L30	S1°24'04"W	38.17'
L31	S1°24'04"W	9.38'
L32	S1°24'04"W	73.50'
L33	S1°24'04"W	57.47'

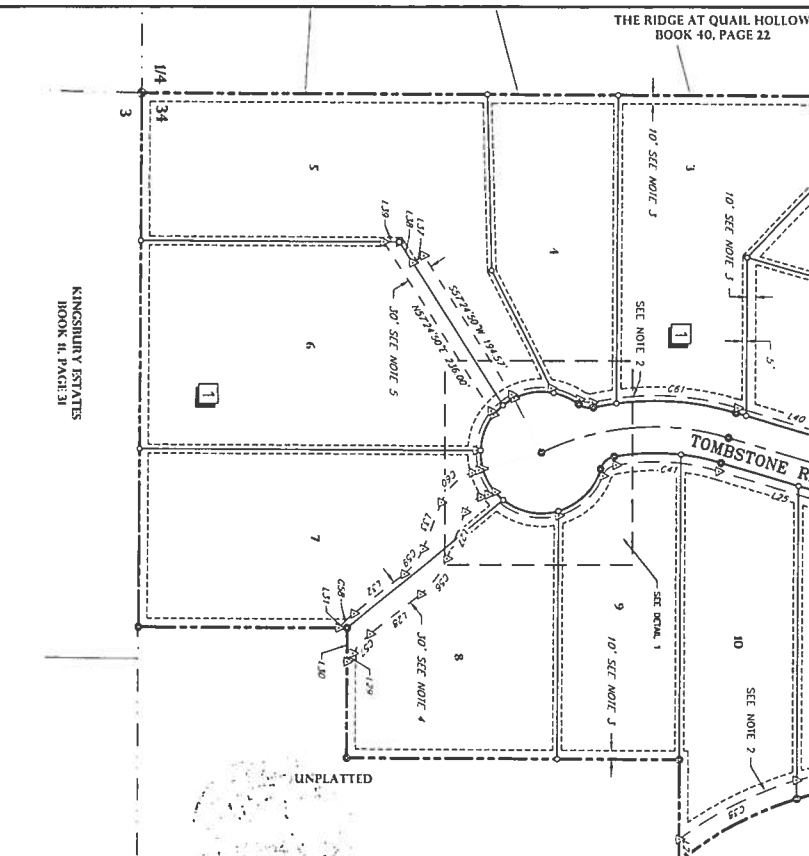
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C15	146.60'	236.00'	35.49°35"	S71°50'47"E	146.43'
C16	130.33'	164.56'	49°22'40"	N00°04'10"E	128.85'
C17	275.45'	162.37'	97°11'27"	S65°22'12"E	243.57'
C18	153.55'	496.63'	19°23'45"	S26°37'30"E	153.86'
C19	306.45'	20.00'	87°14'23"	S12°46'05"W	278.58'
C20	222.19'	340.00'	37°26'34"	N07°03'50"W	218.26'
C21	129.24'	260.00'	26°29'47"	N07°03'47"E	119.17'
C22	20.83'	20.00'	59°09'44"	S39°29'11"E	19.25'
C23	70.38'	75.00'	53°45'35"	N42°11'08"W	67.82'
C24	71.72'	75.00'	54°47'26"	N1°05'35"E	69.02'
C25	71.72'	75.00'	54°47'26"	N1°05'35"E	69.02'
C26	14.97'	75.00'	11°26'21"	N45°12'29"E	14.85'
C27	30.49'	75.00'	23°41'49"	N05°44'44"E	30.27'
C28	22.89'	75.00'	18°22'00"	N05°46'37"E	22.80'
C29	49.27'	75.00'	37°38'33"	S09°23'22"E	46.35'
C30	15.37'	75.00'	11°44'26"	S44°41'52"E	15.34'
C31	14.94'	75.00'	11°24'18"	S13°07'20"E	14.91'
C32	46.83'	75.00'	35°51'17"	S75°23'17"E	46.17'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C33	34.60'	75.00'	26°43'23"	S71°53'03"W	34.66'
C34	16.35'	75.00'	4°29'35"	N1°13'03"E	16.09'
C35	25.49'	30.00'	46°41'00"	S45°35'03"E	24.21'
C36	51.74'	100.00'	29°30'34"	N65°27'35"W	51.16'
C37	29.82'	100.00'	17°04'50"	S47°11'00"E	29.71'
C38	23.70'	100.00'	16°28'37"	S45°31'37"E	23.66'
C39	36.27'	20.00'	29°30'34"	N65°27'35"W	35.81'
C40	170.14'	306.00'	37°09'43"	S70°03'08"W	168.32'
C41	173.07'	264.00'	37°09'43"	N67°42'51"W	171.68'
C42	27.66'	250.00'	27°11'50"	N61°00'04"W	25.51'
C43	206.46'	250.00'	45°37'37"	S76°40'19"E	201.07'
C44	21.61'	20.00'	42°23'37"	N45°30'28"E	21.12'
C45	15.03'	20.00'	43°03'40"	S44°30'41"W	14.67'
C46	111.63'	170.00'	37°47'37"	S45°53'48"W	109.62'

LEGEND

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

[Signature]
RUTZ BROWN & SONS, L.L.C.
REGISTERED LAND SURVEYOR
8960
IDAHO NO. 85960
07-29-14



PLAT OF

WYATT'S HOLLOW SUBDIVISION No. 2

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

Stowacret Subdivision
(Book 10, Page 20)

Stowacret Subdivision
(Book 10, Page 20)



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

(N89°47'00"E, 1318.22' R1)
S89°50'34"E, 1320.81'

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

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

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

1006 AC

2.081 AC

3.273 AC

2.643 AC

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

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

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

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

3.359 AC
BLOCK 2

2.285 AC

2.996 AC

1.839 AC

3.151 AC

2.027 AC

2.443 AC

1.177 AC

1.177 AC

2.217 AC

2.217 AC

2.217 AC

2.217 AC

1.036 AC

1.185 AC

1.085 AC

1.413 AC

1.413 AC

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

2.958 AC
BLOCK 1

2.958 AC
BLOCK 1

2.253 AC
BLOCK 1

2.253 AC
BLOCK 1

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4.619 AC

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP
- MARKED "ALS 8960"
- SET 5/8" REBAR WITH PLASTIC CAP
- MARKED "ALS 12459"
- SET 5/8" REBAR WITH PLASTIC CAP
- MARKED "ALS 12459", SEE NOTE 23
- SET BRASS PLUG MARKED "ALS 12459"
- SEE NOTE 23
- SET 1/2" REBAR WITH PLASTIC CAP
- MARKED "ALS 12459"
- SET 1/2" REBAR WITH PLASTIC CAP
- MARKED "LSMT ALS 12459"

REFERENCES

- R1. PLAT OF WYATT'S HOLLOW SUBDIVISION No. 1, BOOK 44 OF PLATS AT PAGE 8, RECORDS OF CANYON COUNTY, IDAHO.
- R2. PLAT OF KINGSBURY ESTATES, BOOK 11 OF PLATS AT PAGE 31, RECORDS OF CANYON COUNTY, IDAHO.
- R3. PLAT OF SLOWACRET SUBDIVISION, BOOK 10 OF PLATS AT PAGE 20, RECORDS OF CANYON COUNTY, IDAHO.
- R4. RECORD OF SURVEY PER INSTRUMENT No. 200432856, RECORDS OF CANYON COUNTY, IDAHO.

SHEET INDEX

- SHEET 1 - OVERALL SUBDIVISION MAP
- SHEET 2 - DETAIL PLAT MAP
- SHEET 3 - DETAIL EASEMENT MAP
- SHEET 4 - CERTIFICATE OF OWNERS, LINE/CURVE TABLES AND NOTES
- SHEET 5 - CERTIFICATES AND APPROVALS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEG	CHORD END
C1	399.55'	155.44'	22°17'25"	N28°02'38"W	154.46'
C2	170.00'	280.00'	97°03'58"	N65°25'54"W	234.77'

DEVELOPER

Diamond W. Development
BOISE, IDAHO

4-19-2024

12459

STATE OF IDAHO

REGISTERED SURVEYOR

4-19-2024

12459

STATE OF IDAHO

REGISTERED SURVEYOR

4-19-2024

12459

STATE OF IDAHO

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STATE OF IDAHO

REGISTERED SURVEYOR

4-19-2024

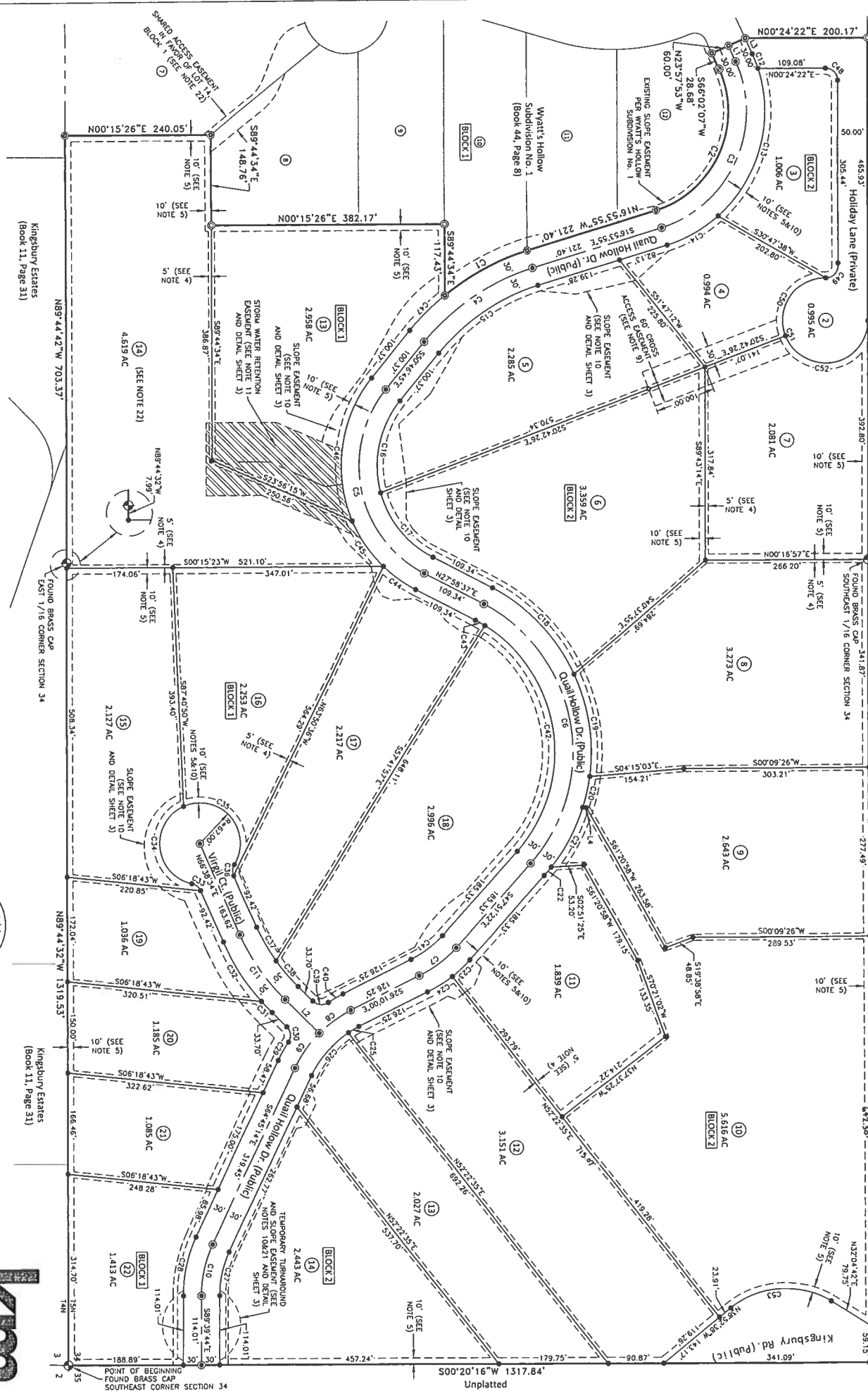
12459

Slovacek Subdivision
(Book 10, Page 20)

PLAT OF WYATT'S HOLLOW SUBDIVISION No. 2

Slovacek Subdivision
(Book 10, Page 20)

FOUND BRASS CAP
SOUTH 1/16 CORNER SECTION 34
59.15'



0 100 200 300
Plan Scale: 1" = 100'

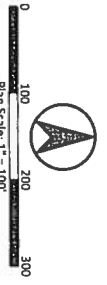
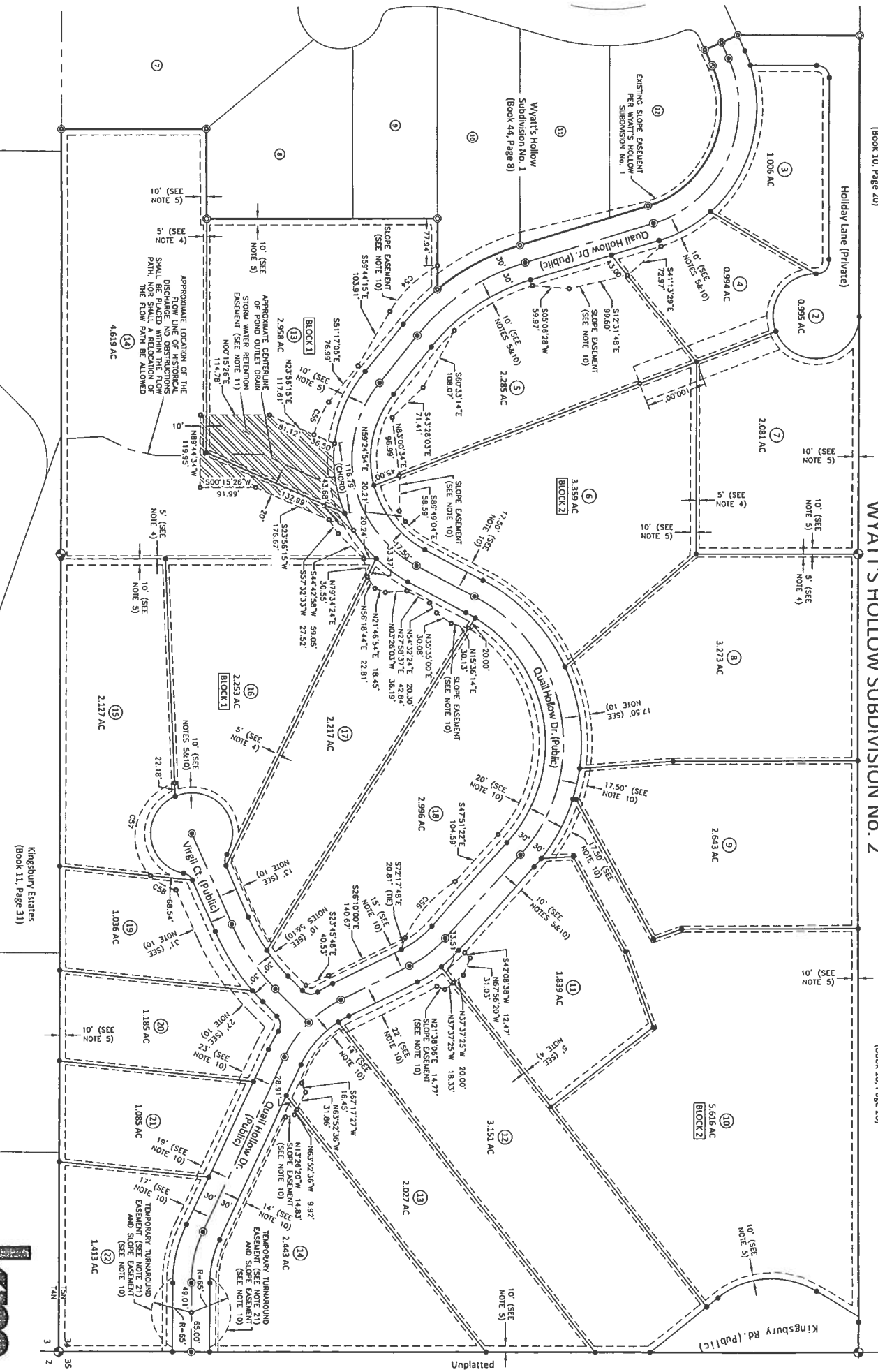
PROFESSIONAL LAND SURVEYOR
MARK L. BALLINGER
12459
4-14-2024

DEVELOPER
Diamond W. Development
BOISE, IDAHO
BOOK 37, PAGE 19

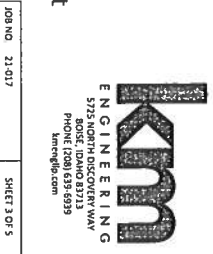
ENGINEERING
KIM
5722 N. 11TH AVE.
BOISE, IDAHO 83713
PHONE (208) 639-6939
kim@kimeng.com

JOB NO. 21-017
SHEET 2 OF 5

PLAT OF
WYATT'S HOLLOW SUBDIVISION No. 2



DEVELOPER
Diamond W. Development
BOISE, IDAHO
BOOK 57, PAGE 19

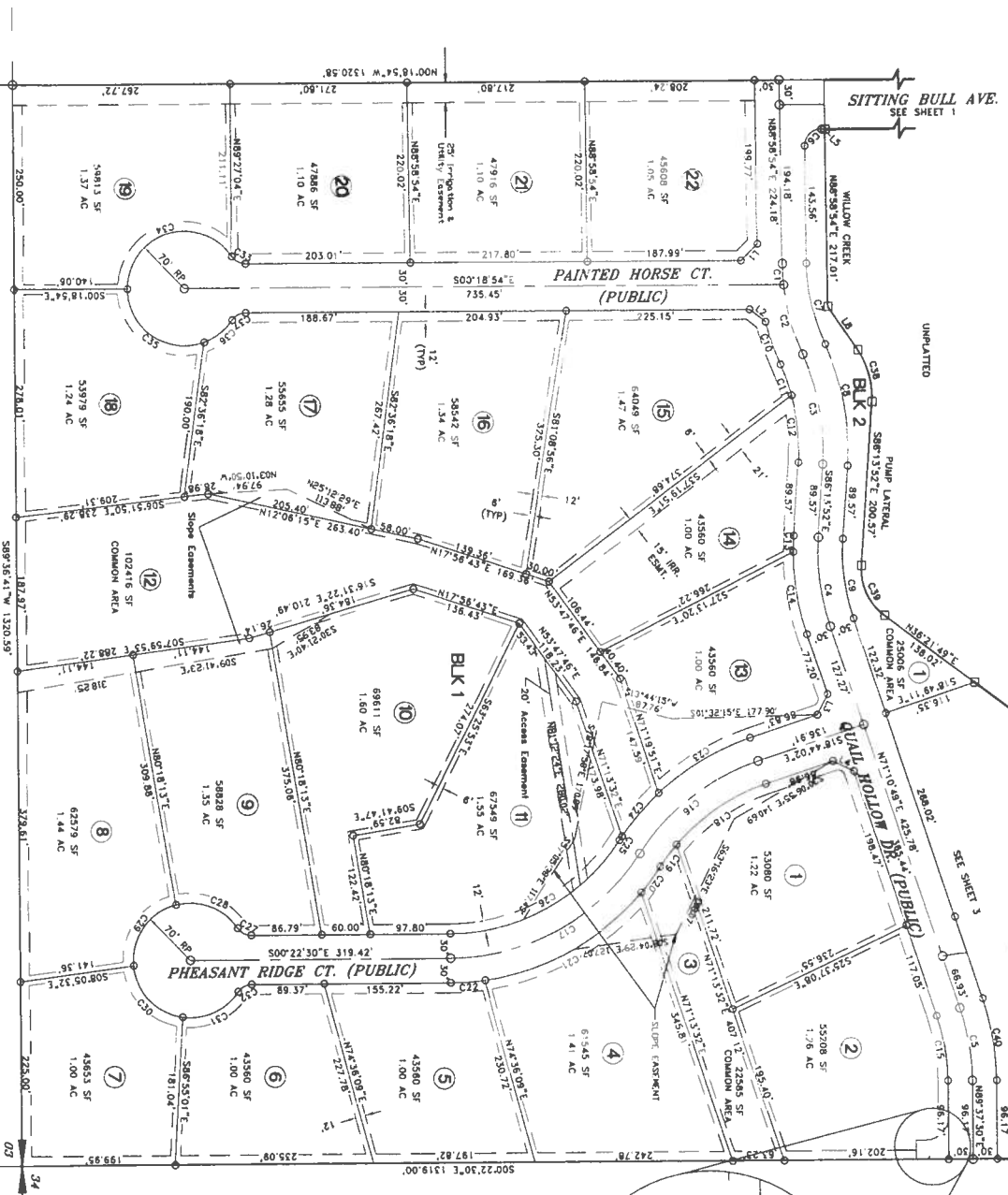


THE RIDGE AT QUAIL HOLLOW

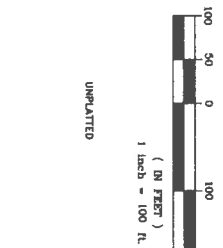
SECTION 34, T. 5 N., R. 2 W., B.M.

CANYON COUNTY, IDAHO

2007



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	280.00'	24.89'	105.17°
C2	280.00'	24.89'	105.17°
C3	280.00'	24.89'	105.17°
C4	280.00'	24.89'	105.17°
C5	280.00'	24.89'	105.17°
C6	280.00'	24.89'	105.17°
C7	280.00'	24.89'	105.17°
C8	280.00'	24.89'	105.17°
C9	280.00'	24.89'	105.17°
C10	280.00'	24.89'	105.17°
C11	280.00'	24.89'	105.17°
C12	280.00'	24.89'	105.17°
C13	280.00'	24.89'	105.17°
C14	280.00'	24.89'	105.17°
C15	280.00'	24.89'	105.17°
C16	280.00'	24.89'	105.17°
C17	280.00'	24.89'	105.17°
C18	280.00'	24.89'	105.17°
C19	280.00'	24.89'	105.17°
C20	280.00'	24.89'	105.17°
C21	280.00'	24.89'	105.17°
C22	280.00'	24.89'	105.17°
C23	280.00'	24.89'	105.17°
C24	280.00'	24.89'	105.17°
C25	280.00'	24.89'	105.17°
C26	280.00'	24.89'	105.17°
C27	280.00'	24.89'	105.17°
C28	280.00'	24.89'	105.17°
C29	280.00'	24.89'	105.17°
C30	280.00'	24.89'	105.17°
C31	280.00'	24.89'	105.17°
C32	280.00'	24.89'	105.17°
C33	280.00'	24.89'	105.17°
C34	280.00'	24.89'	105.17°
C35	280.00'	24.89'	105.17°
C36	280.00'	24.89'	105.17°
C37	280.00'	24.89'	105.17°
C38	280.00'	24.89'	105.17°
C39	280.00'	24.89'	105.17°
C40	280.00'	24.89'	105.17°



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°40'00"E	28.46'
L2	N47°44'00"E	28.46'
L3	N47°44'00"E	28.46'
L4	N47°44'00"E	28.46'
L5	S00°18'54"E	4.75'
L6	N00°22'30"E	2.00'
L7	N00°22'30"E	2.00'
L8	N00°22'30"E	2.00'
L9	N00°22'30"E	2.00'
L10	N00°22'30"E	2.00'
L11	N00°22'30"E	2.00'
L12	N00°22'30"E	2.00'
L13	N00°22'30"E	2.00'
L14	N00°22'30"E	2.00'
L15	N00°22'30"E	2.00'
L16	N00°22'30"E	2.00'
L17	N00°22'30"E	2.00'
L18	N00°22'30"E	2.00'
L19	N00°22'30"E	2.00'
L20	N00°22'30"E	2.00'
L21	N00°22'30"E	2.00'
L22	N00°22'30"E	2.00'
L23	N00°22'30"E	2.00'
L24	N00°22'30"E	2.00'
L25	N00°22'30"E	2.00'
L26	N00°22'30"E	2.00'
L27	N00°22'30"E	2.00'
L28	N00°22'30"E	2.00'
L29	N00°22'30"E	2.00'
L30	N00°22'30"E	2.00'
L31	N00°22'30"E	2.00'
L32	N00°22'30"E	2.00'
L33	N00°22'30"E	2.00'
L34	N00°22'30"E	2.00'
L35	N00°22'30"E	2.00'
L36	N00°22'30"E	2.00'
L37	N00°22'30"E	2.00'
L38	N00°22'30"E	2.00'
L39	N00°22'30"E	2.00'
L40	N00°22'30"E	2.00'

LEGEND

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

40-22

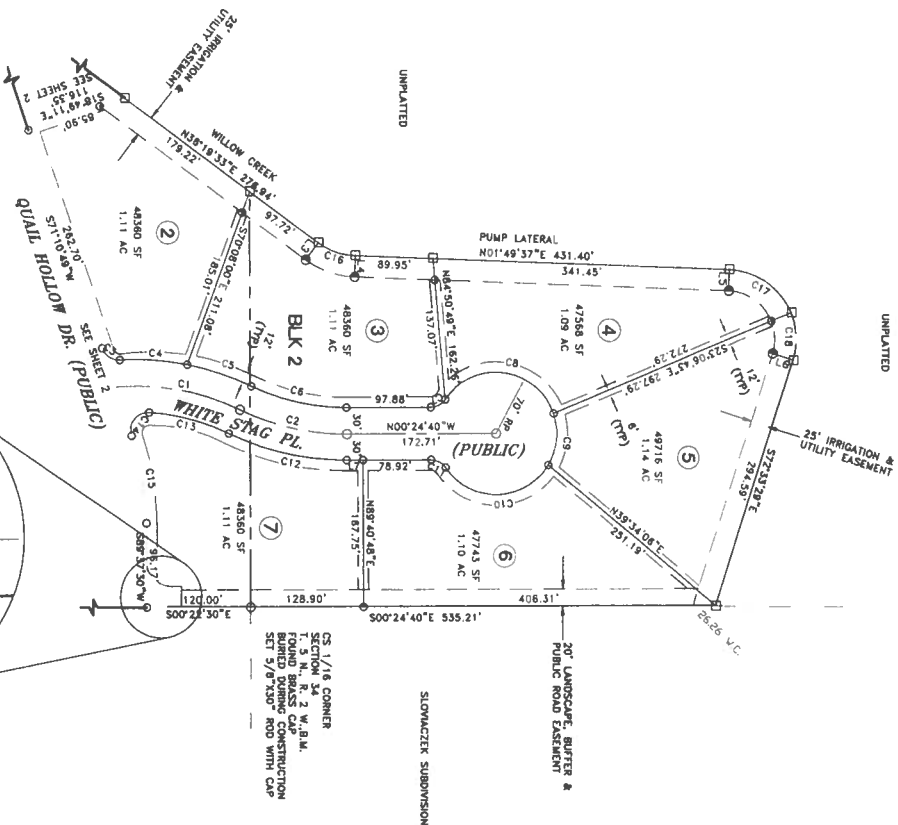


ARR & W
Land Surveying, Inc.
1171 E. STATE STREET, SUITE 100, LAUREL, IDAHO 83201
(208) 838-1500 FAX (208) 838-1501

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

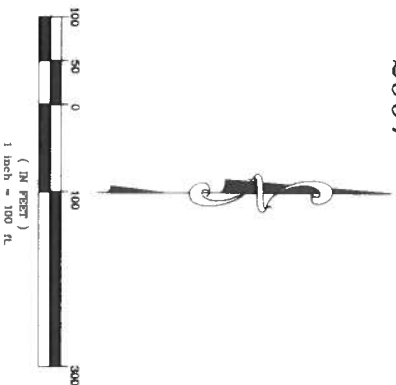
DATE: 11-1-06
PROJECT: 00-130
SHEET: 2 OF 4

FINAL PLAT SHOWING **THE RIDGE AT QUAIL HOLLOW** PART OF THE SW 1/4 OF SECTION 34, T. 5 N., R. 2 W., B.M. CANYON COUNTY, IDAHO 2007



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	178.62'	128.78'	128.78'	N00°00'00"E	178.62'
C2	200.00'	128.78'	25°44'20"	N12°22'30"E	178.62'
C3	200.00'	28.07'	74°41'32"	N03°02'03"E	24.27'
C4	110.00'	78.21'	142°11'19"	N03°02'03"E	78.20'
C5	110.00'	78.21'	142°11'19"	N03°02'03"E	78.20'
C6	250.00'	112.31'	25°44'20"	N12°22'30"E	111.35'
C7	20.00'	18.64'	58°13'04"	N08°12'12"W	18.65'
C8	20.00'	18.64'	58°13'04"	N08°12'12"W	18.65'
C9	20.00'	18.64'	58°13'04"	N08°12'12"W	18.65'
C10	20.00'	18.64'	58°13'04"	N08°12'12"W	18.65'
C11	20.00'	18.64'	58°13'04"	N08°12'12"W	18.65'
C12	20.00'	18.64'	58°13'04"	N08°12'12"W	18.65'
C13	200.00'	128.78'	25°44'20"	N12°22'30"E	178.62'
C14	200.00'	128.78'	25°44'20"	N12°22'30"E	178.62'
C15	200.00'	128.78'	25°44'20"	N12°22'30"E	178.62'
C16	200.00'	128.78'	25°44'20"	N12°22'30"E	178.62'
C17	200.00'	128.78'	25°44'20"	N12°22'30"E	178.62'
C18	200.00'	128.78'	25°44'20"	N12°22'30"E	178.62'

LINE	BEARING	DISTANCE
L1	N00°22'30"W	12.00'
L2	N08°17'30"E	24.00'
L3	S05°08'42"E	25.00'
L4	S08°09'00"E	25.00'
L5	N12°25'00"E	25.00'
L6	N02°24'40"W	18.90'



LEGEND

- Set 5/8" x 30" iron rod with cap marked P.L.S. 12220 as a 25' reference monument
- Set 5/8" x 30" iron rod with cap marked P.L.S. 12220 as a witness corner
- Set 1/2" x 24" iron rod with cap marked P.L.S. 12220 as a 25' witness corner
- Set 1/2" x 24" iron rod
- Found 5/8" iron rod
- Set 5/8" x 30" iron rod with cap marked P.L.S. 12220
- Calculated point



APR 2007 Land Surveying, Inc. 1131 E. STATE STREET, SUITE 100, LUGAN, IDAHO 83401 (208) 838-1744 FAX (208) 838-1741		FINAL PLAT OF THE RIDGE AT QUAIL HOLLOW SEC. 34, T. 5 N., R. 2 W., B.M. CANYON COUNTY, IDAHO DATE: 5-1-08 DRAWN BY: JBF CHECKED BY: JBF NO. OF SHEETS: 3 SHEET NO.: 4	
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PLAT OF

SLOVIACZEK SUBDIVISION

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

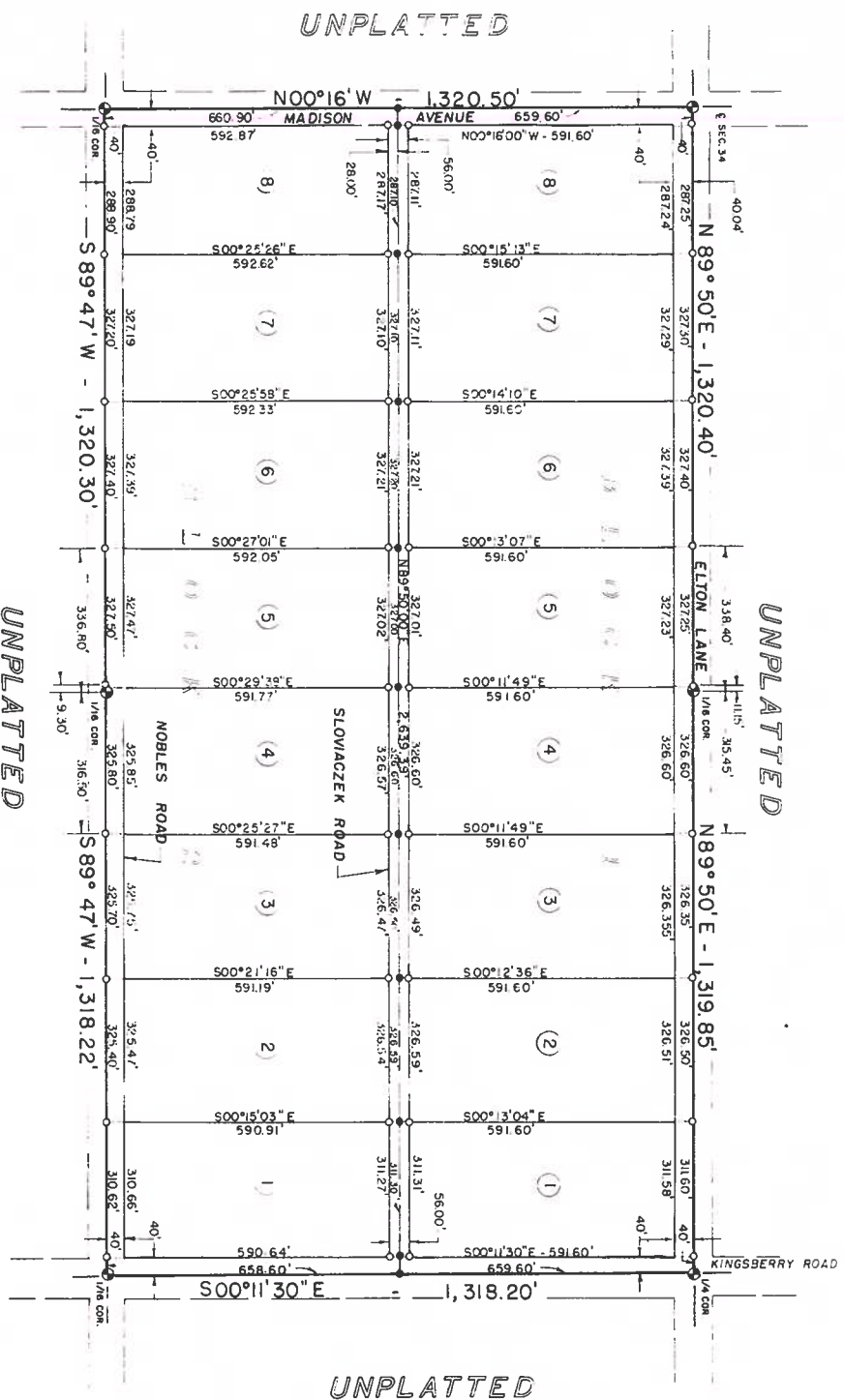
- 1971 -



SCALE

UNPLATTED

UNPLATTED



LEGEND

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

UNPLATTED



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

ERNEST OBERBILIG
Consulting Engineer
BOISE, IDAHO

PLAT OF
OAKLEE ESTATES SUBDIVISION NO. 1

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

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

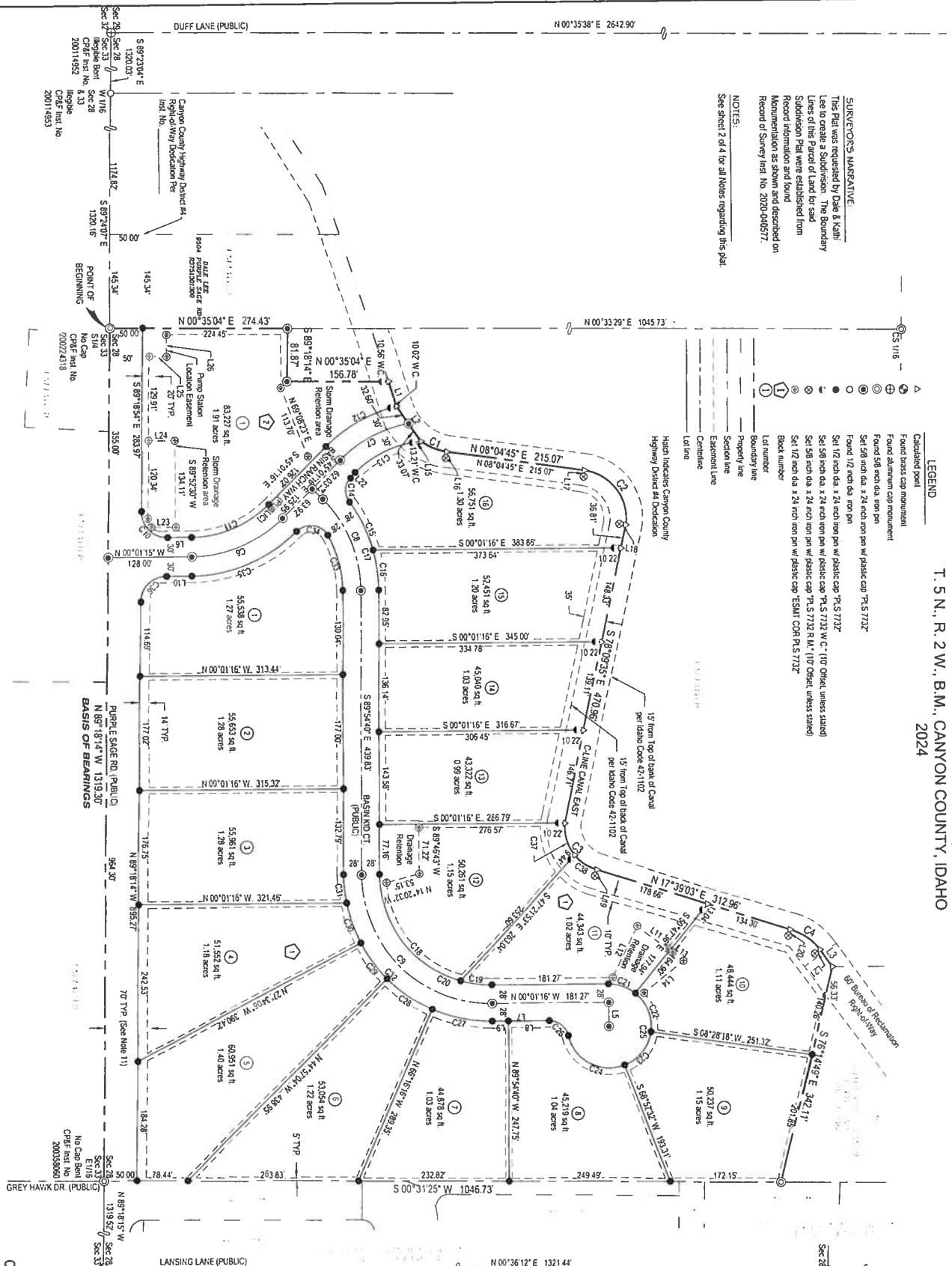
SURVEYORS' NARRATIVE:

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

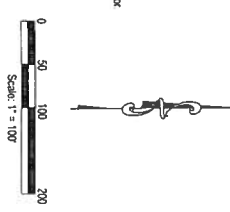
NOTES:
See sheet 2 of 4 for all Notes regarding this plat.

LEGEND

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



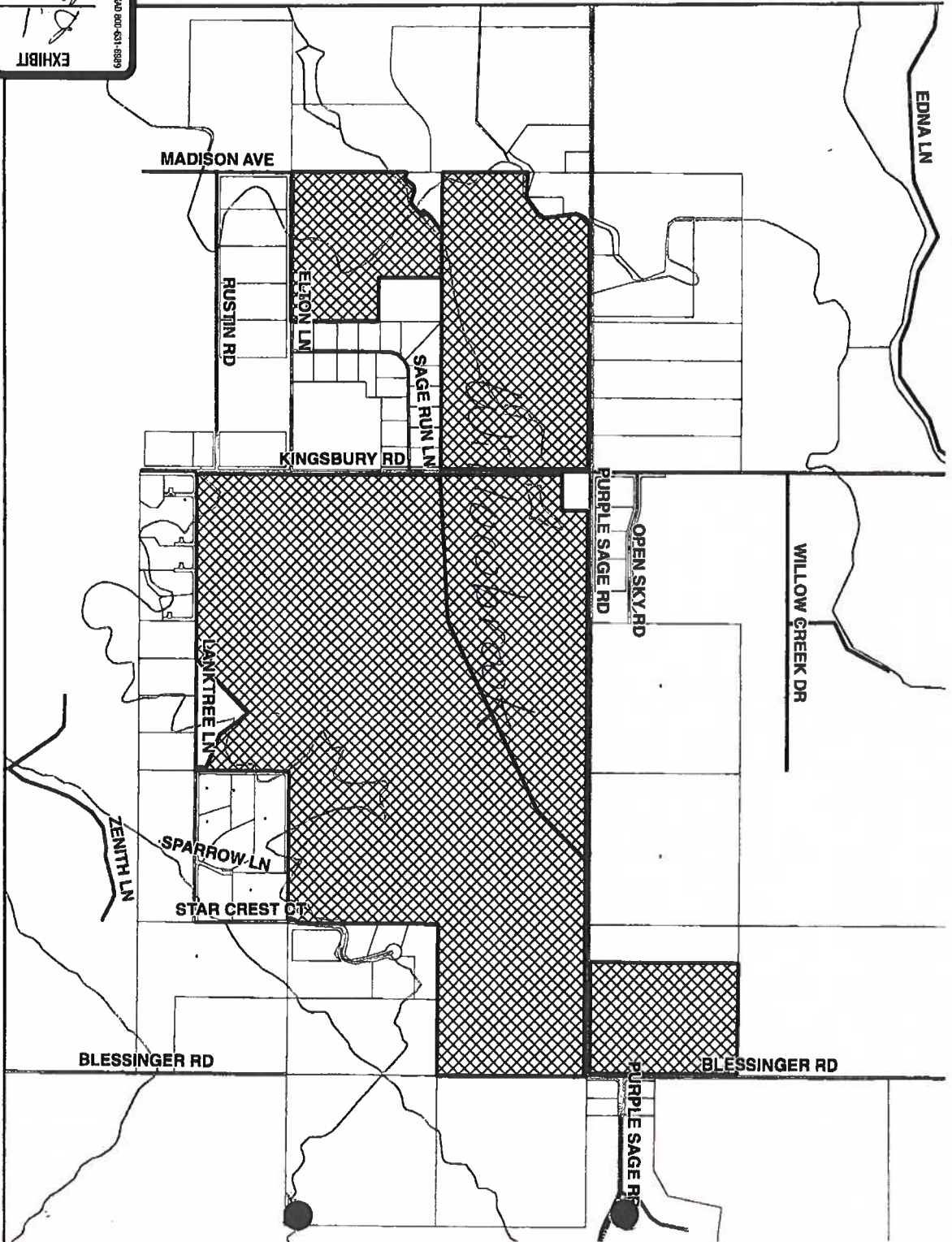
SW1/4 Sec 28
Mapable Acre
CRF# Int No
2007034564



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



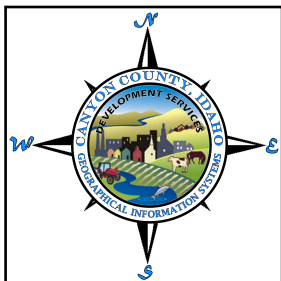
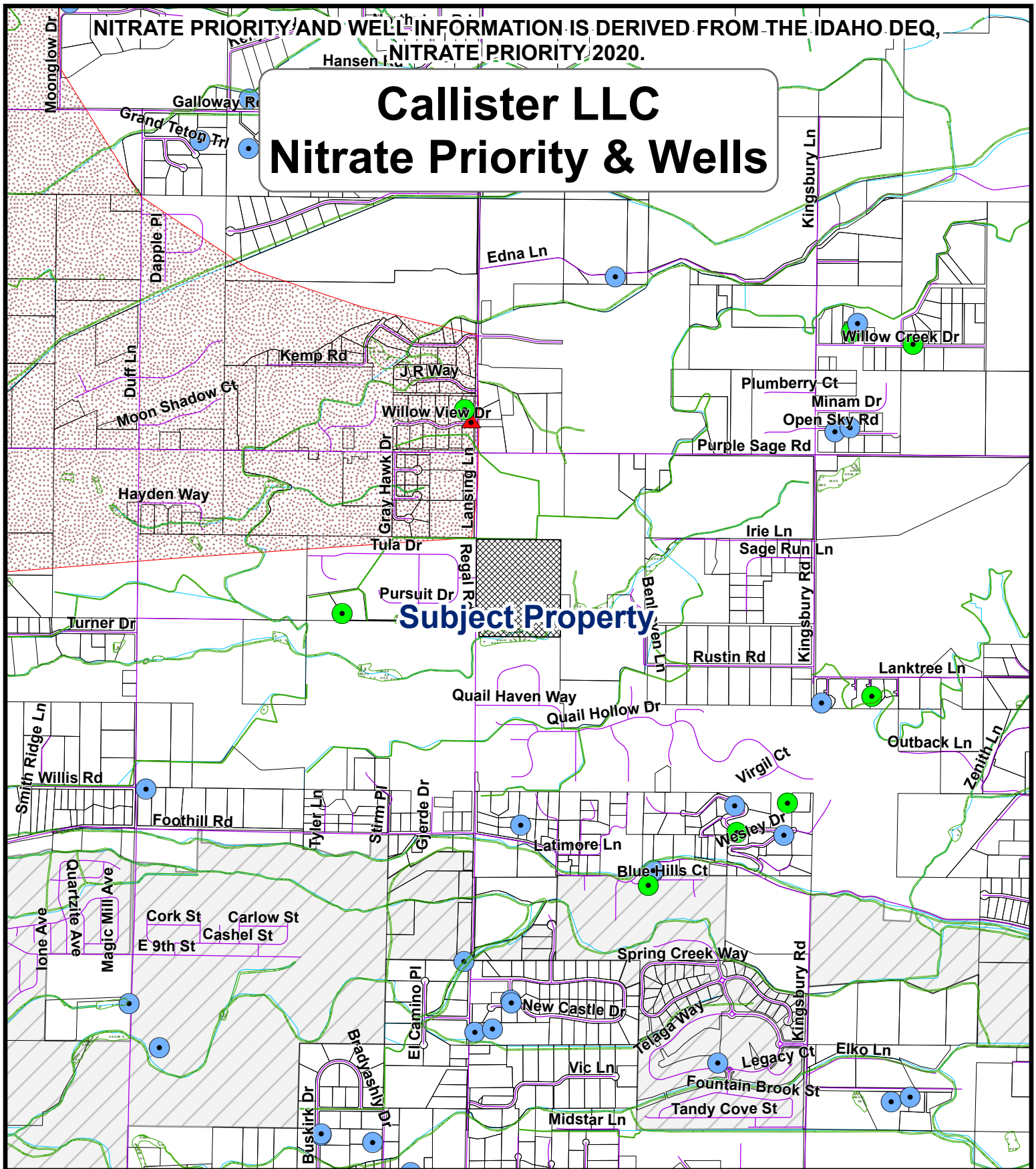
EXHIBIT
8.1
C88007-2
PENNA DOT-431-8899



Not Placed
DA-08000
CR-RR
rebutted to
Adu/care
with Community
services
provided.

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

Callister LLC Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE_PRIORITY

DEQ WELLS
N03_MGL

0.005 - 2.00

2.000001 - 5.00

5.0000001 - 10.00

10.000001 - 49.80

EXHIBIT
B2p

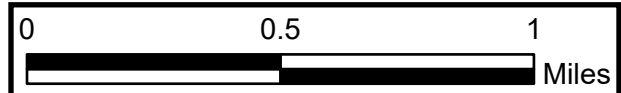


EXHIBIT C
Site Visit Photos

**EXHIBIT
C**



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

Lansing Lane



Southeasterly from Lansing



South on Lansing



Southwest from Lansing

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



Westerly from Lansing



North on Lansing

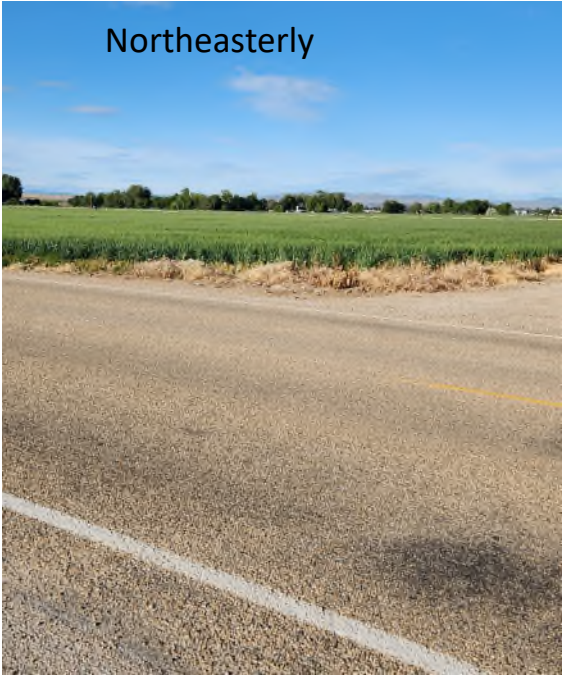


Easterly from Lansing

North on Lansing



Northeasterly



Easterly-property north of subject property



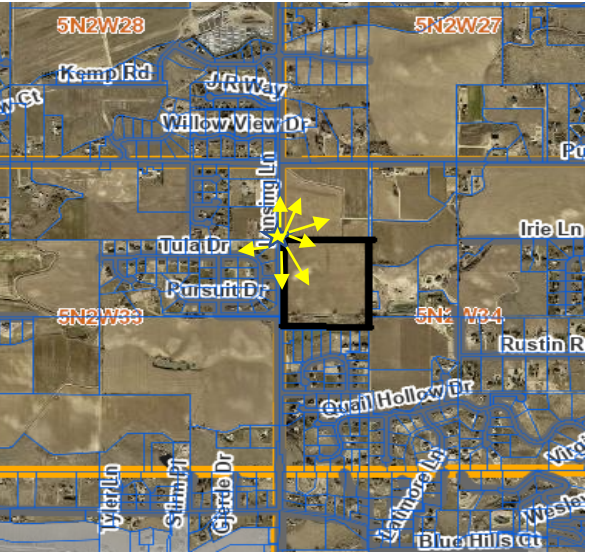
Easterly subject property



Southeasterly from Lansing



At Lansing near northwest corner subject property



West from Lansing



South on Lansing



C3 and C4 Subs in distance
Cascade Hills Subdivision on right

EXHIBIT D

Agency Comments Received by Materials Deadline



March 10, 2023

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

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

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

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

Site Specific Comments:

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



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

General Comments:

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

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

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

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

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

Thank You,

Donald Popoff

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

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ORGANIZED IN 1910

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

May 27, 2025

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

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

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

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

Site Specific Comments:

1. The proposed property has historical surface irrigation water allotted to it from the Black Canyon Irrigation District. An irrigation system (including all easements) with an adequate overflow needs to be installed to ensure the delivery of irrigation water to each lot and/or parcel of land entitled to receive irrigation water. The current plan to utilize water from the C-4 subdivision private irrigation facility (fed by the District's WCP 2.4) is generally acceptable. The District is reserving its right to review this lateral delivery change, prior to approving this system to verify if any upgrades will be required by the Developer. The Developer will be required to provide any and all costs for improvements to the District's infrastructure in order to deliver water from the currently proposed WCP 2.4. This property was historically irrigated from the WCP 1.1 lateral.

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

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

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

2. Irrigation easements showing a pathway for providing this water will be required from the District's delivery to each newly created parcel in this subdivision. This will include C-4 subdivision easements depending on language.

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

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District's Response: Received.

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

3. The current application states that a 100' ROW will be provided for Meadow Park Boulevard, centered along the 1/16 Section line. This newly proposed ROW comment would encroach the District's historic ROW for the WCP 1.1 lateral. If the language stated is correct, this proposed plan and pre-plat is not currently acceptable by the District. The mapping provided by the County specifically does not show the District's facilities north of Meadow Park Boulevard. It was the District's specific understanding after conversations with the Developer that no encroachments of the District's facilities would be occurring with the C-5 Development. Verbiage provided in this application does not match mapping, we request that it be revised / or simply noted in the record as being incorrect. Overlapping rights-of-way is an encroachment and are not approved.

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

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

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

4. The District and Reclamation will require a signed agreement be in place if any changes are being made to the sections of the W.C.P. 1.1 canal or any appurtenant irrigation facilities that are affected by the proposed land changes not listed in this letter.

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

District's Response: Acknowledged.

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

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

Applicant's Response: Acknowledged

District's Response: Received.

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BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

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

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

General Comments:

- Any and all **maintenance road right-of ways, lateral right-of ways and drainage right-of ways** will need to be protected (including the restriction of all encroachments and **INCLUDING ANY PROPOSED OVERLAPPING ROWS**). Also, any crossing agreement(s) and/or piping agreement(s) will need to be acquired from the Bureau of Reclamation (Reclamation), once approved by the District, to cross over or under any existing lateral, pipe any lateral or encroach in any way the right-of ways of the District or the Reclamation.

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

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

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

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

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

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

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

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

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

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

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

60,000 IRRIGABLE ACRES


ORGANIZED IN 1910

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

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

Thank You,


Mike Meyers
District Manager
Black Canyon Irrigation District

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

Attachments: BCID Development Review Tracking Sheet for C5 Subdivision

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

Debbie Root

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

Deb –

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

Thanks,
Derick



Derick Corell EIT

Civil Staff Engineer 3 | RH2 Engineering, Inc.

16150 N. High Desert Street, Suite 201

Nampa, Idaho 83687

C: 986.777.0464

O: 208.907.0520

dcorell@rh2.com

www.rh2.com



United States
Department of
Agriculture

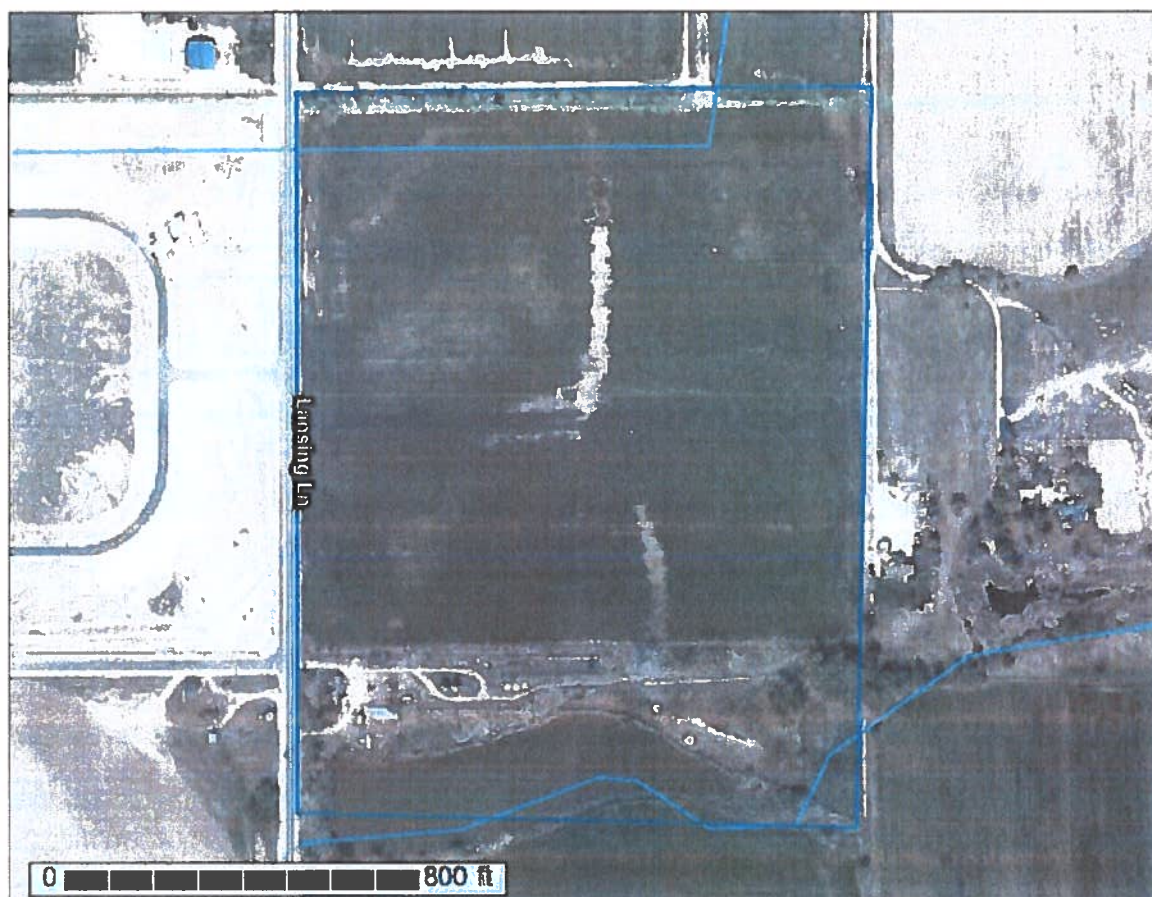
NRCS

Natural
Resources
Conservation
Service

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

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

CR2022-0025 Molenarr-Schram



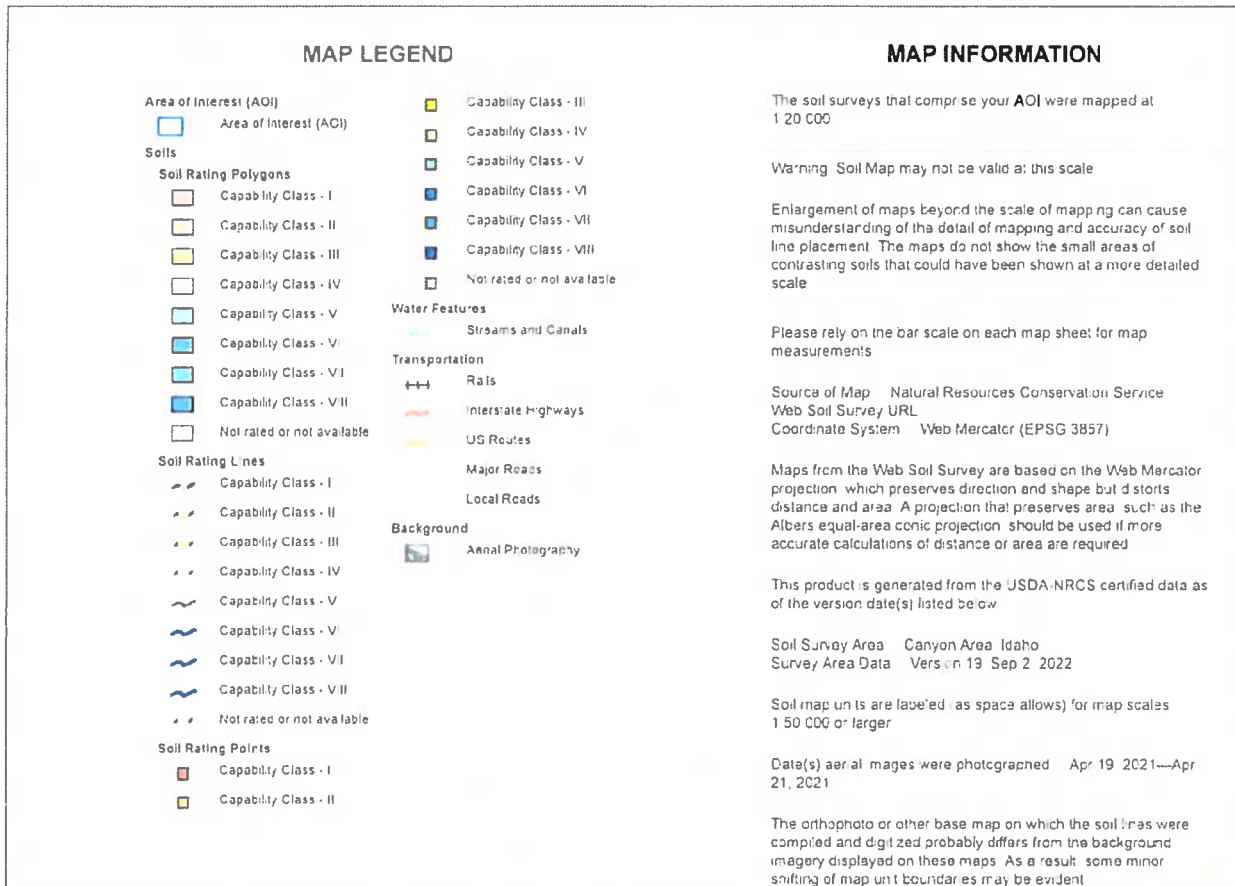
**EXHIBIT
D2**

March 8, 2023

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



Custom Soil Resource Report



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

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

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

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

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

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



Middleton School District #134

Every Child Learning Every Day

Middleton School District #134 Canyon County--Public Hearing Notice Response

General Response for New Development

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

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

Case No. CR2022-0025

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

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

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

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

Marc C. Gee, Superintendent

May 19th, 2025

Date

**EXHIBIT
D3**

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

Phone: 208-585-3027

Marc C. Gee, Superintendent

Lisa Pennington, Asst. Superintendent

Alicia Krantz, Business Manager

mgee@msd134.org

lpennington@msd134.org

akrantz@msd134.org



Middleton School District #134

Every Child Learning Every Day

Middleton School District #134

City of Middleton--Public Hearing Notice Response

General Response for New Development

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

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

Molenaar-Schram/C-5 Subdivision

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

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

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

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

Marc C. Gee, Superintendent

March 13, 2023

Date

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



Brad Little, Governor
Jess Byrne, Director

March 10, 2023

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

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

Dear Ms. Petroll:

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

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

1. AIR QUALITY

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

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

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

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

2. WASTEWATER AND RECYCLED WATER

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

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

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

3. DRINKING WATER

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

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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

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

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK



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

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

March 21, 2023

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

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

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

Jenna:

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

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

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

General

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

Right-of-Way

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

Frontage Improvements

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

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

Drainage

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

Traffic Impacts

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

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

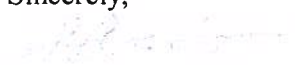
There are no other means to fund this signal outside of assessing proportionate impacts.

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

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

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

Sincerely,


Leonard Riccio, P.E.
Assistant Engineer
Transportation Planner



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

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

March 14, 2023

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

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

RE: Lansing Lane-C5 Subdivision
Parcel Number: R37617010

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1. Improvements for Lansing Lane as shown on preliminary plat, are acceptable
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 - a. Label Meadow Park Blvd. a collector road or label the typical collector road section as Meadow Park Blvd.

Drainage

1. Sheet C0.00
 - a. Please add, "The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance."
 - b. It is unclear how runoff from Meadow Park will be treated. See HSDP 3070.
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There are no other means to fund this signal outside of assessing proportionate impacts.

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

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

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

Sincerely,



Leonard Riccio, P.E.
Assistant Engineer
Transportation Planner

Debbie Root

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

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

Dear Dan:

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

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

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

Right-of-Way

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

Frontage Improvements

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

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

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

Sincerely,

Chris Hopper, P.E.
District Engineer

File: C-5 Subdivision

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



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

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

December 28, 2022

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

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

RE: C5 Subdivision
Parcel Number: R37617010

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

Sincerely,

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

Chris Hopper, P.E.
District Engineer

File: C-5 Subdivision

Isaac Josifek

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

Isaac,

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

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

Regards,

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

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

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

Hi Peter,

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



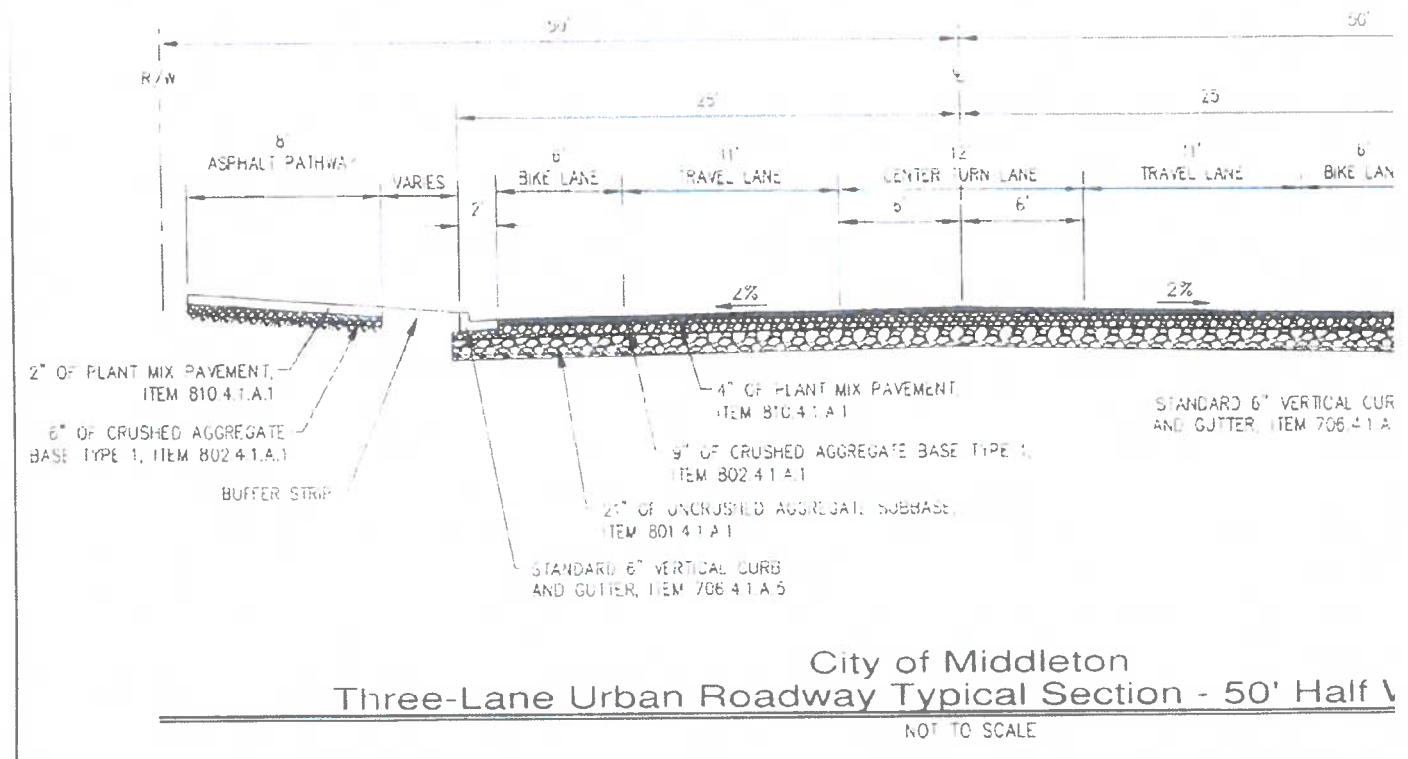
Isaac Josifek, P.E. (ID, CA)
Project Manager
O: (208) 442-6300 | M: (530) 514-1409
332 N. Broadmore Way, Nampa, ID 83687
ijosifek@ardurra.com | www.ardurra.com



Jenna Petroll

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

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



Roberta L. Stewart

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



Southwest District Health

Pre-Development Meeting Planned Unit/Commercial

Environmental Health Services

13307 Miami Lane
Caldwell, ID 83607
208.455.5400
FAX 208.455.5405

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

EHS #'s 32 Date 06/16/22

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

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

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

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

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

Email Peter Adams to touch base on NP areas

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

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

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

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

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

**EXHIBIT
D10**

Jenna Petroll

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

Good Morning, Jenna.

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

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

Thank you,



Niki Benyakhlef
Development Services Coordinator

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

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

**EXHIBIT
D11**

MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

FIRE DEPARTMENT PRELIMINARY PLAT APPLICATION

PLEASE PRINT

Date: 07/28/22

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

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

EXHIBIT
 D12

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

Hi Victor,

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

Thank you,



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



EXHIBIT
D12.a.



FIRE DISTRICT DEVELOPMENT REVIEW

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

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

**EXHIBIT
D13**



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



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

Dan Lister

1 | 5/6

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



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

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



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

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

EXHIBIT E

Public Comments Received by Materials Deadline

May 18th, 2025

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

RECEIVED
▶ MAY 22 2025 ◀
RECEIVED

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

Dear Members of the Planning and Zoning Board,

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

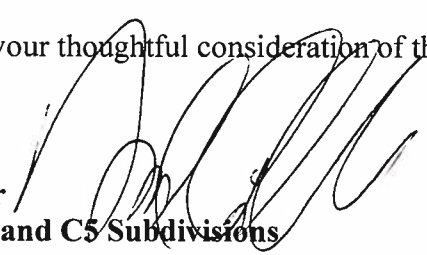
The C5 parcel is a natural continuation of the planning vision that has already shaped the C3 and C4 subdivisions—both of which were thoughtfully designed under the R-1 designation to create a neighborhood of one-acre estate lots that reflect the rural character and long-term goals of this area.

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

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

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

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

Sincerely,

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

3500 E. Quail Creek Ln

Garden City, ID 83714

208-573-3149

**EXHIBIT
E1**

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

RECEIVED
▶ MAY 22 2025 ◀
RECEIVED

May 19, 2025

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

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

Dear Members of the Planning and Zoning Board,

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

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

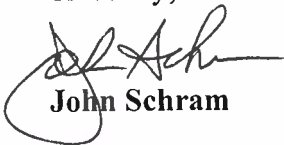
We have also observed the successful development of Cascade Hills Phases I and II, which form the entire western boundary of the C5 property. Taken together, these four established subdivisions have shaped this region into a cohesive and desirable community of one-acre residential estates.

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

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

Thank you for your time and thoughtful consideration.

Sincerely,


John Schram


Ann Marie Schram

**EXHIBIT
E2**

Spencer Kofoed

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

5/22/2025

Canyon County Planning and Zoning Board

111 N. 11th Avenue
Caldwell, ID 83605

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

Dear Members of the Planning and Zoning Board,

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

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

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

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

Thank you for your time and consideration.

Sincerely,



Spencer Kofoed
President/Owner
Tradition Capital Partners

EXHIBIT
E3

Debbie Root

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

Please replace my submission with this one. Thank you.

Dear Canyon County Planning & Zoning,

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

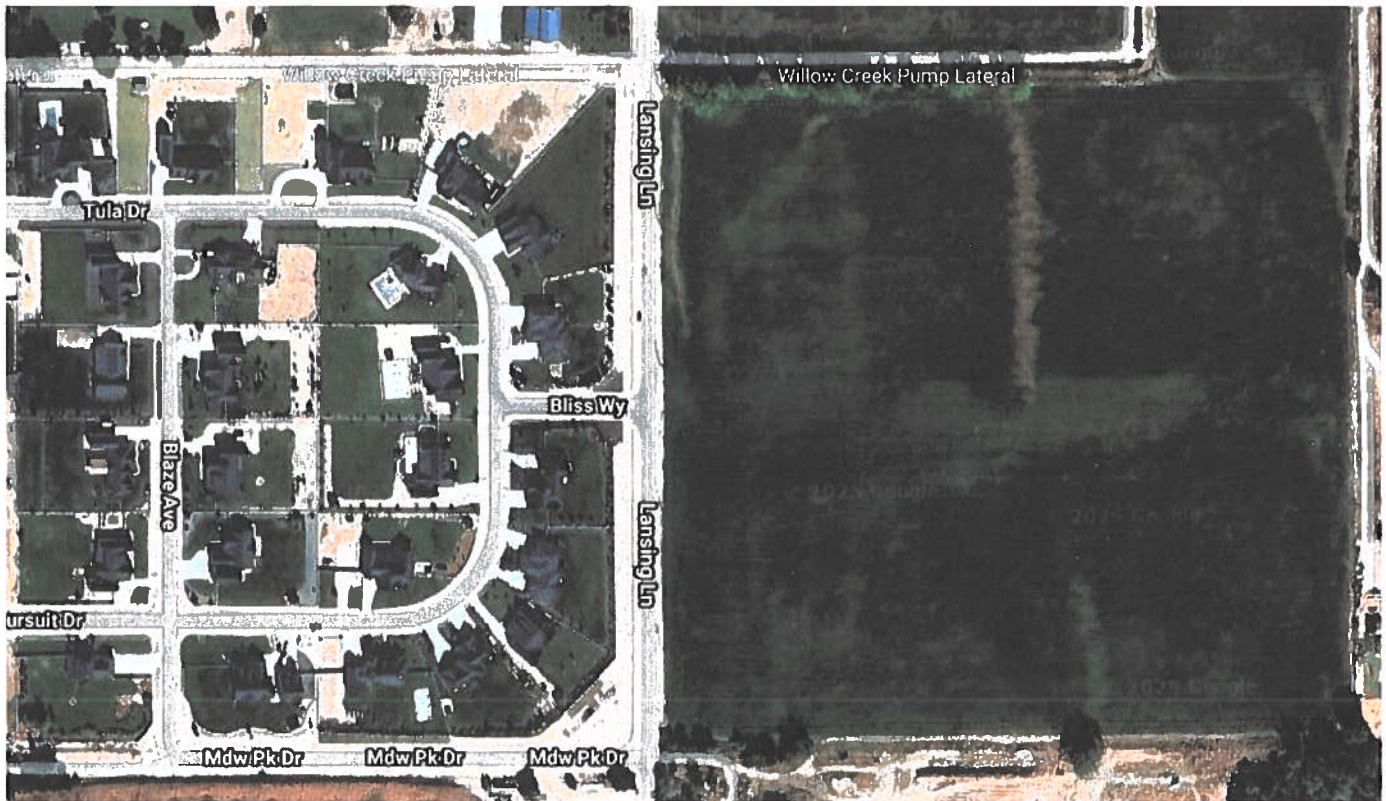


EXHIBIT
E4



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

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

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

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

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

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

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

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

Thank you for your time and consideration.

Cheryl & Steve Palange
9155 Pursuit Drive
Middleton, ID 83644

--

cherylpalange@gmail.com
925.989.6452

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

Cheryl,

I have received your email. Thank You.

Respectfully,

Debbie Root

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

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

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

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

--

Regards,
Carl Nadeau
8890 Buckshot Ln, Middleton, ID

EXHIBIT
5

EXHIBIT IV.
Agency Comments

EXHIBIT V.
Public Comments

EXHIBIT VI.

Application Materials Received