



April 28, 2025

Daniel Lister, Assistant Planning Manager
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
Daniel.Lister@canyoncounty.id.gov

Subject: Agency Notification SD2025-0004 / Easy Flyer

Dear Mr. Lister:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

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

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource 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 released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "S".

Troy Smith
Regional Administrator

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

December 21, 2023

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

RE: Conditional Rezone. Parcels R37517 & R37519
Case No. CR2022-0022 & SD2022-0032
Applicant: Stephanie Hopkins
Property Owner: Bonnie Vance Vermaas
Planner: Samantha Hammond

Parcels R37517 and R37519 are located directly south of Galloway Road and approximately 1,300 feet east of Duff Lane in Canyon County, Idaho. The Black Canyon Irrigation District (District) originally provided comments on May 17, 2023. The Applicant/Property Owner has met all the necessary requirements from the District, for pre-plat and final plat concurrence.

We appreciate the chance to comment on this project and look forward to collaboration on future development endeavors.

Please reach out if you have any further questions.

Thank You,

Donald Popoff

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

Cc: Tracy Vance – Rocky Mountain Companies
Stephanie Hopkins – KM Engineering, LLP
Lacey Clark – KM Engineering, LLP

Dan Lister

From: Caitlin Ross
Sent: Tuesday, April 22, 2025 1:16 PM
To: Dan Lister
Subject: FW: [External] RE: Agency Notification SD2025-0004 / Easy Flyer

FYI – thanks!

-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, April 22, 2025 1:08 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notification SD2025-0004 / Easy Flyer

Hello,

After careful review of the transmittal submitted to ITD on April 18, 2025 regarding, SD2025-0004/Easy Flyer Subdivision, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



YOUR Safety ... **YOUR Mobility** ... **YOUR Economic Opportunity**

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, April 18, 2025 11:54 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Cawforth <Brian.Cawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>;

Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>
Subject: Agency Notification SD2025-0004 / Easy Flyer

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 16, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Dan Lister** at daniel.lister@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **

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

LEGEND

PROPOSED IMPROVEMENTS

- FLOW LINE
- GRADE BREAK
- LIMITS OF GRADING
- EDGE OF PAVEMENT
- BUILDING SETBACK
- DRAINAGE ARROWS
- BUILDING PAD
- REPLACEMENT AREA
- SEPTIC TANK
- WELL
- DRAINFIELD
- ASPHALT ROADWAY

SECTION LINE

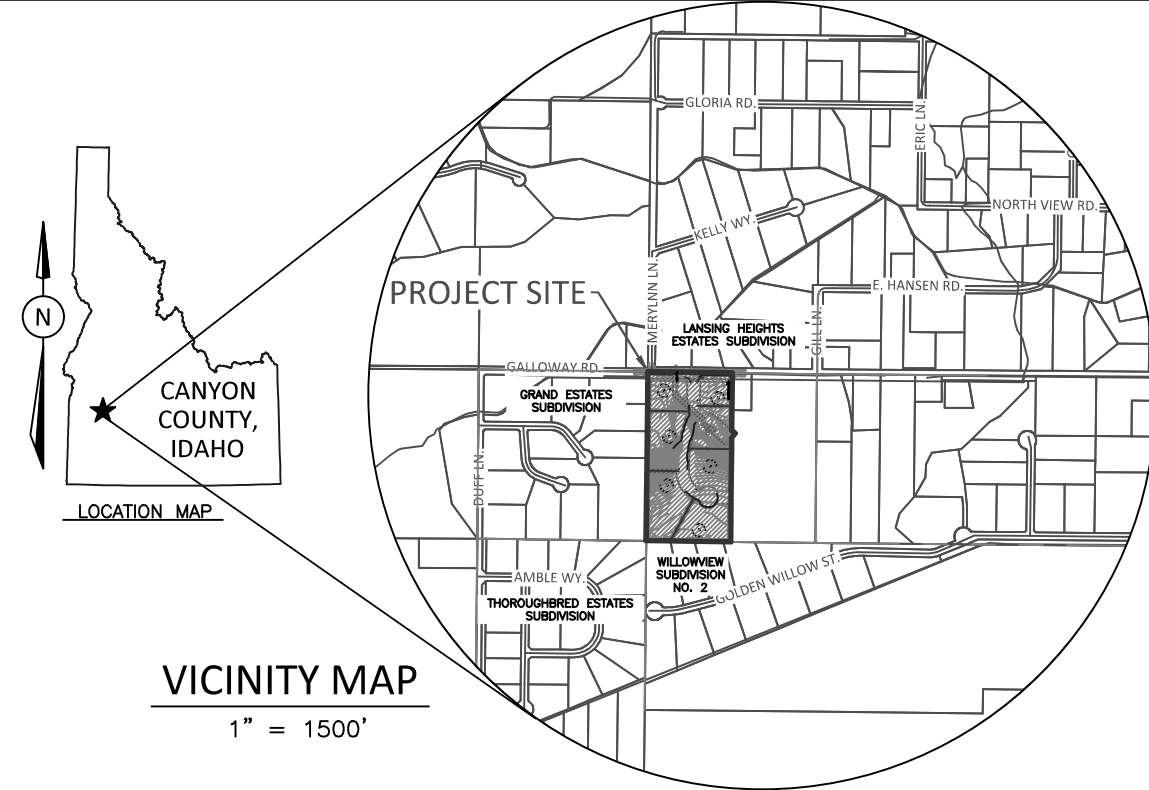
- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CLOSED RIGHT-OF-WAY
- 5/8 INCH REBAR
- ALUMINUM CAP
- CALCULATED POINT

EXISTING FEATURES

- CONTOUR LINE
- OVERHEAD POWER LINE
- EXISTING FENCE
- POWER LINE
- WATER WELL
- WATER VALVE
- POWER POLE
- IRRIGATION CONTROL BOX
- MAILBOX
- TELEPHONE PEDESTAL
- TELEPHONE LINE
- EXISTING SLOPES IN EXCESS OF 15%

PRELIMINARY PLAT SHOWING EASY FLYER SUBDIVISION

SITUATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4, SECTION 28,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	PRELIMINARY PLAT COVER SHEET
PP1.1	PRELIMINARY PLAT EXISTING CONDITIONS
PP1.2	PRELIMINARY PLAT ENGINEERING & DRAINAGE
PP1.3	PRELIMINARY PLAT STREET CROSS SECTIONS
PP1.4	PRELIMINARY PLAT PRELIMINARY GRADING PLAN

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

PRELIMINARY LOT DATA

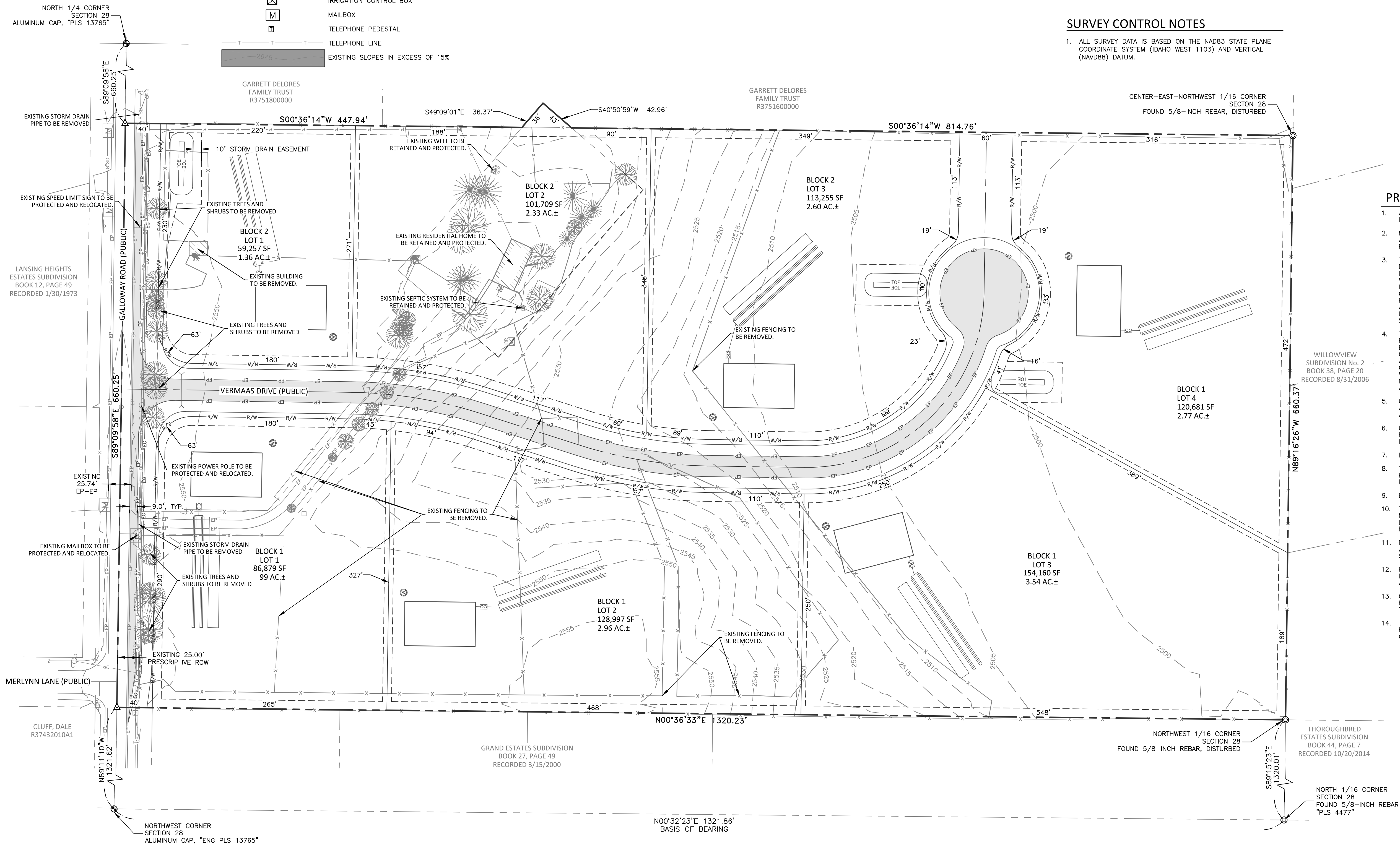
SITE DATA	
EXISTING ZONING	CR-R-R DA# 25-020
AREA CALCULATIONS	
RESIDENTIAL LOT AREA	±17.56 ACRES
ROW	±2.46 ACRES
TOTAL AREA OF SITE	±20.02 ACRES
OVERALL LOT DATA	
SINGLE FAMILY RESIDENTIAL LOTS	7
TOTAL LOTS	7
MINIMUM PROPERTY SIZE	±1.36 ACRES
MAXIMUM PROPERTY SIZE	±3.54 ACRES
AVERAGE PROPERTY SIZE	±2.51 ACRES
GROSS DENSITY	0.35 UNITS/ACRE
NET DENSITY	0.40 UNITS/ACRE

CONTACT INFORMATION

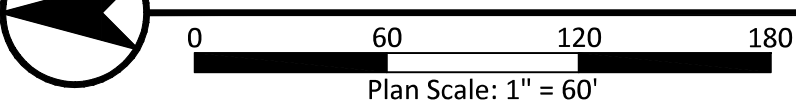
ENGINEER/SURVEYOR	DEVELOPER/OWNER
KM ENGINEERING 5725 N. DISCOVERY WAY BOISE, IDAHO 83713 PHONE: (208) 639-6939 CONTACT: JOE PACHNER, P.E. EMAIL: joe@kmengllp.com	BONNIE VANCE VERMAAS PO BOX 442 MIDDLETON, IDAHO 83644 PHONE: (208) 585-2000 CONTACT: BONNIE VANCE VERMAAS

PRELIMINARY PLAT NOTES

- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE SUBDIVISION PROPERTY IS DRY LAND NOT CONNECTED TO A MUNICIPAL OR OTHER DOMESTIC POTABLE WATER SUPPLY OR ANY APPURTENANT SURFACE OR SUBSURFACE IRRIGATION WATER RIGHTS. PURSUANT TO IDAHO CODE SECTION 42-1101(1) DOMESTIC WELL MAY BE USED TO IRRIGATE UP TO ONE-HALF ACRES OF LAND, AND MORE LAND IF A WATER RIGHT IS OBTAINED FROM THE IDAHO DEPARTMENT OF WATER RESOURCES. OWNERS MAY IRRIGATE ADDITIONAL LAND AFTER ACQUIRING SUBSURFACE WATER RIGHT FOR IRRIGATION AND OBTAINING A PERMIT FROM THE STATE AGENCY HAVING JURISDICTION. PRESSURIZED IRRIGATION IS REQUIRED FOR THE IRRIGATION OF THE LANDSCAPING INSTALLED ON EACH LOT AND THE COST AND DESIGN OF EACH IRRIGATION SYSTEM IS THE RESPONSIBILITY OF EACH LOT OWNER.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO STREET RIGHTS-OF-WAY AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES, LOT AND ROAD DRAINAGE, AND IRRIGATION FACILITIES.
- UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- DIRECT LOT ACCESS TO GALLOWAY RD IS PROHIBITED.
- 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.
- EACH RESIDENTIAL LOT WILL HAVE AN INDIVIDUAL MAILBOX.
- THE HOMEOWNERS ASSOCIATION, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWN, SPRINKLERS, SIDEWALKS, PATHWAYS, LANDSCAPING, ETC.) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.
- NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY (70) FEET TO ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT SPECIFICALLY WAIVES THE SEVENTY (70) FEET SETBACK REQUIREMENT.
- FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING FINISH GRADES. RUNOFF SHALL BE MAINTAINED ON SUBDIVISION PROPERTY UNLESS OTHERWISE APPROVED.
- OBSTRUCTIONS WITHIN THE PROPOSED 40' (HALF-WIDTH) GALLOWAY ROAD RIGHT-OF-WAY WILL BE REMOVED, INCLUDING: TREES, SHRUBS, THE EXISTING FENCE, THE EXISTING APPROACH, AND THE GATE ADJACENT TO GALLOWAY ROAD.
- THIS PREPLAT IS IN CONCEPTUAL IN NATURE FINAL DESIGN DETAILS SHALL BE REFLECTED ON THE FINAL PLAT, PREPLAT IS IN GENERAL CONFORMANCE WITH CANYON COUNTY DEVELOPMENT AGREEMENT DA #25-020.



COVER SHEET



DATE	REVISIONS
1/13/2023	CHDA COMMENTS
2/7/2023	CANYON COUNTY COMMENTS
6/16/2023	CANYON COUNTY COMMENTS
6/18/2025	CANYON COUNTY COMMENTS

EASY FLYER SUBDIVISION
CANYON COUNTY, IDAHO
PRELIMINARY PLAT
COVER SHEET

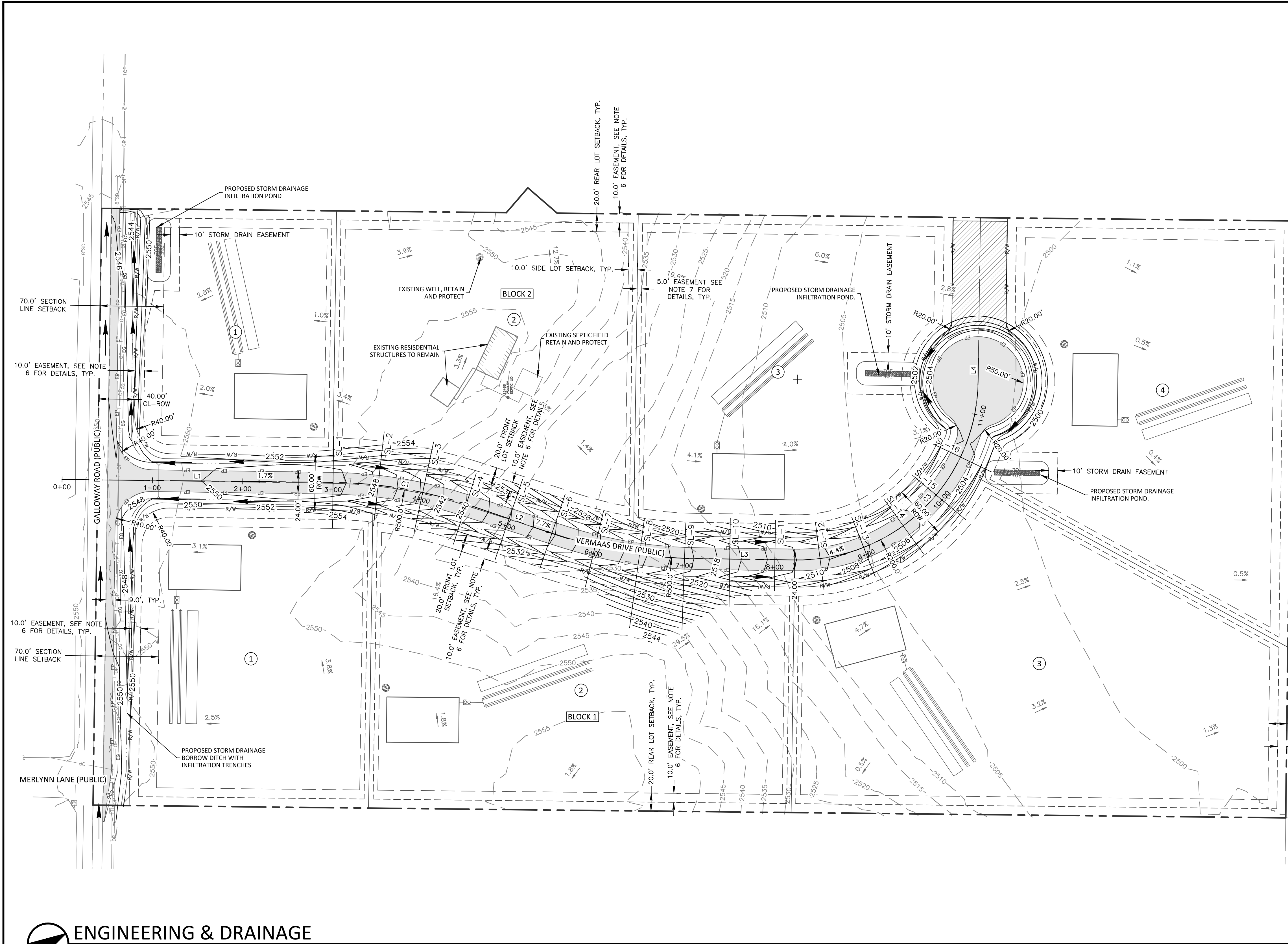


DESIGN BY:	JNP
DRAWN BY:	AJL/BJJ
CHECKED BY:	JNP
DATE:	6/18/25
PROJECT:	21-184

SHEET NO.

PP1.0

P:\21-BAY\20\24\25\PRELIMINARY\21-BAY PRE PLAT - ENGINEERING & DRAINAGE.DWG, SCOTT FILLMAN, 6/18/2025, CANYON IPT55 (RW) ICS, 14X56, [100]



LEGEND

WELL SETBACK

DRAINAGE ARROWS

BUILDING PAD

ASPHALT ROADWAY

REPLACEMENT AREA

SEPTIC TANK

WELL

DRAINFIELD

MINIMUM SEPARATIONS

WELL TO DRAINFIELD	100'
WELL TO DWELLING	10'
SEPTIC TANK TO DWELLING	5'
SEPTIC TANK TO PRIVATE WELL	50'
SEPTIC TANK TO PROPERTY LINE	5'
SEPTIC TANK TO IRRIGATION CANAL	25'
SEPTIC TANK TO JUNCTION BOX	6'
SEPTIC TANK TO WATER LINE ELBOW	10'
DRAINFIELD TO DWELLING 10' SLAB/CRAWL BASEMENT	20'
DRAINFIELD TO PROPERTY LINE	5'
DRAINFIELD TRENCH TO REPLACEMENT AREA	6'
DRAINFIELD TRENCH TO DRAINFIELD TRENCH	6'

PROFESSIONAL ENGINEER

8628

3/8/18/25

STATE OF IDAHO

JOEL N. PACHNER

REVISIONS

NO.	DATE	ITEM
1	1/13/2023	CHDA COMMENTS
2	2/28/2023	CANYON COUNTY AND CHDA COMMENTS
3	6/16/2023	CANYON COUNTY COMMENTS
4	6/18/2025	CANYON COUNTY COMMENTS

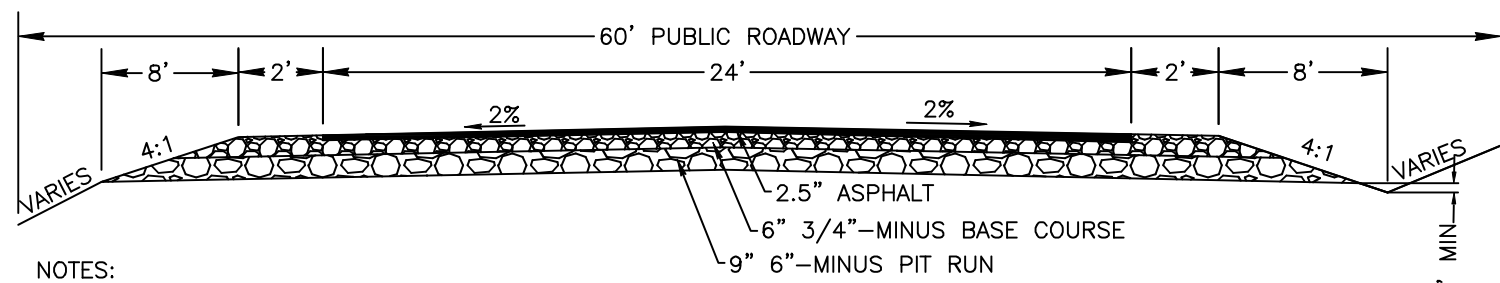
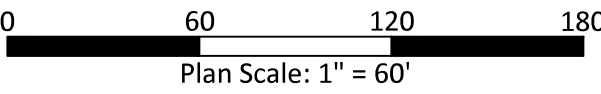
PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE FOR EACH LOT WILL BE PROVIDED BY INDIVIDUAL WELLS. SEWAGE TREATMENT SHALL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND DRAIN FIELDS FOR EACH LOT.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- SEE SHEET PP1.3 FOR ROAD CROSS SECTIONS WHERE THE PROFILE GRADE EXCEEDS 6% AND WHERE GRADING LIMITS EXTEND OUTSIDE THE PROPOSED RIGHT-OF-WAY.
- STORM DRAINAGE AND GRADING SHOWN ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.

DRAINAGE AND ENGINEERING NOTES

- STORM DRAINAGE FROM THE ROADWAYS AND LOTS SHALL BE COLLECTED IN ROADSIDE SWALES AND RETAINED WITHIN THE PROPOSED STORMWATER INFILTRATION PONDS SHOWN ON THE PLANS. THE STORMWATER INFILTRATION PONDS WILL SIZED TO ACCOMMODATE THESE RATES.
- BUILDING FOOTPRINTS AND SEWER LAYOUTS ARE SHOWN FOR TYPICAL LAYOUT TO COMPLY WITH SEPARATION REQUIREMENTS. ACTUAL BUILDING PADS AND SEPTIC LAYOUT MAY BE REVISED UPON APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT.
- ALL DOMESTIC WATER WELLS AND SANITARY SEWER SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND SOUTHWEST DISTRICT HEALTH REQUIREMENTS.
- THE OWNERS OF EACH LOT SHALL BE REQUIRED TO RETAIN ALL EXCESS IRRIGATION AND DRAINAGE ON THEIR LOTS. INDIVIDUAL LANDSCAPE PLANS WILL DEMONSTRATE THAT ANY EXCESS IRRIGATION WILL BE RETAINED ON THEIR LOTS.
- LOT 2, BLOCK 5 HAS AN EXISTING RESIDENTIAL STRUCTURE WITH WELL AND SEPTIC. NO NEW DEVELOPMENT IS PROPOSED FOR THIS LOT AT THIS TIME.
- UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO STREET RIGHTS-OF-WAY AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES, LOT AND ROAD DRAINAGE, AND IRRIGATION FACILITIES.
- UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.

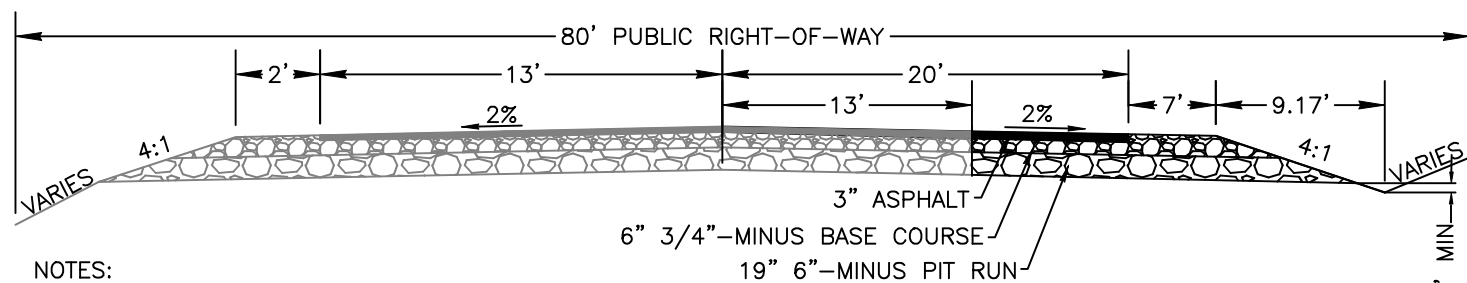
ENGINEERING & DRAINAGE



- NOTES:
- PLANT MIX PAVEMENT SHALL BE SP-2 OR BETTER, OR HVEEM CLASS III, WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF 3/4". PG 64-28(PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED. A MINIMUM OF 0.5% ANTI-STRIPPING ADDITIVE IS REQUIRED.

TYPICAL PUBLIC ROAD SECTION (ALL INTERNAL ROADWAYS)

NTS



- NOTES:
- PLANT MIX PAVEMENT SHALL BE SP-2 OR BETTER, OR HVEEM CLASS III, WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF 3/4". PG 64-28(PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED. A MINIMUM OF 0.5% ANTI-STRIPPING ADDITIVE IS REQUIRED.

TYPICAL STREET SECTION GALLOWAY ROAD (PUBLIC)

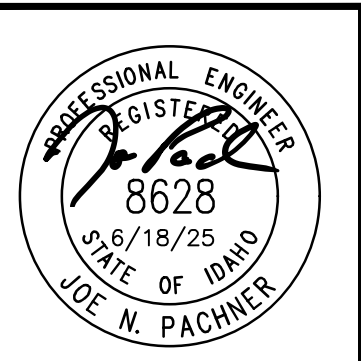
NTS

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	299.200	S00° 36' 33.24"W	(2403695.2087,760400.8199)	(2403692.0273,760101.6373)
L2	94.185	S18° 53' 15.65"W	(2403665.1330,759945.0968)	(2403634.6442,759855.9835)
L3	111.548	S00° 50' 02.08"W	(2403607.7746,759701.4035)	(2403606.1511,759589.8671)
L4	26.113	S89° 09' 57.92"E	(2403803.2192,759386.9775)	(2403829.3296,759386.5974)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	500.000	159.510	S09° 44' 54.44"W	(2403692.0273,760101.6373)	(2403665.1330,759945.0968)
C2	500.000	157.549	S09° 51' 38.87"W	(2403634.6442,759855.9835)	(2403607.7746,759701.4035)
C3	200.000	314.159	S44° 09' 57.92"E	(2403606.1511,759589.8671)	(2403803.2192,759386.9775)

VERMASS DRIVE CL ALIGNMENT LINE AND CURVE TABLE

NTS



REVISIONS

NO.	DATE	ITEM
1	1/13/2023	CHDA COMMENTS
2	2/28/2023	CANYON COUNTY AND CHDA COMMENTS
3	6/16/2023	CANYON COUNTY COMMENTS
4	6/18/2025	CANYON COUNTY COMMENTS

EASY FLYER SUBDIVISION
CANYON COUNTY, IDAHO

PRELIMINARY PLAT
ENGINEERING & DRAINAGE

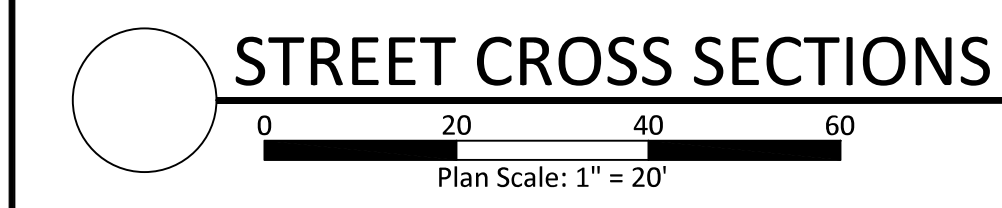
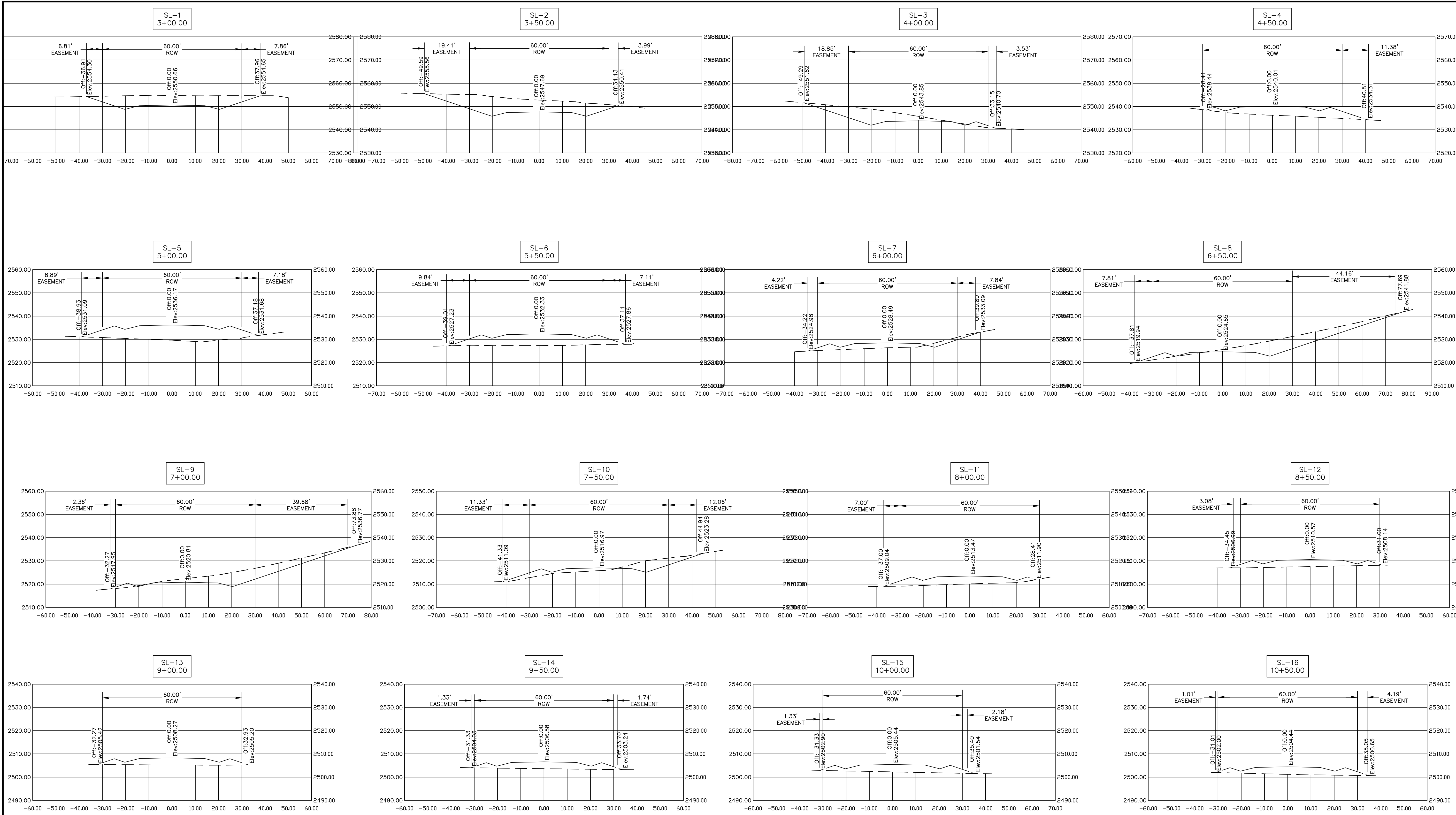


DESIGN BY: JNP
DRAWN BY: AJL/BJJ
CHECKED BY: JNP
DATE: 6/18/25
PROJECT: 21-184

SHEET NO.

PP1.2

P:\21-BAYCADO\PLAT\PRELIMINARY\21-184 PRE PLAT - ENGINEERING & DRAINAGE DWG. SCOTT PELLAMAN 6/18/2025, CANYON IPTSS (RW) TCS, 18X36, L1091



PROFESSIONAL ENGINEER
REGISTERED
8628
STATE OF IDAHO
JOEL N. PACHTER

REVISIONS	
NO.	ITEM
1	CHD COMMENTS
2	CANYON COUNTY AND CHD COMMENTS
3	CANYON COUNTY COMMENTS
4	CANYON COUNTY COMMENTS
5	

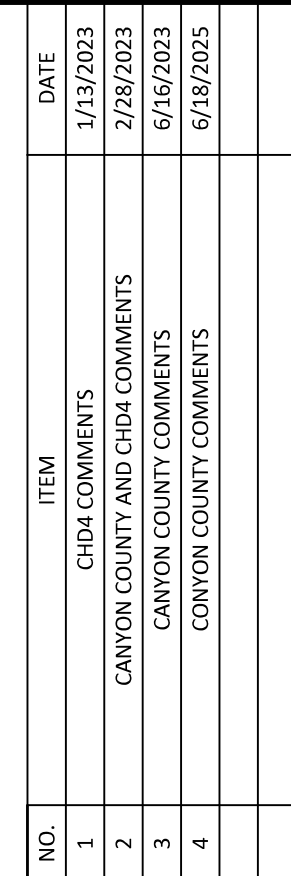
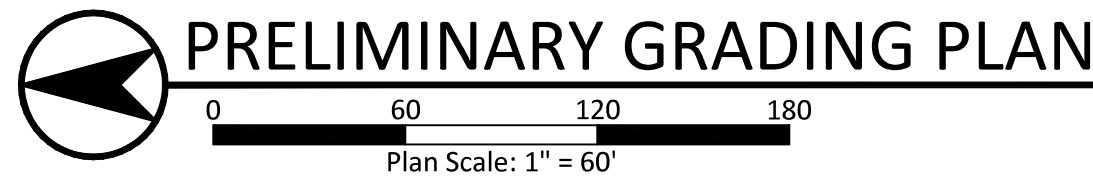
EASY FLYER SUBDIVISION
CANYON COUNTY, IDAHO

PRELIMINARY PLAT
STREET CROSS SECTIONS

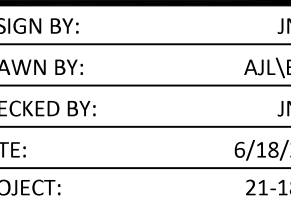
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmen@kmp.com

DESIGN BY:	JNP
DRAWN BY:	AJL/VBJ
CHECKED BY:	JNP
DATE:	6/18/25
PROJECT:	21-184

PP1.3



**PRELIMINARY PLAT
PRELIMINARY GRADING PLAN**



DP1.4

Stephanie Hopkins

From: Stephanie Hopkins
Sent: Thursday, June 5, 2025 8:43 AM
To: Marc Gee
Subject: RE: Easy Flyer Subdivision - Near SE Corner of Galloway and Duff Lane

Sounds great. Thank you, Marc!

Stephanie Hopkins, MCRP, AICP
Land Planning Manager

KM ENGINEERING

[5725 North Discovery Way | Boise, ID 83713](#)

208.639.6939

From: Marc Gee <mgee@msd134.org>
Sent: Thursday, June 5, 2025 8:26 AM
To: Stephanie Hopkins <shopkins@kmengllp.com>
Subject: Re: Easy Flyer Subdivision - Near SE Corner of Galloway and Duff Lane

You bet. Yes, the stop should be close to the entrance on Galloway.

On Thu, Jun 5, 2025 at 8:24 AM Stephanie Hopkins <shopkins@kmengllp.com> wrote:

Hi Marc,

Thanks for looking into this and getting back to me. It sounds like they need the bus waiting area to be near the entrance of the subdivision then. Do the buses stop on Galloway? It seems like it'd make the most sense to include a waiting area along Galloway near the entrance of the subdivision. I appreciate your help with this, I anticipate that the County is going to request a copy of our correspondence related to the school district's preference.

From: Marc Gee <mgee@msd134.org>
Sent: Wednesday, June 4, 2025 4:03 PM
To: Stephanie Hopkins <shopkins@kmengllp.com>
Subject: Re: Easy Flyer Subdivision - Near SE Corner of Galloway and Duff Lane

Stephanie,

I'm sorry for the late response. Here's what I got from our bus supervisor:

As near as I can tell from the maps provided the entrance to the proposed subdivision is on Galloway rd between Merlynn Lane and Gill Lane. As per usual route planning, general education buses will not be entering the subdivision. Parents will need to get students to the entrance to be picked up by either HS/MS or Elementary buses. Elementary would be Mill Creek students.

Special Education students would be picked up and dropped off door to door.

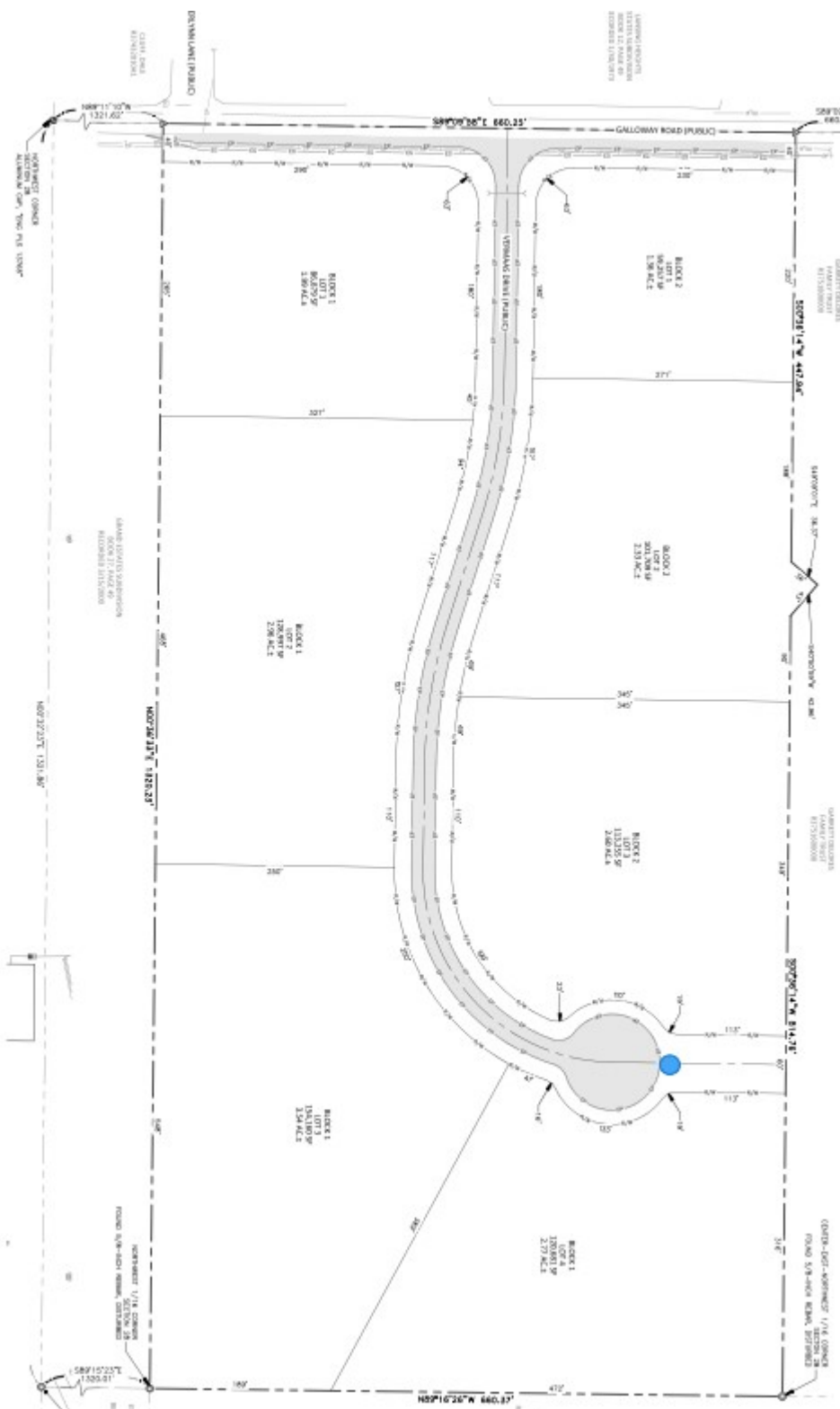
Please let me know if you. need any clarification.

Marc

On Fri, May 30, 2025 at 2:13 PM Stephanie Hopkins <shopkins@kmengllp.com> wrote:

Hi Marc,

Hope you had a good week. I'm following up on the Easy Flyer Subdivision to see if a bus stop/waiting area would work at the end of a planned cul-de-sac. The site has a fair amount of grade at the north end, and it's going to be difficult to get a waiting area placed without drastically impacting access to the northernmost lots. After looking at it, we think placing the waiting area toward the bottom of the road would be easiest for children and since the bus will need to turn around once in the subdivision anyway, hopefully it'll be easiest for drivers too. Please see image of proposed location below. Does this work okay for the district?



Land Planning Manager

KM ENGINEERING

[5725 North Discovery Way | Boise, ID 83713](#)

208.639.6939

From: Marc Gee <mgee@msd134.org>
Sent: Thursday, May 22, 2025 8:02 AM
To: Stephanie Hopkins <shopkins@kmengllp.com>
Subject: Re: Easy Flyer Subdivision - Near SE Corner of Galloway and Duff Lane

Stephanie,

Thanks for reaching out. Yes, the stop we would envision would be at the intersection of Galloway and Vermaas. Thanks for asking!

Mr. Gee

On Wed, May 21, 2025 at 9:20 AM Stephanie Hopkins <shopkins@kmengllp.com> wrote:

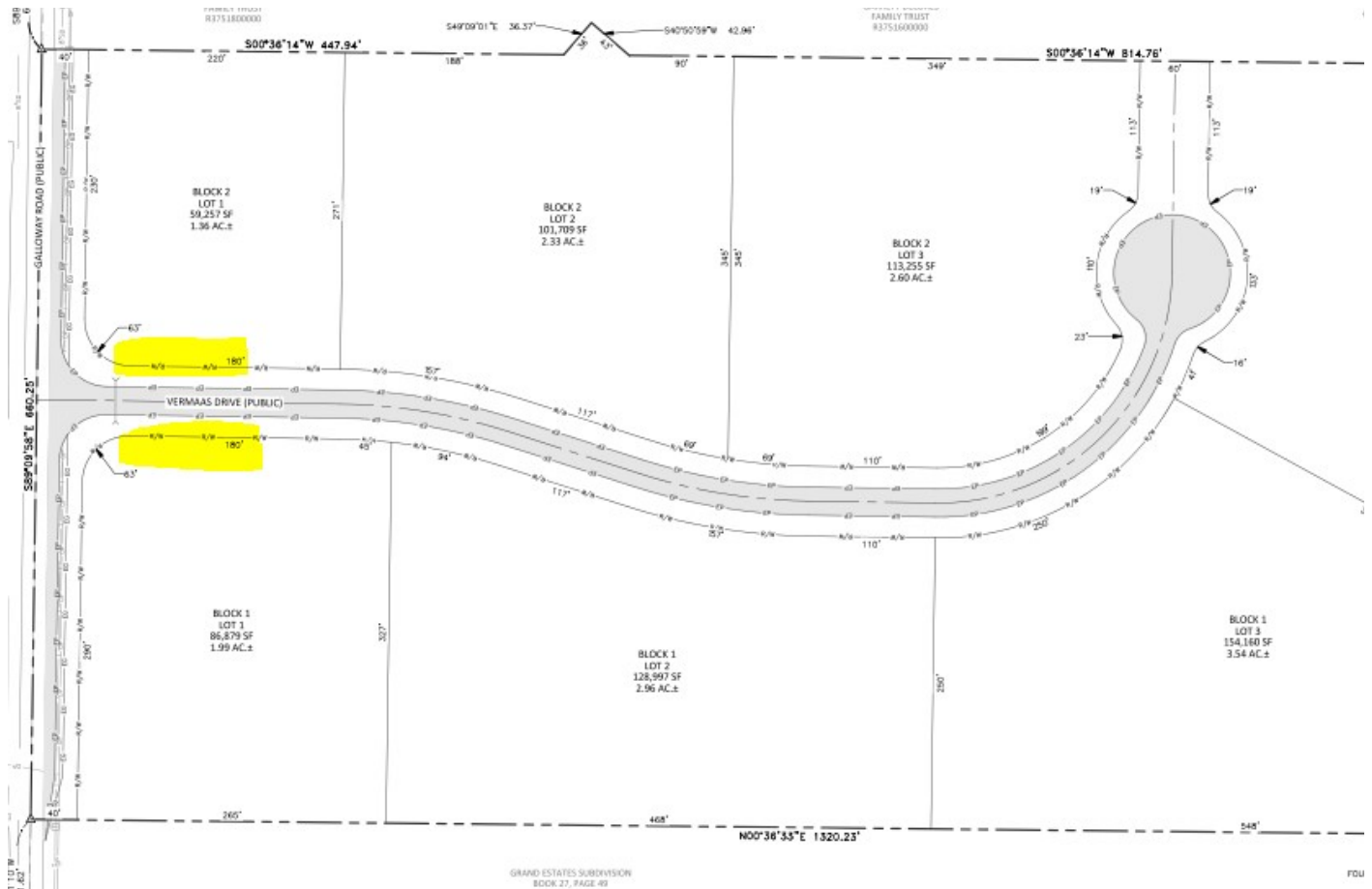
Good Morning, Superintendent Gee,

We're working on a subdivision that was recently approved in Canyon County called Easy Flyer near the southeast corner of Duff Lane and Galloway. The property isn't technically in Middleton's area of impact, but any students resulting from the 7 proposed lots would likely be going to a Middleton School. The Middleton School District submitted a letter as part of the preliminary plat noting capacity issues and indicating the developer should work with the district to determine appropriate bus stop spacing for the development. Attaching the comment in a snip below:

Findings:

- (1) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 18, 2023, July 15, 2024, and October 22, 2024. A newspaper notice was published on July 16, 2024, and October 18, 2024. Property owners within 600' were notified by mail on July 12, 2024, and October 22, 2024. Full political notice was provided on July 16, 2024. The property was posted on July 15, 2024, and October 25, 2024.
 - a. Middleton School District submitted a letter identifying that 2 of the 3 elementary schools are over capacity while the middle and high schools are nearing capacity due to continued growth within the district boundaries (Exhibit 4a of the staff report). The rezone proposes 13 residential lots which equate to 7-9 students (14-18 students with secondary residence). If approved, the school district requests the developer include appropriate planning to ensure safe routes and bus stop spacing.
 - b. As conditioned (Attachment A), the "R-R" zone with a 2.5-acre average lot size and no secondary residences reduces cumulative impacts on the school district by reducing potential students from 7-9 students to 4-5 students.
 - c. No comment letter was received from Middleton/Star Fire District, Canyon County Sheriff's Department, or Canyon County Paramedics. The applicant's letter of intent states the development will coordinate with the fire district regarding fire suppression requirements (Exhibit 2a of the staff report).
- (2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0022.

Where do you think the District would like to see an area to accommodate children waiting for the bus? Would drivers prefer to stop on Galloway, or is there any area that is already utilized at a larger subdivision nearby that would accommodate future students from the Easy Flyer Subdivision? If we were to add something to the subdivision, I would envision an area near the entrance being easiest for drivers.



Any thoughts you have on this would be appreciated. Please feel free to forward my email along to anyone that might be better to coordinate with on this.

Thank you,

Stephanie Hopkins, MCRP, AICP

Land Planning Manager

KM ENGINEERING

[5725 North Discovery Way | Boise, ID 83713](https://www.km-engineering.com/)

208.639.6939

REVIEW COMMENT AND RESPONSE LOG

Date: 6.23.25	Project Manager: Scott Prillaman, P.E.	Client/Owner: Tracy Vance
Project Title: Easy Flyer Subdivision		Type of Review: Canyon County Development Services

No.	Section/ Item	Review Comment	KM Engineering Response
<i>Review comments from: Dan Lister, Canyon County Planning Supervisor on 5.19.25 via email.</i>			
1	General	Planning: Reference DA #25-020, Instrument No. 3/4/25 on the plat.	The Final Plat will reference DA #25-020. A note had been added to the preplat referencing this development agreement.
2	Identification & Descriptive Data	Planning: Where is the basis of bearing?	Text indicating Basis of Bearing has been added to the dimension and bearing label between Northwest Corner Section 28 and North 1/16 Corner Section 28 shown on Sheet PP1.0.
3		Planning: Adjacent Subdivisions? No.	Subdivision names have been added to the vicinity map.
4	Existing Conditions Data	Engineering: It needs to be shown on plan sheet PP1.0	Existing condition data has been provided on Sheet PP1.0.
5		Planning: Removed requested zoning and amend existing zoning to "CR-R-R" and include the DA# and instrument No.	We have removed requested zoning and changed existing zoning to CR-R-R with the DA# 25-020. We don't believe there is an instrument number available yet because nothing has been recorded.
6		Planning: Missing 12 property owners to the south, west and north.	We added information for two parcels to the north of the project that are just inside the 300' line. We have provided property information for all parcels within 300 feet of the project.
7	Proposed Conditions Data	Planning: Curve Table Missing.	Line and curve table for Vermaas Drive provided on Sheet PP1.2.
8		Engineering: Curve and line table is missing.	Line and curve table for Vermaas Drive provided on Sheet PP1.2.
9		Planning: Label the easements with type and widths.	Easements have been labeled and dimensions provided.
10		Engineering: It needs to be shown on plan.	We have shown and labeled existing easements on PP1.0. On Sheet PP1.1 we have provided the bearings and dimensions of the internal parcel. There are no real access easements for the site. The internal parcel boundary basically provides access to Galloway Road. The out parcel does not have an access. We have labeled proposed easements on Sheet C1.2.
11	Proposed Utility Methods	Engineering: It needs to be shown on plan sheet PP1.0	Proposed wells, drain fields and easements are shown on Sheet C1.0. Dimensions and labeling are shown on C1.2 for clarity.

12	Engineering Notes	PP1.2 clearly show existing and proposed drainage contours.	Existing and proposed contours are shown on Sheet PP1.2.
13		All areas with finished slopes exceeding 15% must be clearly designated as no-build zones on the final plat.	We will add this note to the final plat.
14		Engineered grading and drainage plans are required to be submitted with each individual building permit application. Add note to the final plat.	We will add this note to the final plat.
15		At the time of final plat submittal, the applicant shall provide plans addressing both short-term and long-term protection of stormwater facilities. The short-term plan should outline acceptable measures for builders to protect roadside swales and other drainage features during individual lot development. The long-term plan may include CC&R language or other mechanisms to define maintenance responsibilities and ensure continued functionality of the drainage system.	Acknowledged. We will prepare a stormwater system protection plan to accompany the final plat submittal.
16	Planning Notes	DA25-020 requires the subdivision to demonstrate that an adequate bus stop be provided for school buses. Please include it on the preliminary plat.	A bus waiting area has been coordinated with the school district, please see enclosed email correspondence. The bus waiting area will be included within right-of-way near the intersection of Galloway and Vermaas, per the school district's direction. Galloway is being widened from 12.5' of paved travel lane to 20.0' of paved travel lane so there should be adequate room on Galloway for the bus to stop.