

Dan Lister

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, April 21, 2025 3:14 PM
To: Dan Lister
Subject: [External] RE: Agency Notice for SD2024-0011 / Gilbert Subdivision

Hi Dan,

Per request for the questions below.

- 1.) Will a Nutrient Pathogen Study be required? **Outside the designated Nitrate Priority and SWDH will not require a Nutrient Pathogen Study as proposed.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been conducted on site, and SWDH has not determined whether septic systems are a suitable option on each lot.**
- 3.) Any concerns about the request? If so, are there any conditions or improvements recommended? **Currently, SWDH does not have any concerns with the request, however, the developer/applicant must schedule a pre-development meeting with SWDH to discuss this proposal.**

Please let me know if you have any questions.

Thank you,



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

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, April 21, 2025 9:39 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>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth

<Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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>; '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>; 'Chad.M.Franklin@usps.gov' <Chad.M.Franklin@usps.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

Subject: Agency Notice for SD2024-0011 / Gilbert Subdivision

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 20, 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 ****

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Dan Lister

From: Caitlin Ross
Sent: Monday, April 28, 2025 11:25 AM
To: Dan Lister
Subject: FW: [External] RE: Agency Notice for SD2024-0011 / Gilbert Subdivision

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Monday, April 28, 2025 10:48 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice for SD2024-0011 / Gilbert Subdivision

Hello,

After careful review of the transmittal submitted to ITD on April 21, 2025 regarding, SD2024-0011/Gilbert 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**

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<Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@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>; 'Chad.M.Franklin@usps.gov' <Chad.M.Franklin@usps.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

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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
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Dan Lister

From: Tony Almeida
Sent: Thursday, June 12, 2025 12:07 PM
To: Dan Lister
Subject: RE: Gilbert Sub - Rd2024-0028 private road names

Sorry for the multiple emails.

This would also require parcel R37431201 to change their address from Gilbert Rd to Gilbert Ln since their new access will be from the new private road.

Tony

From: Tony Almeida
Sent: Thursday, June 12, 2025 12:04 PM
To: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Subject: FW: Gilbert Sub - Rd2024-0028 private road names

After looking at parcel in my mapping system. So, because Gilbert Rd is already existing and is in alignment with the new subdivision road they have to use Gilbert Lane.



Tony

From: Tony Almeida
Sent: Thursday, June 12, 2025 8:32 AM
To: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Subject: Gilbert Sub - Rd2024-0028 private road names

Dan,

The first two names on the list are good, Codr Ln and Asha Ln.

Tony



Antonio A. Almeida

Geographic Information Systems
Canyon County Development Services Department
Phone: 208-454-6624 Fax: 208-454-7349
tony.almeida@canyoncounty.id.gov

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Subject: Gilbert Sub - Rd2024-0028 private road names

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The first two names on the list are good, Codr Ln and Asha Ln.

Tony



Antonio A. Almeida

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Canyon County Development Services Department
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HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

January 17, 2025

Western Consulting Group, PLLC
1452 W. Bannock Street
Boise, ID 83702
Attention: Kurt F. Norrell, P.E.

RE: **Gilbert Subdivision**
Canyon County Parcel R37431017A0

Kurt,

Highway District No. 4 (HD4) has reviewed the preliminary plat application for Gilbert Subdivision of approximately 14.01 acres, located in SE ¼ of the NW ¼ of Section 21 T5N R2W. Applicant is requesting to subdivide the parcel creating 6 residential lots and 1 private road common lot. HD4 provides the following comments on the proposed development:

General

1. Review checklist for road improvements within existing public ROW and how those improvements affect Eric and Gilbert.
 - a. Provide and review preliminary plat checklist accordingly

Right-of-Way

1. Road improvements within existing ROW to meet HD4 standards (HSDP 2010.100)
 - a. See ACCHD-101 two lane rural local road
 - b. Breezy Lane north of asphalt does not require public road improvements; however, show grading of road in plans
 - c. Correct foreslope grading per HSDP ACCHD-103
2. Having private approach adjacent to Breezy Lane will continue to be confusing
 - a. Provide approach off of private road for parcel R23763010
 - b. Draft easement to the benefit of that parcel to use private road.
 - i. Can this be done on the final plat?
 - ii. Apply this for Lippert approach as well
3. All drainage to be retained onsite. Plan drainage at Sta 9+00 adjacent to road or by other appropriate means. Use HD4 calc method. Intent is to prevent road drainage and lot drainage from continuing east on private road.
4. Existing drain pipe 90' east of Eric/Gilbert attempt to put balance of drainage here.
 - a. Appears drainage that will continue into this pipe is from sta 14+75 to end

Intersections and approaches

1. Label Breezy on plans. Check with Canyon County addressing where Breezy and Gilbert start/stop

Roadway

1. Show saw cut limits
2. Roadway design to meet AASHTO
 - a. Review alignments match between Gilbert and road west of Eric

Drainage

1. Add an area outside the public right-of-way within an easement for storm drainage.
 - a. See sta 9+00 comments above
2. Add note, "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."

Preliminary Grading Plan

1. Show ROW
2. After road improvements terminate at sta 16+69. What is the profile grade of existing roads? If difference is greater than 1% attempt to add a vertical curve with rate of curvature meeting 25 mph
 - a. Show existing road profile and topo east of terminus
3. With new private road grading and asphalt how does this affect Breezy Lane? Show and grade Breezy Lane into new road improvements. Show existing and proposed profile grade

Please revise the plat to address the comments above, and re-submit a single full-size hard copy and an electronic copy of the plat. Feel free to contact me with any questions on this matter.

Regards,



Leonard Riccio, P.E.
Transportation Planner
Senior Assistant Engineer



April 28, 2025

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

Subject: Agency Notice for SD2024-0011 / Gilbert Subdivision

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

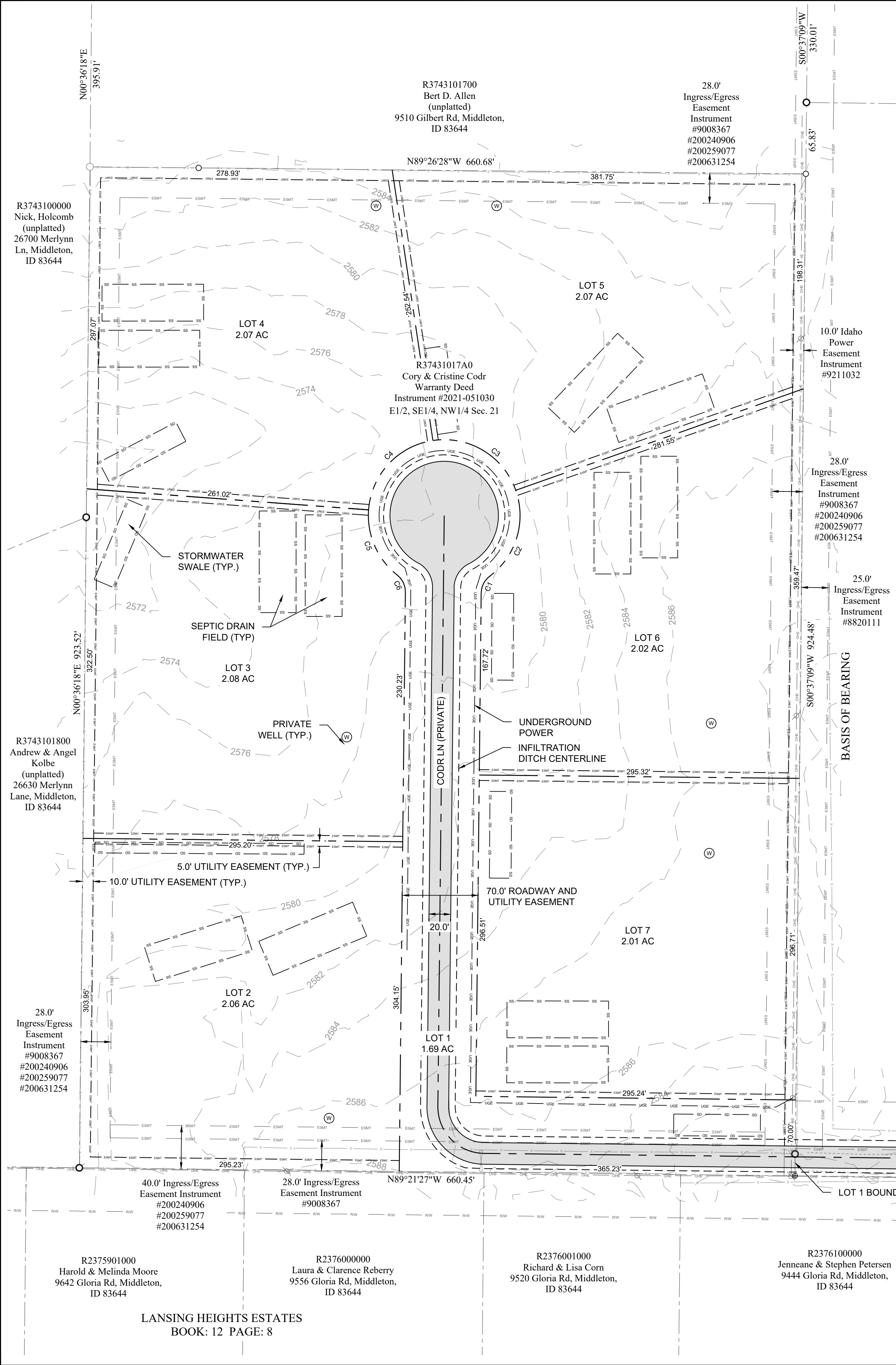
- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water 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 initial "T" and a long horizontal stroke at the end.

Troy Smith
Regional Administrator



BASIS OF BEARING:

THE BASIS OF BEARING FOR THE SURVEY WAS ESTABLISHED BY GPS OBSERVATIONS, PROJECTED TO THE IDAHO STATE PLANE COORDINATE SYSTEM, NAD83 DATUM, WEST ZONE. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO SURVEY DRAWINGS FOR THE SPECIFIC LINE AND MONUMENTS USED. ALL ELEVATIONS SHOWN ARE DERIVED FROM NAD88.

NOTES:

- CONTOURS SHOWN ARE 2' INTERVALS.
- EACH LOT IS REQUIRED TO DRILL A WELL FOR DOMESTIC WATER.
- EACH LOT IS REQUIRED TO HAVE AN INDIVIDUAL SEPTIC SYSTEM, DRAIN FIELD, AND REPLACEMENT AREA. AREAS SHOWN ARE THE MAXIMUM ALLOWABLE AREA.
- RESIDENTIAL LOT DRAINAGE (LOTS 2-7) SHALL BE RETAINED ON SITE VIA BIOINFILTRATION SWALES PER DETAIL TO BE APPROVED BY CANYON COUNTY. SEE PRELIMINARY GRADING AND DRAINAGE PLAN.
- MINIMUM SEPARATION DISTANCES FOR PROPOSED WELLS, DRAIN FIELDS, AND STORMWATER SWALES FROM IDAPA AND SOUTHWEST DISTRICT HEALTH HAVE BEEN MET. REQUIRED MINIMUM DISTANCES ARE BELOW:
 - PROPOSED PRIVATE WELLS ARE A MINIMUM OF 100' FROM PROPOSED STORMWATER SWALES, PROPOSED SEPTIC DRAIN FIELDS, AND OTHER PROPOSED/EXISTING WELLS.
 - PROPOSED STORMWATER SWALES ARE A MINIMUM OF 50' FROM PROPOSED SEPTIC DRAIN FIELDS AND PROPOSED PRIVATE WELLS.
 - PROPOSED SEPTIC DRAIN FIELDS ARE A MINIMUM OF 5' FROM EXISTING AND PROPOSED PROPERTY LINES, 100' FROM PROPOSED PRIVATE WELLS, 50' FROM PROPOSED STORMWATER SWALES, AND WILL BE 10' FROM PROPOSED BUILDING FOUNDATIONS.
- 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.
- RUNOFF FROM THE PRIVATE ROAD (LOT 1) WILL BE MANAGED IN THE ROAD SIDE INFILTRATION DITCH AND PROPOSED SOUTH EAST STORMWATER SWALE.
- SEE PRELIMINARY ROAD GRADING PLAN (SHEET C-2.0) FOR PRIVATE ROAD GRADING.
- SEE PRELIMINARY APPROACH GRADING PLAN (SHEET C-2.1) FOR TIE INS OF THE EXISTING AND PROPOSED APPROACHES OFF THE PROPOSED PRIVATE ROAD.
- INDIVIDUAL LOT GRADING, INCLUDING BUILDING PADS, DRIVEWAYS, AND STORMWATER SWALES, SHALL BE DETERMINED AND DESIGNED FOR THE FINAL PLAT/CONSTRUCTION DOCUMENTS.
- IRRIGATION RIGHTS WILL BE APPLIED FOR/DETERMINED PENDING APPROVAL OF THIS PRELIMINARY PLAT AND CORRESPONDING APPLICATION.
- A PRIVATE ROAD NAMING APPLICATION WAS SUBMITTED IN CONCURRENCE WITH THE PRELIMINARY PLAT APPLICATION DATED 11/20/2024. ROAD NAMES SHOWN ARE PROPOSED, PENDING APPROVAL OF THE PRIVATE ROAD NAMING APPLICATION.
- UTILITY EASEMENTS SHOWN ARE 10' FROM EXTERIOR PROPERTY LINES AND 5' FROM INTERIOR PROPERTY LINES. ALL PROPOSED DRY UTILITIES TO BE IN LOT 1, 70' ROADWAY AND UTILITY EASEMENT.
- PROJECT IS ANTICIPATED TO BE DEVELOPED IN A SINGLE PHASE.

DEVELOPER:

CORY & CRISTINE CODR
7952 N 164th St
BENNINGTON, NE 68007
(208) 731 - 4960
CORYCODR@GMAIL.COM

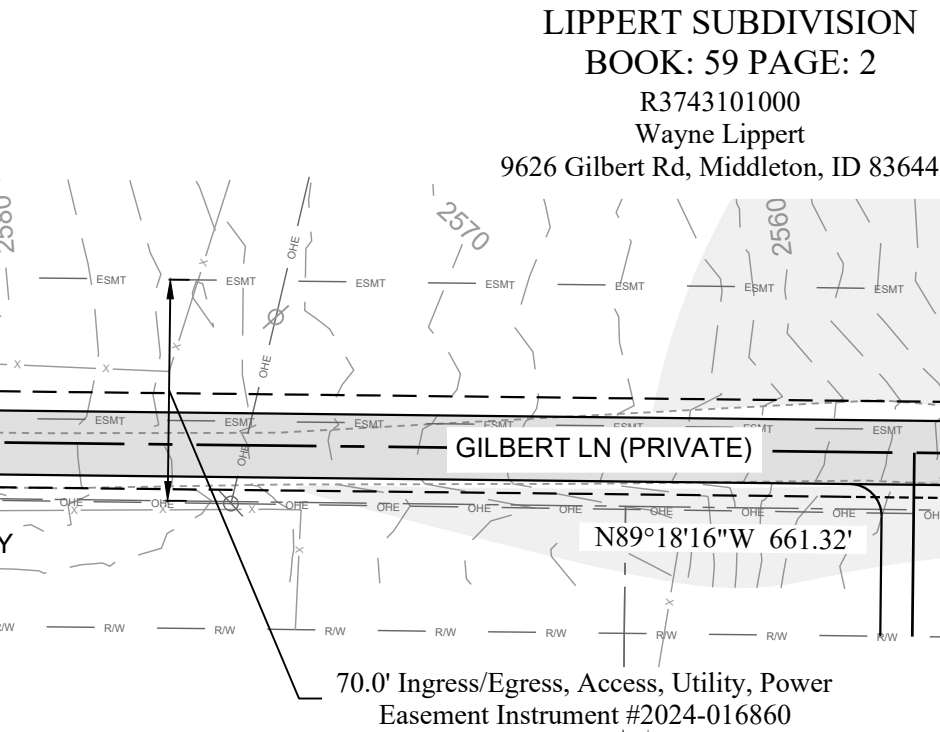
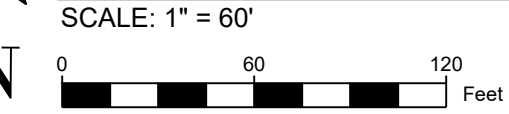
SURVEYOR:

RONALD HODGE, PLS
HMH ENGINEERING
680 S PROGRESS AVE, SUITE 2B
MERIDIAN, ID 83642
(208) 342 - 7957
RHODGE@HMH-LLC.COM

ENGINEER:

KURT NORRELL, PE, PMP
WESTERN CONSULTING GROUP, PLLC
1452 W BANNOCK ST
BOISE, ID 83702
(208) 391 - 3715
KURT.NORRELL@WCGID.COM

PRELIMINARY PLAT



LANSING HEIGHTS ESTATES
26495 Eric Ln, Middleton, ID 83644

PRELIMINARY PLAT FOR
GILBERT SUBDIVISION
SITUATE IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE BOISE PRINCIPAL MERIDIAN
CANYON COUNTY, IDAHO
JUNE 2025

DEVELOPMENT FEATURES:

PROJECT AREA	~15.4 ACRES (EX. LOT + PRIVATE ROAD)
EXISTING LOT	14.01 ACRES
PROPOSED LOTS	7 LOTS (SEE LOT COUNT)
AVERAGE LOT SIZE	2.05 ACRES (SEE LOT COUNT)
MINIMUM LOT SIZE	1.69 (SEE LOT COUNT)
EXISTING USE	NONE
PROPOSED USE	RESIDENTIAL
ZONING	CR-R-R (SUBJECT TO DEVELOPMENT AGREEMENT #22-139)
SEWER	SEPTIC, DRAIN FIELDS (6)
WATER	PRIVATE POTABLE WELLS (6)
STORMWATER	BIOINFILTRATION SWALES (RESIDENTIAL)
IRRIGATION	INFILTRATION DITCH (PRIVATE ROAD)
UTILITIES	PRIVATE WELLS (SAME AS POTABLE WELL)
LOT COUNT	LOT 7, PRIVATE ROAD ALLOWS PUBLIC UTILITY ACCESS
LOT 1	1.69 ACRES PRIVATE ROAD AND UTILITY EASEMENT
LOT 2	2.06 ACRES RESIDENTIAL
LOT 3	2.08 ACRES RESIDENTIAL
LOT 4	2.07 ACRES RESIDENTIAL
LOT 5	2.07 ACRES RESIDENTIAL
LOT 6	2.02 ACRES RESIDENTIAL
LOT 7	2.01 ACRES RESIDENTIAL

Curve Table			
Curve #	Length	Radius	Delta
C1	18.30	20.00	052°25'42"
C2	88.53	70.00	072°27'35"
C3	96.69	70.00	079°08'27"
C4	94.28	70.00	077°10'06"
C5	68.28	70.00	055°53'29"
C6	18.23	20.00	052°13'54"

EXISTING

2000.00
1%

2000

ESMT ESMT ESMT

BSW BSW BSW

X X X X

GP GP GP GP

ONE ONE ONE ONE

ONE ONE ONE ONE

ONE ONE ONE ONE

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ONE ONE ONE ONE

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LEGEND

GRADING POINT MARKER

SLOPE/FLOW ARROW

CONTOUR (2' INTERVALS)

AREA WITH >15% SLOPE

PROPERTY LINE

EASEMENT

RIGHT OF WAY

EXISTING FENCE

EDGE OF PAVEMENT

EDGE OF GRAVEL

ROAD CENTERLINE

DITCH CENTERLINE

CULVERT

OVERHEAD POWER

UNDERGROUND POWER

SEPTIC DRAINFIELD

STORMWATER SWALE

50' SW SWALE SETBACK

WATER WELL

POWER POLE

FOUND ALUMINUM CAP

FOUND 1/2" REBAR

FOUND 5/8" REBAR

SET 5/8"x24" REBAR

SET 5/8"x24" REBAR

SET 5/8"x24" REBAR

SET 5/8"x24" REBAR

SET 5/8"x24" REBAR

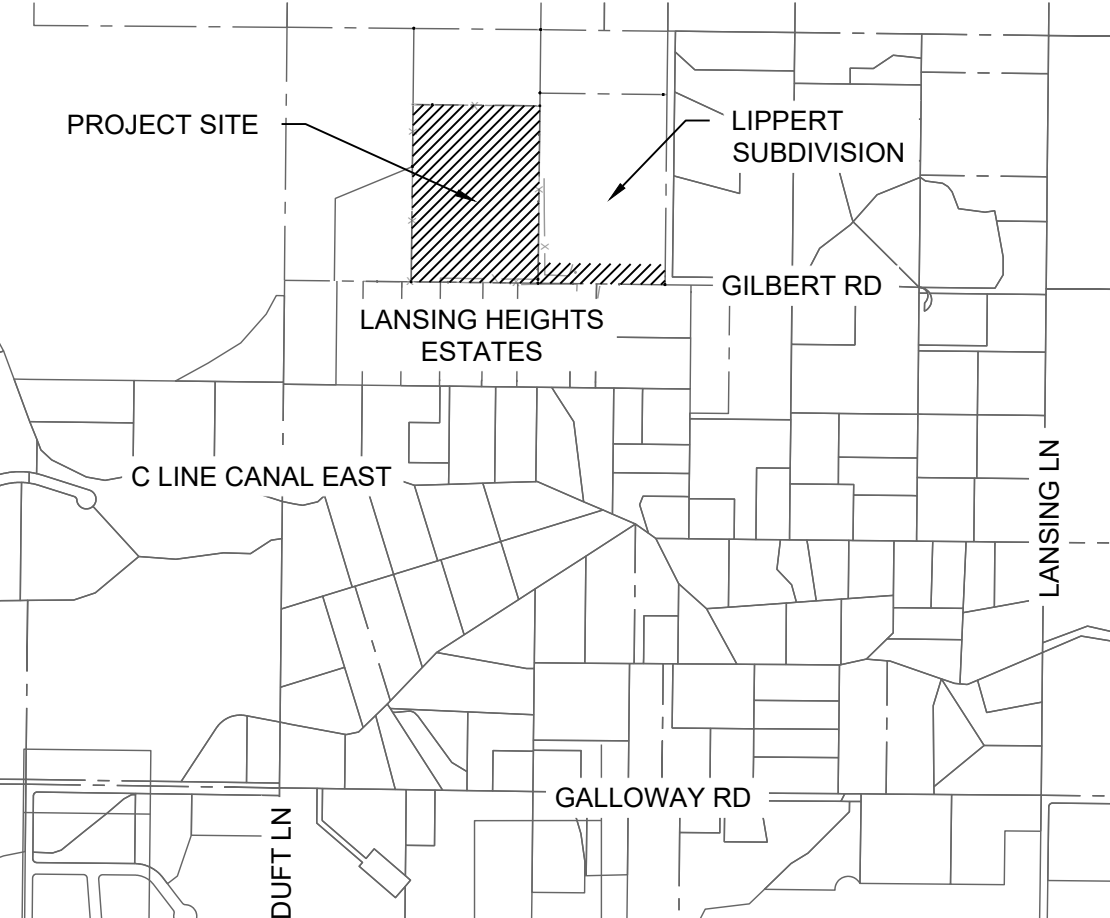
SET 5/8"x24" REBAR

SET 5/8"x24" REBAR

SET 5/8"x24" REBAR

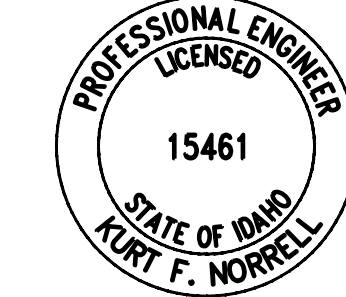
SET 5/8"x24" REBAR

SET 5/8"x24" REBAR



VICINITY MAP

SCALE: 1" = 1000'
0 1000 2000 FEET



WESTERN CONSULTING GROUP

WESTERN CONSULTING GROUP, PLLC
1452 W. BANNOCK ST.
BOISE, ID 83702

1	COUNTY & HD4 COMMENTS	TB	06/20/2025
PROJ. NO.	01-25-012	DRAWN	LN
DESIGNED	TB	CHECKED	KN
APPROVED	KN	NO.	
REVISIONS	BY	DATE	

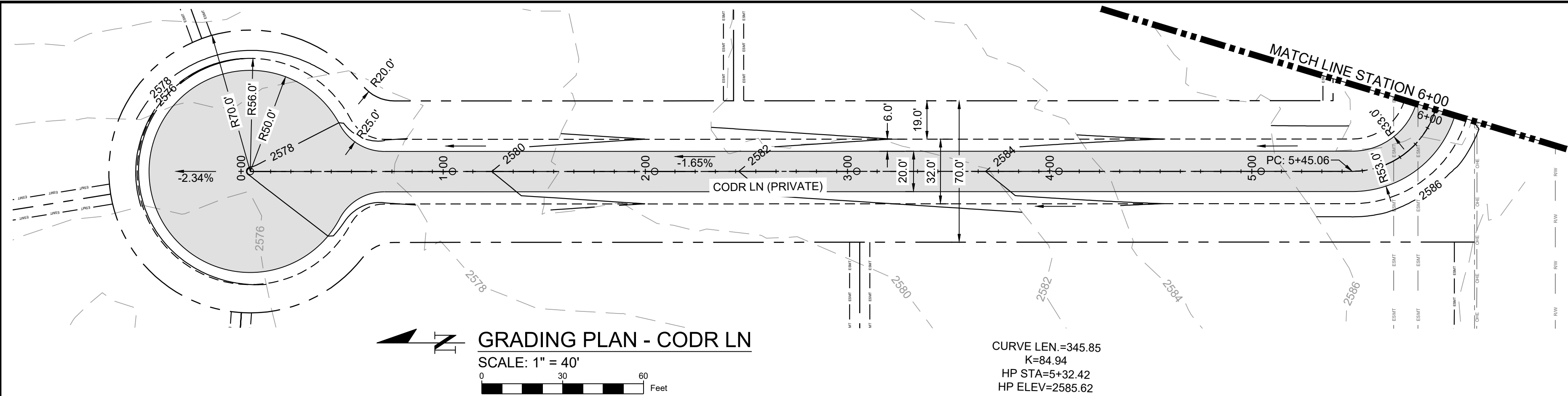
GILBERT SUBDIVISION
PARCEL: R37431017A0
CANYON COUNTY, ID

PRELIMINARY PLAT

SHEET NO:
C-1.0

DATE:
06/26/2025

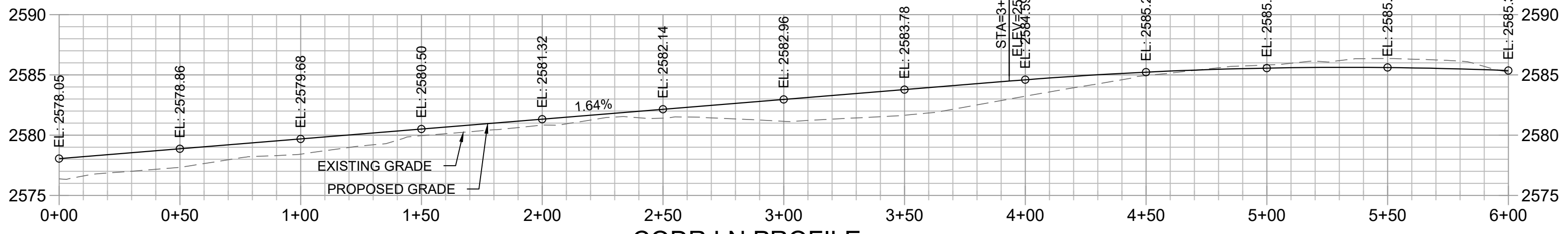
PAGE NO:
1 OF 4



GRADING PLAN - CODR LN

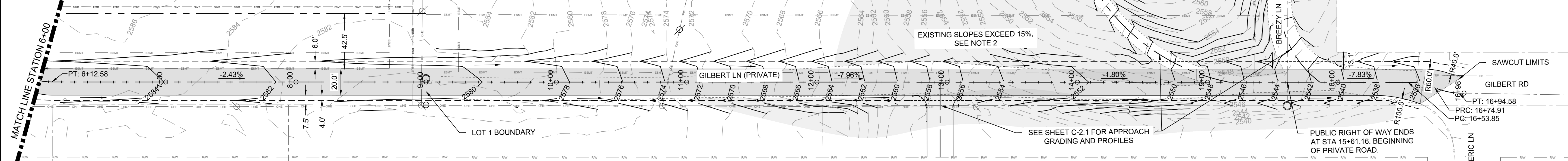
SCALE: 1" = 40'
0 30 60 Feet

CURVE LEN.=345.85
K=84.94
HP STA=5+32.42
HP ELEV=2585.62



CODR LN PROFILE

HORIZ SCALE: 1" = 40' VERT SCALE: 1" = 8'



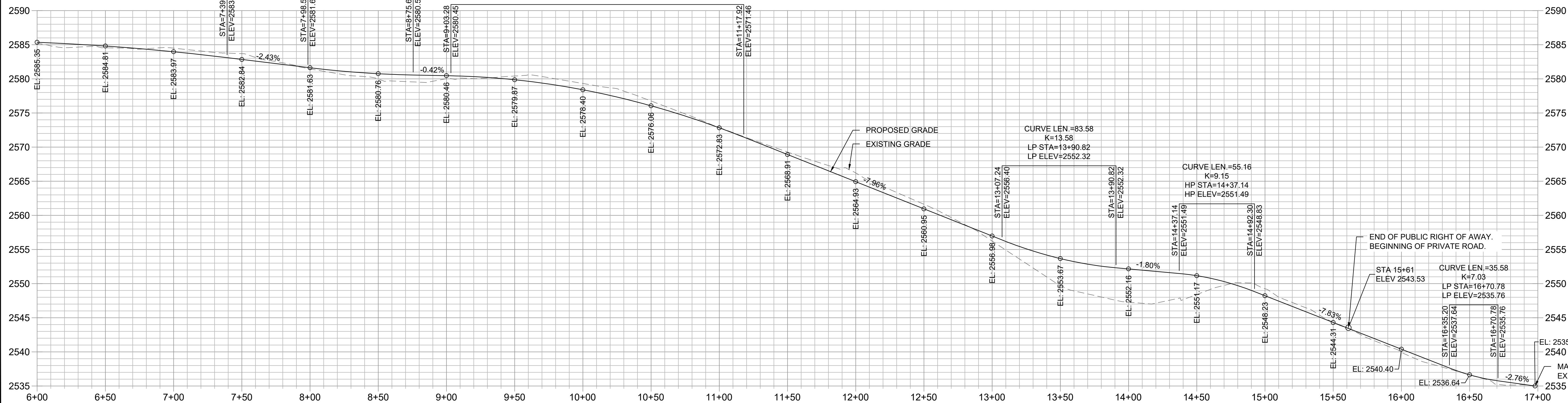
GRADING PLAN - GILBERT LN

SCALE: 1" = 40'
0 40 80 Feet

CURVE LEN.=345.85
K=84.94
HP STA=5+32.42
HP ELEV=2585.62

CURVE LEN.=77.12
K=38.23
LP STA=8+75.62
LP ELEV=2580.56

CURVE LEN.=214.64
K=28.47
HP STA=9+03.28
HP ELEV=2580.45

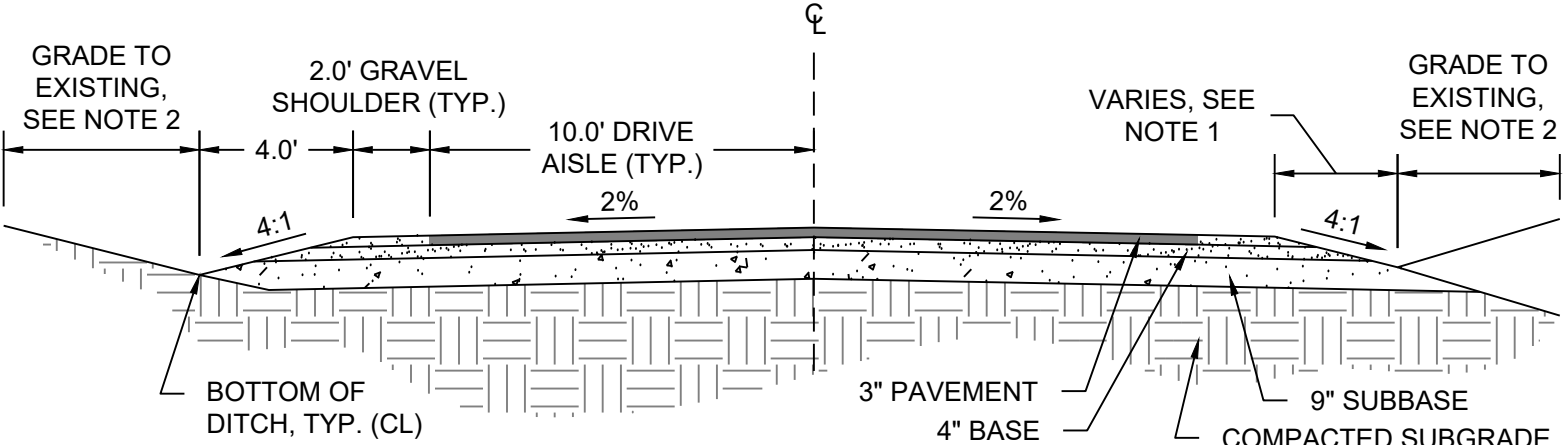


GILBERT LN PROFILE

HORIZ SCALE: 1" = 40' VERT SCALE: 1" = 8'

GRADING NOTES

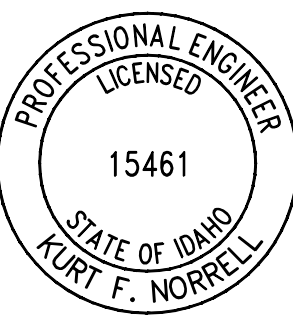
- CONTOURS SHOWN ARE 2' INTERVALS.
- AREAS WITH EXISTING SLOPES EXCEEDING 15% ARE SHADED AND REQUIRE HILLSIDE DEVELOPMENT. HILLSIDE DEVELOPMENT STANDARDS HAVE BEEN MET.
- THE PRIVATE ROAD SLOPE DOES NOT EXCEEDS 8%.
- ROADWAY IS DESIGNED PER CANYON COUNTY CODE SECTION 07-10-03: PRIVATE ROAD AND DRIVEWAY REQUIREMENTS. SEE TYPICAL SECTION DETAIL (THIS SHEET).
- CUL-DE-SAC IS DESIGNED PER ACCHD STANDARD CUL-DE-SAC LAYOUT (STANDARD DRAWING ACCHD-104).
- SEE SHEET C-2.1 FOR PRELIMINARY CENTERLINE PROFILES OF THE EXISTING APPROACHES OFF THE PROPOSED PRIVATE ROAD TO REMAIN AND THE PROPOSED SOUTHERN APPROACH. FINAL GRADING TO BE PERFORMED AT TIME OF FINAL PLAT/CONSTRUCTION DOCUMENTS.
- GRADING FOR PROPOSED BUILDINGS/STRUCTURES, DRIVEWAYS, AND STORMWATER SWALES WILL BE PERFORMED AT THE TIME OF FINAL PLAT/CONSTRUCTION DOCUMENTS.
- PRELIMINARY NET EARTHWORK: ~123 CU. YD. (FILL)



- NOTES:
- DISTANCE TO BOTTOM OF DITCH VARIES ON SOUTH SIDE OF THE ROADWAY. DISTANCE IS 4' FROM STATION 0+00 TO STATION 6+00. DISTANCE IS 2' FROM STATION 6+00 TO THE END OF THE PRIVATE ROAD (STATION 15+61.16). DISTANCE IS 4' FROM 15+61.16 UNTIL END.
 - FROM THE EDGE OF THE SUBBASE, GRADE TO EXISTING AT A 4:1 SLOPE, WITH A MAXIMUM OF A 2:1 SLOPE TO STAY WITHIN EASEMENT.
 - THE SUBBASE SHALL NOT EXCEED A 4:1 SLOPE PER ACCHD STANDARDS.

1 C-2.0 TYPICAL ROADWAY SECTION

HORIZONTAL SCALE: 1"=5'
VERTICAL SCALE: 1" = 5'



WESTERN CONSULTING GROUP

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1452 W. BANNOCK ST.
BOISE, ID 83702

1	COUNTY & HD4 COMMENTS	TB	06/20/2025
PROJ. NO.	01-25-012	LN	
DRAWN		TB	
DESIGNED		KN	
CHECKED		KN	
APPROVED		KN	

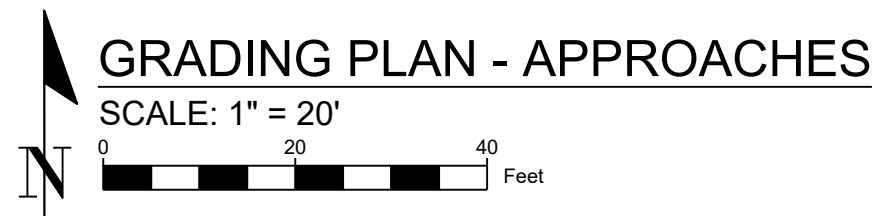
GILBERT SUBDIVISION
PARCEL: R37431017A0
CANYON COUNTY, ID

PRELIMINARY ROAD
GRADING PLAN

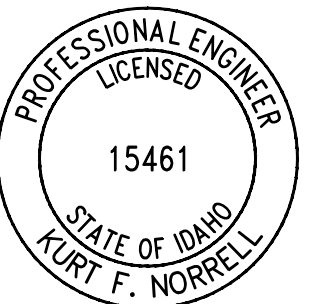
SHEET NO:
C-2.0

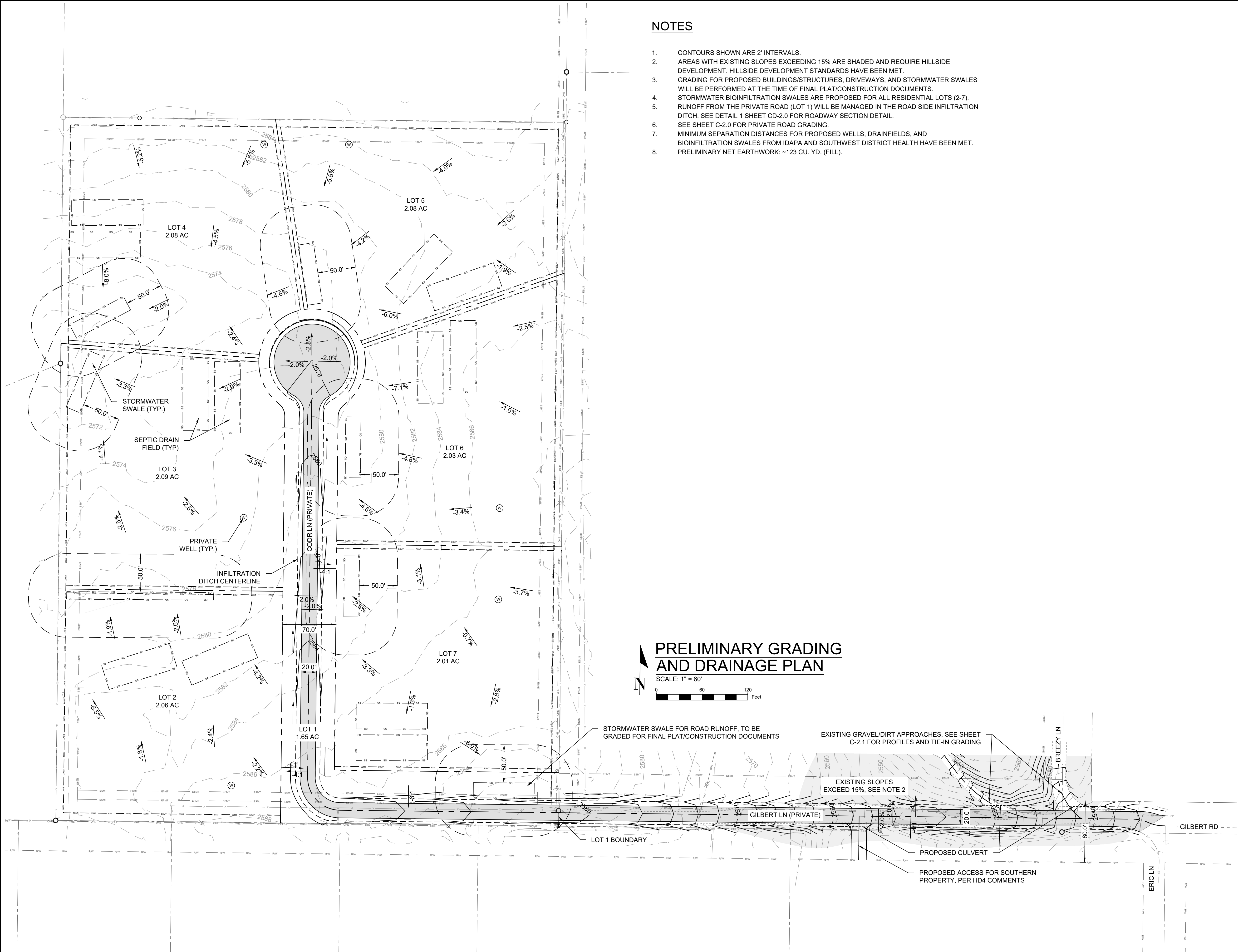
DATE:
06/26/2025

PAGE NO:
2 OF 4



- ## GRADING NOTES
1. CONTOURS SHOWN ARE 2' INTERVALS.
 2. AREAS WITH EXISTING SLOPES EXCEEDING 15% ARE SHADED AND REQUIRE HILLSIDE DEVELOPMENT. HILLSIDE DEVELOPMENT STANDARDS HAVE BEEN MET.
 3. EXISTING SLOPES FOR BREEZY LN AND LIPPERT RESIDENTIAL APPROACHES EXCEED 8%.
 4. PROPOSED SOUTHERN APPROACH IS REQUIRED PER HD4 COMMENTS.
 5. CULVERT DESIGN WILL BE PERFORMED AT THE TIME OF FINAL PLAT/CONSTRUCTION DOCUMENTS.
 6. FINAL APPROACH GRADING TO BE PERFORMED AT TIME OF FINAL PLAT/CONSTRUCTION DOCUMENTS. CENTERLINE PROFILES PROVIDED PER HD4 REQUEST.
 7. PRELIMINARY NET EARTHWORK: ~123 CU. YD. (FILL)
 8. PRELIMINARY GRADING EXTENTS SHOWN BEYOND ACCESS EASEMENT. FINAL GRADING TO BE COORDINATED WITH PROPERTY OWNERS TO CONFIRM ACCEPTABLE GRADING IN THIS AREA.





NOTES

1. CONTOURS SHOWN ARE 2' INTERVALS.
2. AREAS WITH EXISTING SLOPES EXCEEDING 15% ARE SHADED AND REQUIRE HILLSIDE DEVELOPMENT. HILLSIDE DEVELOPMENT STANDARDS HAVE BEEN MET.
3. GRADING FOR PROPOSED BUILDINGS/STRUCTURES, DRIVEWAYS, AND STORMWATER SWALES WILL BE PERFORMED AT THE TIME OF FINAL PLAT/CONSTRUCTION DOCUMENTS.
4. STORMWATER BIOINFILTRATION SWALES ARE PROPOSED FOR ALL RESIDENTIAL LOTS (2-7).
5. RUNOFF FROM THE PRIVATE ROAD (LOT 1) WILL BE MANAGED IN THE ROAD SIDE INFILTRATION DITCH. SEE DETAIL 1 SHEET CD-2.0 FOR ROADWAY SECTION DETAIL.
6. SEE SHEET C-2.0 FOR PRIVATE ROAD GRADING.
7. MINIMUM SEPARATION DISTANCES FOR PROPOSED WELLS, DRAINFIELDS, AND BIOINFILTRATION SWALES FROM IDAPA AND SOUTHWEST DISTRICT HEALTH HAVE BEEN MET.
8. PRELIMINARY NET EARTHWORK: ~123 CU. YD. (FILL).

PRELIMINARY GRADING
AND DRAINAGE PLAN

SCALE: 1" = 60'
0 60 120 Feet

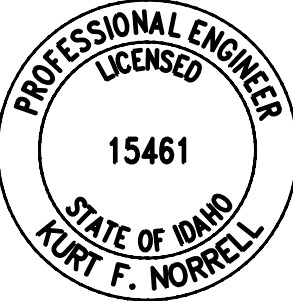
STORMWATER SWALE FOR ROAD RUNOFF, TO BE
GRADED FOR FINAL PLAT/CONSTRUCTION DOCUMENTS

EXISTING GRAVEL/DIRT APPROACHES. SEE SHEET
C-2.1 FOR PROFILES AND TIE-IN GRADING

EXISTING SLOPES
EXCEED 15%, SEE NOTE 2

PROPOSED CULVERT

PROPOSED ACCESS FOR SOUTHERN
PROPERTY, PER HD4 COMMENTS



GILBERT SUBDIVISION

PARCEL: R37431017A0
CANYON COUNTY, ID

PRELIMINARY GRADING &
DRAINAGE PLAN

SHEET NO:
C-2.2

DATE:
06/26/2025

PAGE NO:
4 OF 4

PROJ. NO.	01-25-012	1	COUNTY & HD4 COMMENTS	TB	06/20/2025
DRAWN	LN				
DESIGNED	TB				
CHECKED	KN				
APPROVED	KN				

NO.	REVISIONS	BY	DATE

WESTERN CONSULTING GROUP, PLLC
1452 W. BANNOCK ST.
BOISE, ID 83702





CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310 Caldwell, Idaho 83605 Phone (208) 402-4164
 www.canyoncounty.id.gov/dsd

APPLICATION FOR HILLSIDE DEVELOPMENT

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

Applicant(s):

 Name Daytime Telephone Number

 Street Address City, State Zip

Location of Subject Property:

 Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R _____ Section _____ Township _____ Range 2W

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

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

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

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

Please answer the following questions:

- Is any portion of your property within a flood way or flood zone? ☐ No ☐ Yes
- Does any portion of your property have slopes of more than fifteen percent (15%)?
☐ No ☐ Yes If Yes, what percentage Subject property does not contain slopes >15%. 70' access easement on neighboring property for private road does. See preplat.
- What is the proposed name of your subdivision? _____
- How many total nonresidential and residential lots is your proposing?
 Residential _____ Non-residential _____

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

REQUIRED SUBMISSION INFORMATION

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

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

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

- A. Approximately limiting dimensions, elevations or finish contours to be achieved by the grading, including all cut and fill slopes, proposed drainage channels and related construction;
- B. Preliminary plans and approximate locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed;
- C. A description of methods to be employed in disposing of soil and other material that is removed from the grading site, including the location of the disposal site.

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

- A. Limiting dimensions, elevations or finish contours to be achieved by the grading, including all proposed cut and fill slopes and proposed drainage channels and related construction;
- B. Detailed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed;
- C. A schedule showing when each stage of the project will be completed, including the total area of soil surface which is to be disturbed during each stage together with estimated starting and completion dates.

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

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

1. Soils:

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

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

2. Roadways:

- A. Road alignments shall reasonably follow natural terrain and no unnecessary cuts or fills shall be allowed.
- B. One-way streets, in interior subdivision roads only, shall be permitted and encouraged where appropriate for terrain and when public safety would not be jeopardized. When approved by the county the one-way street may have a thirty foot (30') right-of-way instead of a sixty foot (60') right-of-way.
- C. The width of the graded section shall extend three feet (3') beyond the curb back or edge of pavement on both the cut and fill sides of the roadway. If sidewalks are to be installed parallel to the roadway, the graded section shall be increased by the width of the sidewalk plus one foot (1') beyond the curb back.
- D. Ribbon curbing and swales or concrete curb and gutter shall be installed along both sides of paved roadways, when required by the Board.
- E. A pedestrian walkway plan may be required.

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

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

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

- 1. A complete description of the existing vegetation, the description of the vegetation to be removed and the method of disposal, the vegetation to be planted and slope stabilization measures to be installed. The plan shall include an analysis of the environmental effects of such operations, including the effects it may have on slope stability, soil erosion, water quality and fish and wildlife.
- 2. Vegetation sufficient to stabilize the soils shall be established on all disturbed areas as each stage of grading is completed. Areas not contained within lot boundaries shall be protected with perennial vegetal cover after all construction is completed. Efforts shall be made to plant those species that tend to recover from fire damage and do not contribute to a rapid rate of fire spread.
- 3. The developer shall be fully responsible for any destruction of native vegetation proposed and approved for retention. He shall carry the responsibility both for his own employees and for all subcontractors from the first day of construction until the notice of completion is filed. The developer shall be responsible for replacing such destroyed vegetation in kind or its

equivalent.

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

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

Hillside Development Requirements

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

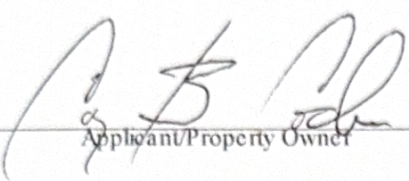
YES	NO	Standard Assessed
☐	☐	Planning of development to fit the topography, soils, geology, hydrology and other conditions existing on the proposed site.
☐	☐	Orienting development to the site so that grading and other site preparation is kept to a minimum.
☐	☐	Shaping essential grading to complement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

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

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

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

Signed: _____


Applicant/Property Owner

Date: _____

6 / 27 / 25
(Application Submitted)

ACCEPTED BY THE DEVELOPMENT SERVICES DEPARTMENT

Signed: _____

Director / Staff

Date: _____ / _____ / _____