



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

**PLANNING DIVISION STAFF REPORT**

**CASE NUMBER:** CR2023-0013/ OR2025-0016  
**APPLICANT/REPRESENTATIVE:** Matt Wilke (White Barn Ventures, LLC)  
**PROPERTY OWNER:** Eric and Sarah Hibbard

**APPLICATION:** Comprehensive Plan Map Amendment and Conditional Rezone from "A" to the "R-R" Zone with a Development Agreement

**LOCATION:** The subject property is located at 20762 Gravelly Lane, Wilder, ID 83676 also referenced as Parcel R36963013, a portion of the NW¼ of Section 20, T4N, R5W, BM, Canyon County, Idaho.

**ANALYST:** Emily Bunn, Principal Planner  
**REVIEWED BY:** Dan Lister, Planning Supervisor

**REQUEST:**

The applicants, Sarah and Eric Hibbard, represented by Matt Wilke, request a Comprehensive Plan Map Amendment from "A" (Agricultural) to "RR" (Rural Residential) and Conditional Rezone of Parcel R36963013, approximately 8.44 acres, from an "A" (Agricultural) zone to a "CR-R-R" (Conditional Rezone - Rural Residential) zone. The request includes a Development Agreement restricting development to three (3) residential lots. See **Exhibit A** for more details.

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**PUBLIC NOTIFICATION:**

Neighborhood meeting conducted on:	July 18, 2023
Agency and Full Political notice:	February 3, 2025 and June 13, 2025
Neighbor notification within 600 feet mailed on:	June 13, 2025
Newspaper notice published on:	June 17, 2025
Notice posted on site on:	June 18, 2025

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**1. BACKGROUND:**

Per previous cases and parcel inquiries, the original parcel consisted of Gov't Lot 1 with approximately 25 acres. It appears the original parcel has since been divided into eight (8) parcels, with five (5) parcels being part of a subdivision plat and a replat of a subdivision (CU2004-308, CU2004-569, Instrument No. 8811484, Trunnell Acres and Swartz Family Trust Subdivision).

## 2. HEARING BODY ACTION:

Pursuant to Canyon County Code of Ordinances (CCCO) §07-06-01(3) requests for comprehensive plan changes and ordinance amendments may be consolidated for notice and hearing purposes. Although these procedures can be considered in tandem, pursuant to Idaho Code section 67-6511(b), the commission, and subsequently the board, shall deliberate first on the proposed amendment to the comprehensive plan; then, once the commission, and subsequently the board, has made that determination, the commission, and the board, should decide the appropriateness of a rezone within that area. This procedure provides that the commission, and subsequently the board, considers the overall development scheme of the county prior to consideration of individual requests for amendments to zoning ordinances. The commission, and subsequently the board, should make clear which of its findings relate to the proposed amendment to the comprehensive plan and which of its findings relate to the request for an amendment to the zoning ordinance.

Pursuant to CCCO §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 CCCO §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.

The commission should consider the procedures outlined above within CCCO §07-06-01(3).

## OPTIONAL MOTIONS:

**Approval of the Application:** "I move to approve **CR2023-0013/ OR2025-0016 (Hibbard)**, finding the application **does** meet the criteria for approval under Section 07-06-03 & 07-06-07(6) 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 **CR2023-0013/ OR2025-0016 (Hibbard)**, finding the application **does not** meet the criteria for approval under Section 07-06-03 & 07-06-07(6) 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 **CR2023-0013/ OR2025-0016 (Hibbard)**, to a *[date certain or uncertain]*

### 3. HEARING CRITERIA

**Table 1. Comprehensive Plan Amendment Criteria Analysis**

<b>HEARING CRITERIA (CCCO §07-06-03 (1)):</b> The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals, and policies:			
<b>Compliant</b>			<b>County Ordinance and Staff Review</b>
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Code Section      Analysis</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>07-06-03 (1)A</b>  <b>Is the requested type of growth generally in conformance with the comprehensive plan?</b>
			<p>The requested type of growth is <u>not</u> generally in conformance with the 2030 Comprehensive Plan.</p> <p>The Future Land Use Plan in the 2030 (and 2020) Canyon County Comprehensive Plan designates the parcel as “agriculture” (<b>Exhibit B1</b>). “The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value” (Page 25, 2030 Comprehensive Plan).</p> <p>The 2030 Canyon County Comprehensive Plan does not promote rural residential growth in the area. “The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses” (Page 26, 2030 Comprehensive Plan). The property is not in an Area of City Impact or near an urban area that indicates the properties in the vicinity are in a residential transition area. The property better meets the 2030 Canyon County Comprehensive Plan by remaining in its current configuration, as creating parcels that are 2.5-acre and 3.46-acre in size do not match the current average lot size of the area (6.40 acres) and would likely encourage more residential growth in the area that is predominately agricultural in nature (<b>Exhibit B2.6</b>).</p> <p>The comprehensive plan amendment request is not in general conformance with the following policies and goals contained within the 2030 Canyon County Comprehensive Plan:</p>

				<ul style="list-style-type: none"> <li>• <b><u>Population P2.01.01:</u></b> Plan for anticipated population and households that the community can support with adequate services and amenities</li> <li>• <b><u>Population G2.02.00:</u></b> Promote, housing, business, and service types needed to meet the demand of the future existing population.</li> <li>• <b><u>Land Use and Community Design G4.02.00:</u></b> Ensure that growth maintains and enhances the unique character throughout the County.</li> <li>• <b><u>Land Use and Community Design P4.02.01:</u></b> Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.</li> <li>• <b><u>Land Use and Community Design G4.03.00:</u></b> Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land-use planning.</li> <li>• <b><u>Land Use and Community Design P4.03.02:</u></b> Encourage the development of individual developments and subdivisions that do not fragment existing land use patterns.</li> <li>• <b><u>Land Use and Community Design G4.04.00:</u></b> Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County’s agricultural and rural character.</li> <li>• <b><u>Land Use and Community Design P4.04.01:</u></b> Support development in locations where services, utilities, and amenities are or can be provided.</li> <li>• <b><u>Land Use and Community Design P4.04.02:</u></b> Align planning efforts in areas of city impact.</li> <li>• <b><u>Land Use and Community Design P4.05.01:</u></b> Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.</li> <li>• <b><u>Natural Resources and Hazardous Areas P5.04.02:</u></b> Reduce and prevent erosion.</li> <li>• <b><u>Natural Resources and Hazardous Areas G5.05.00:</u></b> Protect Canyon County’s inhabitants’ health, safety, and welfare by reducing the risk and effects of natural and human-made hazards.</li> <li>• <b><u>Natural Resources and Hazardous Areas P5.05.01:</u></b> Mitigate development in hazardous areas or require site planning or construction techniques to mitigate the hazard.</li> <li>• <b><u>Agriculture G12.01.00:</u></b> Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses.</li> <li>• <b><u>Agriculture P12.01.02:</u></b> Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.</li> <li>• <b><u>Agriculture G12.04.00:</u></b> Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses</li> </ul>
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-06-03 (1)B	<p><b>When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?</b></p>											
			<p><b>Staff Analysis</b></p> <p>In consideration of the surrounding land uses, the proposed comprehensive plan amendment to “Rural Residential” is not more appropriate than the current comprehensive plan designation of “Agriculture”.</p> <p>The primary land use in the vicinity of the subject property is agriculture. There are parcels to the north, west, east, and south in active crop production and a dairy and feed lot each located within approximately 1 mile of the subject property, which demonstrates the area is primarily agricultural (<b>Exhibit B2.1 and Exhibit B2.4</b>). There are also agricultural residential parcels (meaning they are zoned agricultural but have primarily residential uses), mainly to the west but are also located immediately to the north and south of the subject property that were created via conditional use permits or administrative land division applications, mainly in the 1990s-2000s (see <b>Exhibit B3</b> for overview of those cases).</p> <p>The addition of a residential designation outside of an area of city impact adjacent to active agriculture has the potential to create land use conflicts. The 2030 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning and Rural Residential Zoning to be in transition areas.</p> <table border="1"> <thead> <tr> <th>Direction</th> <th>Existing Designation</th> <th>Existing Land Use</th> </tr> </thead> <tbody> <tr> <td>N</td> <td>Agriculture</td> <td>Ag-Residential and Agricultural Production</td> </tr> <tr> <td>S</td> <td>Agriculture</td> <td>Ag- Residential and Open Space (Boise River)</td> </tr> <tr> <td>E</td> <td>Agriculture</td> <td>Ag-Residential and Agricultural Production</td> </tr> <tr> <td>W</td> <td>Agriculture</td> <td>Agricultural Uses, One (1) Special Events Facility, and Scattered Residences</td> </tr> </tbody> </table> <p>Residential, Agriculture, Commercial, Industrial, Conservation, and Public/Open Space</p> <p><b>Adjacent Existing Comprehensive Plan Designation (Exhibits B2.1 and B2.9):</b></p>	Direction	Existing Designation	Existing Land Use	N	Agriculture	Ag-Residential and Agricultural Production	S	Agriculture	Ag- Residential and Open Space (Boise River)	E	Agriculture	Ag-Residential and Agricultural Production
Direction	Existing Designation	Existing Land Use													
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W	Agriculture	Agricultural Uses, One (1) Special Events Facility, and Scattered Residences													
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-06-03 (1)C	<p><b>Is the proposed comprehensive plan amendment compatible with surrounding land uses?</b></p>											
			<p><b>Staff Analysis</b></p> <p>Pursuant to Canyon County Code of Ordinances §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.</p>												

				<p>Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.</p> <p>The proposed comprehensive plan amendment is <u>not</u> compatible with surrounding land uses. The primary use and zoning designations within the vicinity of the property is agriculture.</p> <p>There is a dairy and feedlot located within approximately 1-mile of the property along with active crop production throughout the area. Within the notification radius of 600 ft., the average is 6.40 acres and median parcel size is 3.99 acres (<b>Exhibit B2.4 and B2.6</b>). The addition of a residential designation outside of an area of city impact adjacent to active agriculture has the potential to create land use conflicts. The 2030 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning.</p>						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>07-06-03 (1)D</b>	<p><b>Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?</b></p>						
			<p><b>Staff Analysis</b></p> <p>Development trends in the general area <u>do not</u> indicate that the current designation and circumstances have changed since the comprehensive plan was adopted.</p> <p>Within one (1) mile of the site, there have been two (2) county subdivision plats approved. Trunnell Acres was approved in 2002 to create four (4) lots (immediately north of the property). The Swartz Family Trust Subdivision was approved in 2010 to adjust the property lines of two (2) lots in Trunnell Acres, so no additional lots were created (<b>Exhibit B2.6</b>). The area remains primarily agricultural in nature with both agricultural zoning and uses adjacent and in the immediate vicinity of the subject property (<b>Exhibits B2.1, B2.3, and B2.4</b>).</p> <table border="1"> <thead> <tr> <th>TAZ</th> <th>2025 Pop</th> <th>2025 HH</th> <th>2050 Pop</th> <th>2050 HH</th> </tr> </thead> <tbody> <tr> <td>2776 (2,000 acres)</td> <td>273</td> <td>119</td> <td>291</td> <td>126</td> </tr> </tbody> </table> <p>Based on the TAZ forecasts (see above for TAZ chart) used by the state and/or local transportation officials and COMPASS for tabulating traffic-related data for future plans, needs, and improvements of the community, it does not show this as a planned growth area between now and 2050 (<b>Exhibit B2.7 and B2.7a</b>). The subject property is contained within the Traffic Analysis Zone (TAZ) "2776." As shown in <b>Exhibits B2.7 and B2.7a</b> of the staff report, the data for the TAZ zone that contains the subject property forecasts a small increase in households in this zone. Household forecasts project an increase of seven (7) households by the year 2050.</p>	TAZ	2025 Pop	2025 HH	2050 Pop	2050 HH	2776 (2,000 acres)	273
TAZ	2025 Pop	2025 HH	2050 Pop	2050 HH						
2776 (2,000 acres)	273	119	291	126						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-06-03 (1)E</b>	<p><b>Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?</b></p>						

			<p><b>Staff Analysis</b></p> <p>The proposed comprehensive plan amendment is not anticipated to impact public services and facilities.</p> <p>A comprehensive plan amendment does not directly impact public services and facilities however it provides a path to obtaining entitlements for development that may impact services. This subject property is located within the Wilder Rural Fire Protection District and the Wilder School District. Th. No mitigation measures are proposed at this time.</p> <p>See Analysis of 07-06-07(6)A8 of this document for additional review.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Idaho Code §67-6537</b></p> <p><b>When considering amending, repealing, or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the comprehensive plan would have on the source, quantity, and quality of groundwater in the area.</b></p> <p><b>Staff Analysis</b></p> <p>The proposed amendment would allow for residential uses. Any uses allowed or conditionally permitted in accordance with CCCO must comply with all applicable federal, state, and local laws with regard to water quantity and quality.</p> <p>The applicant provided well logs for the monitoring well, the property owner's well, and two additional wells drilled off Trunnell Court (these wells are found north of the property. The applicant states regarding the quantity of water in the well logs: "The Hibbard well shows 183ft depth, 111 ft to first water, and 25 GPM. The Trunnell Court wells showed 40 GPM, and 50 GPM respectively, and similar depths to first water (110-115ft) and drilling depths (160-163ft) indicating ample water and a consistent depth to water in the aquifer at this location. The newer wells actually produce more, and the depth to water is almost identical 11 years after the Hibbard well was drilled. Furthermore, the amount of water being used out of the aquifer is de minimis in use, and utilizing septic injects water used in the home back into the ground, which would make it back to the aquifer at some point. The small amount of potential ½ acre irrigation use is not anticipated to affect the aquifer in any negative way. The IDWR Monitoring Well is actually a 12.75" Irrigation Well. Even with the large amount of irrigation water being used for crops, it still has a very constant depth to water over the 56-year history the well has been in use." (<b>Exhibits A10.2 and A10.2a</b>). The applicant stated regarding water quality in the area that the property owner's well log showed light sulfur and that the other neighboring well logs did not make note of this information (<b>Exhibit A10.2</b>)</p> <p>Staff obtained three (3) Ground Water Monitoring Reports for three (3) wells near the subject property (See <b>Exhibit B4.1</b> for the reports and <b>Exhibit B4</b> to show the ground water monitoring well locations). It appears for two (2) of the ground water monitoring wells that there are elevated nitrate levels (over 10 mg/1) (see <b>Exhibit B4.2</b> to review the Ground Water Quality Standards as enforced by Idaho Department of Environmental Quality).</p> <p>This area of the county is located within the Ada Canyon high nitrate priority area. The addition of residential waste treatment facilities and potentially individual wells could have a negative impact on the quality of groundwater in the area.</p>

**Table 2. Conditional Rezone Standards of Evaluation Analysis**

<b>Standards of Evaluation (CCCO §07-06-07(6)A):</b> 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:				
<b>Compliant</b>			<b>County Ordinance and Staff Review</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Code Section</b>	<b>Analysis</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>07-06-07(6)A1</b>	<b>Is the proposed conditional rezone generally consistent with the comprehensive plan?</b>
			<b>Staff Analysis</b>	<p>The proposed conditional rezone change is <u>not</u> generally consistent with the Comprehensive plan.</p> <p>The proposed conditional rezone is not consistent with the comprehensive plan goals and policies. R36963013 (8.47+ acres) is identified as Agriculture and is consistent with the goals and policies of the 2030 Plan with its current and future zoning designation.</p> <p>The comprehensive plan amendment request is <u>not</u> in general conformance with the following policies and goals contained within the 2030 Canyon County Comprehensive Plan:</p> <ul style="list-style-type: none"> <li>• <b><u>Population P2.01.01:</u></b> Plan for anticipated population and households that the community can support with adequate services and amenities</li> <li>• <b><u>Population G2.02.00:</u></b> Promote, housing, business, and service types needed to meet the demand of the future existing population.</li> <li>• <b><u>Land Use and Community Design G4.02.00:</u></b> Ensure that growth maintains and enhances the unique character throughout the County.</li> <li>• <b><u>Land Use and Community Design P4.02.01:</u></b> Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.</li> <li>• <b><u>Land Use and Community Design G4.03.00:</u></b> Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land-use planning.</li> <li>• <b><u>Land Use and Community Design P4.03.02:</u></b> Encourage the development of individual developments and subdivisions that do not fragment existing land use patterns.</li> <li>• <b><u>Land Use and Community Design G4.04.00:</u></b> Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County’s agricultural and rural character.</li> <li>• <b><u>Land Use and Community Design P4.04.01:</u></b> Support development in locations where services, utilities, and amenities are or can be provided.</li> <li>• <b><u>Land Use and Community Design P4.04.02:</u></b> Align planning efforts in areas of city impact.</li> </ul>

				<ul style="list-style-type: none"> <li>• <b>Land Use and Community Design P4.05.01:</b> Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.</li> <li>• <b>Natural Resources and Hazardous Areas P5.04.02:</b> Reduce and prevent erosion.</li> <li>• <b>Natural Resources and Hazardous Areas G5.05.00:</b> Protect Canyon County's inhabitants' health, safety, and welfare by reducing the risk and effects of natural and human-made hazards.</li> <li>• <b>Natural Resources and Hazardous Areas P5.05.01:</b> Mitigate development in hazardous areas or require site planning or construction techniques to mitigate the hazard.</li> <li>• <b>Agriculture G12.01.00:</b> Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses.</li> <li>• <b>Agriculture P12.01.02:</b> Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.</li> <li>• <b>Agriculture G12.04.00:</b> Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>07-06-07(6)A2</b>  <b>Staff Analysis</b>	<p><b>When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?</b></p> <p>In consideration of the surrounding land uses, the proposed conditional zone change to "Rural Residential" is <u>not</u> more appropriate than the current zoning designation of "Agriculture."</p> <p>The primary land use in the vicinity of the subject property is agriculture. There are parcels to the north, west, east, and south in active crop production and a dairy and feed lot within approximately 1 mile of the subject property, which demonstrates the area is primarily agricultural (<b>Exhibit B2.1 and Exhibit B2.4</b>). The property is not located within an area of city impact. There are also agricultural residential parcels (meaning they are zoned agricultural but have primarily residential uses), mainly to the west but are also located immediately to the north and south of the subject property that were created via conditional use permits or administrative land division applications, mainly in the 1990s-2000s (see <b>Exhibit B3</b> for an overview of those cases).</p> <p>Based on Canyon County's Soil Survey of 2018, the property contains Soil Capacity Classes 4 and 8. Class 8 makes up approximately 28.73% of the property, which is not prime farmland if irrigated. Class 4 makes up approximately 71.26% of the property, which is also not prime farmland if irrigated (<b>Exhibit B2.5</b>). This property also contains over 15% slopes on the southern part of this property (<b>Exhibit B2.12</b>). The slopes and poor soils have likely contributed to why this parcel has not been used for agricultural purposes. However, the surrounding area is predominantly agricultural, and the addition of a residential zoning district where none currently exist and where the primary use of properties in the area is agriculture has the potential to create land use conflicts (<b>Exhibits B2.1, B2.3, and</b></p>

			<p><b>B2.4).</b> The 2030 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning.</p> <p>Pursuant to CCCO §07-10-25 (1), the purpose of the “Agricultural” zoning district is to:</p> <ul style="list-style-type: none"><li>A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;</li><li>B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;</li><li>C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;</li><li>D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and</li><li>E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.</li></ul> <p>Pursuant to CCCO §07-10-25 (2), the purpose of the “Rural Residential” zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable. In accordance with §07-10-21(2), the minimum average residential parcel size is 2.0 acres for this zone.</p> <p>Currently, the property is zoned Agriculture and is surrounded by agriculturally zoned properties that are in agricultural production (both crop production and animal-related production) or agricultural-residential parcels created from previous land use decisions. The trends for the area do not support residential growth in this area at this time (<b>Exhibits B2.1, B2.3, B2.4, and B3</b>). The subject property is contained within the Traffic Analysis Zone (TAZ) “2776.” As shown in <b>Exhibit B2.7 and Exhibit B2.7a</b> of the staff report, the data for the TAZ zone that contains the subject property forecasts a small increase in households in this zone. Household forecasts project an increase of four (4) households by the year 2050. This is an area that is not currently forecasted to receive residential growth. Although this area may be suitable for a rural lifestyle, it is not appropriate at this time given the existing conditions and agricultural nature of the area.</p> <p><b>Adjacent Existing Conditions:</b></p> <table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N</td><td>Ag-Residential and Agricultural Production</td><td>AG</td><td></td></tr><tr><td>S</td><td>Ag- Residential and Open Space (Boise River)</td><td>AG</td><td></td></tr><tr><td>E</td><td>Ag-Residential and Agricultural Production</td><td>AG</td><td></td></tr></table>	Direction	Existing Use	Primary Zone	Other Zone	N	Ag-Residential and Agricultural Production	AG		S	Ag- Residential and Open Space (Boise River)	AG		E	Ag-Residential and Agricultural Production	AG	
Direction	Existing Use	Primary Zone	Other Zone																
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E	Ag-Residential and Agricultural Production	AG																	

				<div>W</div> <div>Agricultural Uses, One (1) Special Events Facility, and Scattered Residences</div> <div>AG</div> <div> "A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone) </div>	
				<p><b>Surrounding Land Use Cases (Exhibit B2.10):</b></p> <ol style="list-style-type: none"> <li>OR2022-0005 (Person)- Comprehensive Plan Map Change from Agricultural to Residential – Denied</li> <li>CR2022-0011 (Person) – Conditional Rezone from Agriculture to R-1 (Single-Family Residential) – Denied</li> </ol> <p>Per CCCO §07-06-07(3), "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." Although CR2022-0011 mentions in the Findings of Fact, Conclusions of Law, and Order of Decision that the case could potentially obtain approval if the applicant applies for a consider a conditional rezone to a "CR-R-R" zone with a development agreement limiting development to three (3) lots/three-acre lot sizes, this case cannot be used as evidence of approval or denial of this case. Each property is unique with its circumstances.</p>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>07-06-07(6)A3</b> <b>Staff Analysis</b>	<p><b>Is the proposed conditional rezone compatible with surrounding land uses;</b></p> <p>Pursuant to CCCO §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.</p> <p>The proposed zoning map amendment is not compatible with the surrounding land uses. The land uses surrounding the site are primarily agricultural in nature, with some sporadic residential uses. Within the notification radius of 600 ft., the average is 6.40 acres, and the median parcel size is 3.99 acres. The addition of a residential designation outside of an area of city impact adjacent to active agriculture has the potential to create land use conflicts (<b>Exhibits B2.1, B2.3, B2.4, and B2.6</b>). The introduction of "R-R" zoning adjacent to agricultural uses, along with the subsequent subdivision, will introduce an incompatible land use. The 2030 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning. See also §07-06-07(6)A2 for additional review.</p> <p>NOTE: There may be overlap between this section and 07-07-05(1)D &amp; B; reference those sections for additional review as needed.</p>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>07-06-07(6)A4</b>	<p><b>Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?</b></p>	

			<p>The proposed conditional rezone will negatively affect the agricultural character of the area. Any necessary measures to mitigate impacts are detailed below.</p> <p><b>Character of the Area:</b> The character of the area is agricultural, with intensive agricultural uses in the near vicinity and ag-residential properties, with the average parcel size being 6.40 acres. There is a dairy and feedlot located within one (1) mile of the property, and crop production in all directions. There is no residential zoning located within one (1) mile of the subject property (<b>Exhibits B2.1, B2.3, B2.4, and B2.6</b>). Many of the smaller lot sizes in the vicinity are from past administrative land divisions and conditional use permits that were approved in the 1990s and 2000s (See <b>Exhibit B3</b> for an overview of property history in the immediate vicinity).</p> <p><b>The following measures will be implemented to mitigate the impact</b> The applicant has agreed to enter into a development agreement to place conditions on the development in an effort to potentially mitigate impacts. See <b>Exhibit A2</b> for the applicant's proposed conditions of approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>07-06-07(6)A5</b></p> <p><b>Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, be provided to accommodate the proposed conditional rezone?</b></p> <p>The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein.</p> <p><b>Sewer:</b> Per the applicant's letter of intent and land use matrix, there is an individual septic system on site, and proposed lots would have sewer provided via individual septic tanks (<b>Exhibit A2 and A3</b>). Per Southwest District Health's comment letter, the development is in the designated Ada Canyon Nitrate Priority Area. A level 1 N-P Study and subdivision engineering report will be required if it goes through the subdivision platting process (<b>Exhibits D3 and D3.1</b>).</p> <p><b>Water:</b> Per the applicant's letter of intent and land use matrix, there is an individual domestic well on site, and the proposed lots would have water provided via domestic wells (<b>Exhibit A2 and A3</b>) See the comprehensive plan amendment section of the staff report for discuss on water quality and quantity information.</p> <p><b>Drainage:</b> Stormwater must be retained on site. A grading and drainage plan for the development will be required at the time of application for a preliminary plat (or as revised) and during the construction drawing phase of development, should the rezone be approved.</p> <p><b>Irrigation:</b> Per Wilder Irrigation District, the subject property does not have surface water rights (<b>Exhibit D7</b>). Per the land use matrix, irrigation of the land shall be done by a domestic well (<b>Exhibit A3</b>).</p>

				<b>Utility:</b> Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply were notified of the application on February 3, 2025 and June 13, 2025. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-06-07(6)A6</b>	<b>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?</b>
			<b>Staff Analysis</b>	<p>Per Golden Gate Highway District No. 3, the proposed conditional rezone will not require public street improvements for Gravelly Lane or any other public road in order to provide adequate access to and from the subject property in order to minimize undue interference with existing or future traffic patterns created by the proposed development (<b>Exhibit D1</b>).</p> <p>Idaho Transportation Department does not have any traffic concerns as the project does not meet the thresholds for a Traffic Impact Study, nor does it pose any safety concern (<b>Exhibit D2</b>).</p> <p>Due to only three (3) parcels being created with a residential building permit, there does not appear to be a need to implement mitigation of traffic impacts via conditions of approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-06-07(6)A7</b>	<b>Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?</b>
			<b>Staff Analysis</b>	<p>The subject property does have legal access for the conditional rezone and will exist at the time of the development via Gravelly Lane (a public road) per Golden Gate Highway District No. 3. See review and analysis detailed below.</p> <p>Per Golden Gate Highway District No. 3, "Lot 1 is proposed in the north portion of the parcel, Lot 2 is the southeast portion, and Lot 3 is the southwest portion. Gravelly Ln runs along the east sides of Lots 1 and 2. Access for all lots would be from Gravelly Ln. Lot 1 would utilize an existing driveway currently serving an existing house in Lot 3. Lot 2 would access Gravelly Ln from a proposed new access. Lot 3 would utilize the existing driveway to Gravelly Ln. Gravelly Ln is a Local Road according to GGHD's 2024 Functional Classification Map" (<b>Exhibit D1</b>). Additionally, Golden Gate Highway District No. 3 states the following findings and conditions of approval apply:</p> <ol style="list-style-type: none"> <li>1. Provide recorded easement(s) prepared by an Idaho registered licensed land surveyor in accordance with ACCHD Standards for access to Lot 3.</li> <li>2. Obtain an Approach Permit for a Standard Residential Approach in accordance with the ACCHD Standards Standard Drawing ACCHD-105 for any new approaches.</li> <li>3. A site visit by GGHD and/or ITD representatives is required to address possible site distance issues, if any.</li> </ol>

				<p>If secondary residences are applied for at a later date on the proposed parcels, the private access would need to become a private road in compliance with CCCO §07-10-03.</p> <p>See Analysis for 07-06-07(6)A6, of this document for additional review.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-06-07(6)A8</b>	<p><b>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?</b></p>
			<b>Staff Analysis</b>	<p>The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below.</p> <p><b>Schools:</b> Parcel R36963013 is serviced by Wilder School District, it's not anticipated that any impacts or accommodations will be needed, as two additional lots are requested. Agency comments were sent out on February 3, 2025 and June 13, 2025 and no comments were received by the school district.</p> <p><b>Police:</b> Parcel R36963013 is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on February 3, 2025 and June 13, 2025, and no comments were received by the Sheriff's Office.</p> <p><b>Fire Protection &amp; Emergency Medical Services:</b> Parcel R36963013 is under the jurisdiction of Wilder Rural Fire Protection District (WRFPD). A comment letter was received from WRFPD on February 18, 2025, that stated the fire district will require "...the applicant meets all roadway requirements. In addition, homes that are greater than 3,600 square feet will require the minimum fire suppression water supply." The fire district also sent an "Access &amp; Water Supply Permit Application" form that the applicant would need to fill out at the building permit stage. Staff inquired about the response time in May 2025, and WRFPD stated the estimated response time would be 6-8 minutes (<b>Exhibits D5, D5.1, and D5.2</b>).</p> <p>Emergency Medical Services are provided to the property. Canyon County Paramedics sent over estimated response times from three (3) different stations – Station ALS58 would be approximately 7.17 minutes, Station M51 would be approximately 22.83 minutes, and Station M52 would be approximately 25.47 minutes (<b>Exhibit D6</b>).</p>

#### 4. AGENCY COMMENTS:

Agencies including Wilder School District, Southwest District Health, Wilder Rural Fire Protection District, Idaho State Fire Marshal, Golden Gate Highway District No. 3, Idaho Power, Intermountain Gas, CenturyLink, Zippy, Boise Project Board of Control, Wilder Irrigation District, Brown Bus Company, Caldwell Transportation, COMPASS, Idaho Transportation Department, Valley Regional Transit, Canyon County Sheriff's Office, Canyon County's Emergency Management Coordinator, Canyon County Paramedics/EMT, Canyon County Assessor's Office, Canyon County's Soil Conservation District, Canyon County's DSD Engineering Department, Canyon County Building Department, Canyon County Code Enforcement Department, Canyon County's GIS Department, Idaho Department of Environmental Quality, Idaho Department of Water Resources (Water Rights), Idaho State Department of Agriculture, and Idaho Department of Agricultural Aviation Association.

Staff received agency comments from Golden Gate Highway District No. 3, Idaho Transportation Department, Southwest District Health, Idaho Department of Environmental Quality, Wilder Rural Fire Protection District, Canyon County Ambulance District, and Wilder Irrigation District. 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 one (1) total written public comment by the materials deadline of July 7, 2025. The comment received was in opposition. The public comment received by the aforementioned materials deadline is 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 comprehensive plan amendment and conditional rezone are not **compliant** with Canyon County Ordinance 07-06-05. A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends that the parcel match the median lot size of the area which is approximately 4 acres in size so it is more commiserate with the area and reduces development on significant slopes. Additionally, staff recommends a condition be added that prohibits development on slopes greater than 15% and future division of the parcel.

#### 7. EXHIBITS:

##### A. Application Packet & Supporting Materials

1. Master Application

2. Letter of Intent
3. Land Use Worksheet
4. Proposed Site Plan
5. Neighborhood Meeting Sign-Up Sheet, List of Neighbors that Received Letters, and Neighborhood Meeting Letter
6. Agency Acknowledgement
7. Warranty Deed with Instrument No. 2022-003751
8. Email to Eric Hibbard from Cassie Lamb (Planner 1) on Process to Divide Property – Dated December 13, 2021
9. Affidavits of Legal Interest
10. Email Correspondence with the Applicant with Supplemental Information (such as Water Quantity and Quality Information) –
  - 10.1. Email Correspondence with Applicant (April 2025)
  - 10.2. Email Correspondence with Applicant (May 2025- June 2025)
    - a. Well Driller Logs, Map, Graph, and “Light Sulfur” Comment Screenshot from Hibbard Well Log Provided by Applicant (These documents were attached to Email)
  - 10.3. Email Correspondence with Applicant and Building Department on Unpermitted Structures and Occupied RV (June and July 2025)
  - 10.4. Email from Applicant on Presentation and Engineering Response to Slopes on Property (July 7, 2025)
    - a. Applicant Presentation
    - b. Brent Orton Engineering Response to Slopes on Property

**B. Supplemental Documents**

1. Parcel Tool Report
2. Cases Maps/Reports
  - 2.1. Small Air Ortho
  - 2.2. Small Vicinity Map
  - 2.3. Zoning and Classification
  - 2.4. Dairy, Feedlot and Gravel Pit
  - 2.5. Soil and Prime Farmlands Map with Report
  - 2.6. Subdivision Map and Report
  - 2.7. TAZ Households
    - a. TAZ Population and Household Data from COMPASS
  - 2.8. Canyon County 2030 Future Land Use Map
  - 2.9. Lot Classification Map
  - 2.10. Case Map 1 mile and Summary Report
  - 2.11. Contour Map 5’ intervals
  - 2.12. Slope % Map
  - 2.13. Common Legend for Maps
3. Visual of Property History of Surrounding Area
4. Idaho Department of Environmental Quality Well Monitoring Map (Arrow Shows Approximate Location of Subject Property and Yellow Circles Identify the Wells with Ground Water Well Monitoring Logs that Are Shown in **Exhibit 4.1**)
  - 4.1. Ground Water Well Monitoring Reports for Three (3) Wells Near the Subject Property
  - 4.2. IDAPA Ground Water Quality Rule (IDAPA 58, Title 1, Chapter 11)

**C. Site Visit Photos: June 9, 2025**

**D. Agency Comments Received by: July 7, 2025**

1. Golden Gate Highway District No. 3; Received: February 3, 2025
2. Idaho Transportation Department; Received: February 4, 2025
3. Southwest District Health; Received: February 4, 2025
  - 3.1. Southwest District Health Pre-Development Meeting Notes; Meeting Date August 18, 2023
4. Idaho Department of Environmental Quality; Received February 5, 2025
5. Wilder Rural Fire Protection District; Received February 18, 2025
  - 5.1. Wilder Rural Fire Protection District Water Supply Permit; Received February 18, 2025
  - 5.2. Wilder Rural Fire Protection District Response Time Email; Received May 15, 2025
6. Canyon County Ambulance District Response Time Email with Map; Received May 17, 2025
7. Wilder Irrigation District Email on No Water Rights; Received May 27, 2025

**E. Public Comments Received by: July 7, 2025**

1. Snake River Canyon Scenic Byway; Received July 6, 2025

**EXHIBIT A**

**Application Packet & Supporting Materials**

Planning & Zoning Commission

Case # CR2023-0013

Hearing Date: July 17, 2025

## Exhibit A1



## ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: <u>ERIC and SARAH HIBBARD</u>	
	MAILING ADDRESS: <u>20762 GRAVELLY LAKE WILDER, ID 83676</u>	
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>Eric Hibbard</u> <u>Sarah Hibbard</u>		Date: <u>12/13/23</u> <u>12/13/23</u>

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: <u>MATT WILKE</u>	
	COMPANY NAME: <u>WHITE BARN VENTURES, INC.</u>	
	MAILING ADDRESS: <u>PO. Box 7 M. DOLETON, ID 83644</u>	
	PHONE: <u>(208) 412-9803</u>	EMAIL: <u>matt@mywhitelbarn.com</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>20762 GRAVELLY LAKE</u>	
	PARCEL NUMBER: <u>R 3696301300</u>	
	PARCEL SIZE: <u>8.47 acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>AG</u>	PROPOSED ZONING: <u>CR-RR</u>
FLOOD ZONE (YES/NO) <u>NO</u>		ZONING DISTRICT:

## FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CR 2023-0013</u>	DATE RECEIVED: <u>12/14/23</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: <u>\$400</u> <span style="float: right;">CK MO CC CASH</span>

\$3323  
White Barn Ventures  
Matt Wilke



## COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - MASTER APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: <u>ERIC &amp; SARAH HIBBARD</u>	
	MAILING ADDRESS: <u>20762 GRAVELLY LANE WILDER, ID 83676</u>	
	PHONE: <u>(360) 460-1997</u>	EMAIL: <u>INFO@SOILSAPPLICATION.COM</u>
	I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>Eric Hibbard</u> <u>Sarah Hibbard</u> Date: <u>05/01/25</u> <u>05/01/25</u>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: <u>MATT WILKE</u>	
	COMPANY NAME: <u>WHITE BARN VENTURES, INC.</u>	
	MAILING ADDRESS: <u>PO Box 7 MIDWATER ID 83644</u>	
	PHONE: <u>208 412 9803</u>	EMAIL: <u>MATT@MWHITEBARN.COM</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>20762 GRAVELLY LANE</u>	
	PARCEL NUMBER: <u>R 3696301300</u>	
	PARCEL SIZE: <u>8.47 ACRES</u>	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: <u>AG</u>	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: <u>CR-RR</u>	
	FLOOD ZONE (YES/NO): <u>NO</u>	ZONING DISTRICT:

**Check the applicable application type:**

- ☒ Comprehensive Plan **Map** Amendment (change the future land use designation)
- ☐ Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

**FOR DSD STAFF COMPLETION ONLY:**

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



White Barn Ventures, Inc.

Eric & Sarah Hibbard  
20762 Gravelly Ln  
Wilder, ID 83607

12/14/2023 (Amended 4/30/2025)

Canyon County Development Services  
111 N. 11th Avenue  
Caldwell, ID 83605

Re: Letter of Intent for Conditional Rezone to Rural Residential with Comp Plan Map Amendment.

Dear Development Services,

I am writing on behalf of my clients Eric & Sarah Hibbard. Our request is to rezone approximately 8.47 Acres to a CR-RR Zoning classification, with a 2.82 acre average lot size and to amend the comprehensive plan map. There will be no more than 3 lots, which will include the current residence as shown on the attached conceptual plan.

Proposed access will consist of 2 driveway accesses on Gravelly Lane, and will not negatively impact traffic flows due to the low density of the proposal. The proposed home sizes and values associated with view lots like these will bring in well above median tax value to the Wilder school district, thus assuring the future homeowners will pay above their fair share.

This zoning will conform to the area well, as the subject property is contiguous to Trunnell Acres Subdivision & Swartz Family Trust Subdivision to the north and several other Residential Estates on acreage perfected in the past through a CUP or other Administrative approval. These residential development trends in the area are conducive to R-R zoning. There are 6 parcels within 600 ft. or less north of the subject property that range in size from .51 acres - 2.26 acres, which is less than is proposed with this application.

The subject property is not viable farmland, consisting of low quality soils and no surface water to irrigate. For these reasons, this property is a great candidate to rezone with its amazing views and rolling hills for a Rural Residential development. Building a couple more homes here will not adversely affect the neighboring Ag zones, and this development will still maintain a Rural feel with its larger lot sizes, which naturally create lots of open space. The character of the area consists of residential estate parcels, which is more appropriate than Ag zoning overlooking the Snake River. We believe this to be the highest and best use of the property. The current existing use of the parcel is single family residential in an Ag zone.



### **2030 Comp Plan Analysis**

The following goals and policies in the Canyon County 2030 comprehensive plan support the request:

#### **Property Rights**

1. G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and
2. P1.01.01 No person should be deprived of private property without due process of law.
3. P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.welfare.
4. G1.02.00 Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.

#### **Population**

1. G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.
2. P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.

#### **Economic Development**

1. G3.05.00 Support a diverse economy in Canyon County and recognize that **residential**, commercial, and industrial uses are necessary components of overall economic stability.

#### **Land Use Community and Design**

1. G4.01.00 Support livability and high quality of life as the community changes over time
2. P4.01.01 Maintain a balance between residential growth and agriculture that protects the rural character.
3. P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.
4. G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.
5. P4.03.02 Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.



6. P4.04.01 Support development in locations where services, utilities, and amenities are or can be provided.
7. P4.05.01 Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.
8. P4.05.02 Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area.
9. P4.06.02 Encourage development design that accommodates topography and promotes conservation of agricultural land.
10. G4.07.00 Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.

### **Housing**

1. G11.01.00 Encourage opportunities for a diversity of housing choices in the County.
2. P11.01.01 Encourage a variety of housing sizes that meet the needs of families, various age groups, and incomes.
3. G11.02.00 Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.
4. P11.02.01 Encourage subdivisions to locate where adequate services and infrastructure exists or can be provided.

### **Agriculture**

1. P12.01.05 Direct development to land with lower irrigatable soil classifications as determined by Canyon Soil Conservation District or by the USDA Natural Resources Conservation Service.
2. P12.03.01 Restrict residential development that impacts aerial application flight patterns and operations.
3. P12.03.02 Place new structures appropriately to minimize disruption to aerial application flight patterns.

### **Proposed Development Agreement**

We are proposing a Development Agreement to accompany the rezone. We are proposing to include the following conditions in the development agreement:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that are applicable to the property.
2. The Subject parcel R3696301300, 8.47 acres, will be limited to 3 total residential lots, 1 of which is the current residence, and shall be divided in compliance with Chapter 7, Article 17 (Subdivisions) of the Canyon County Zoning Ordinance.



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. The Right to Farm Act Statement shall be disclosed on deeds to all future parcel owners.
5. The applicant will work with Southwest District Health (SWDH), the Golden Gate Highway District, Wilder Rural Fire District, and Idaho Department of Water Resources (IDWR) regarding the development of this property. Any specific requirements or conditions related to these agencies will not exceed the statutory authority of that agency or the county and must lawfully correspond and be proportionate to the impact of the development.

The proposed lot sizes are over 2 acres, therefore we believe there is more than enough area to meet the requirements of SWDH for well and septic. The site is on the edge of a Nitrate Priority area, and will require further on site evaluation if the rezone is approved. The final lot count will be ultimately determined by a nutrient pathogen study.

There will be no known impacts to groundwater created by the addition of two homes in the area.

### **Summary**

Rural estate properties with views are in very high demand due to our low supply currently, and we believe they will remain in demand for the foreseeable future in this area, especially with the view overlooking the Snake River and the Owyhee mountains to the south.

I respectfully request that the County please approve my clients application for a conditional rezone to CR-RR with a development agreement.

Thank you,

Matt Wilke

White Barn Ventures Inc.

Applicant Representative for Eric and Sarah Hibbard.

# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

☒ How many Individual Domestic Wells are proposed? 3 (1 existing 2 proposed)

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

3. **IRRIGATION WATER PROVIDED VIA:** 1/2 new domestic well.

☐ Surface ☐ Irrigation Well ☒ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

☐ Pressurized ☐ Gravity

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. **INTERNAL ROADS:**

☐ Public ☒ Private <sup>Driveway</sup> Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. **FENCING**

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

Type: TBD if any. 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)

NONE

## RESIDENTIAL USES

### 1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 3 ☐ Commercial \_\_\_\_\_ ☐ Industrial \_\_\_\_\_  
☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

### 2. FIRE SUPPRESSION:

- ☒ Water supply source: FIRE DISTRICT APPARATUS

### 3. INCLUDED IN YOUR PROPOSED PLAN?

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

## NON-RESIDENTIAL USES

### 1. SPECIFIC USE: \_\_\_\_\_

### 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:

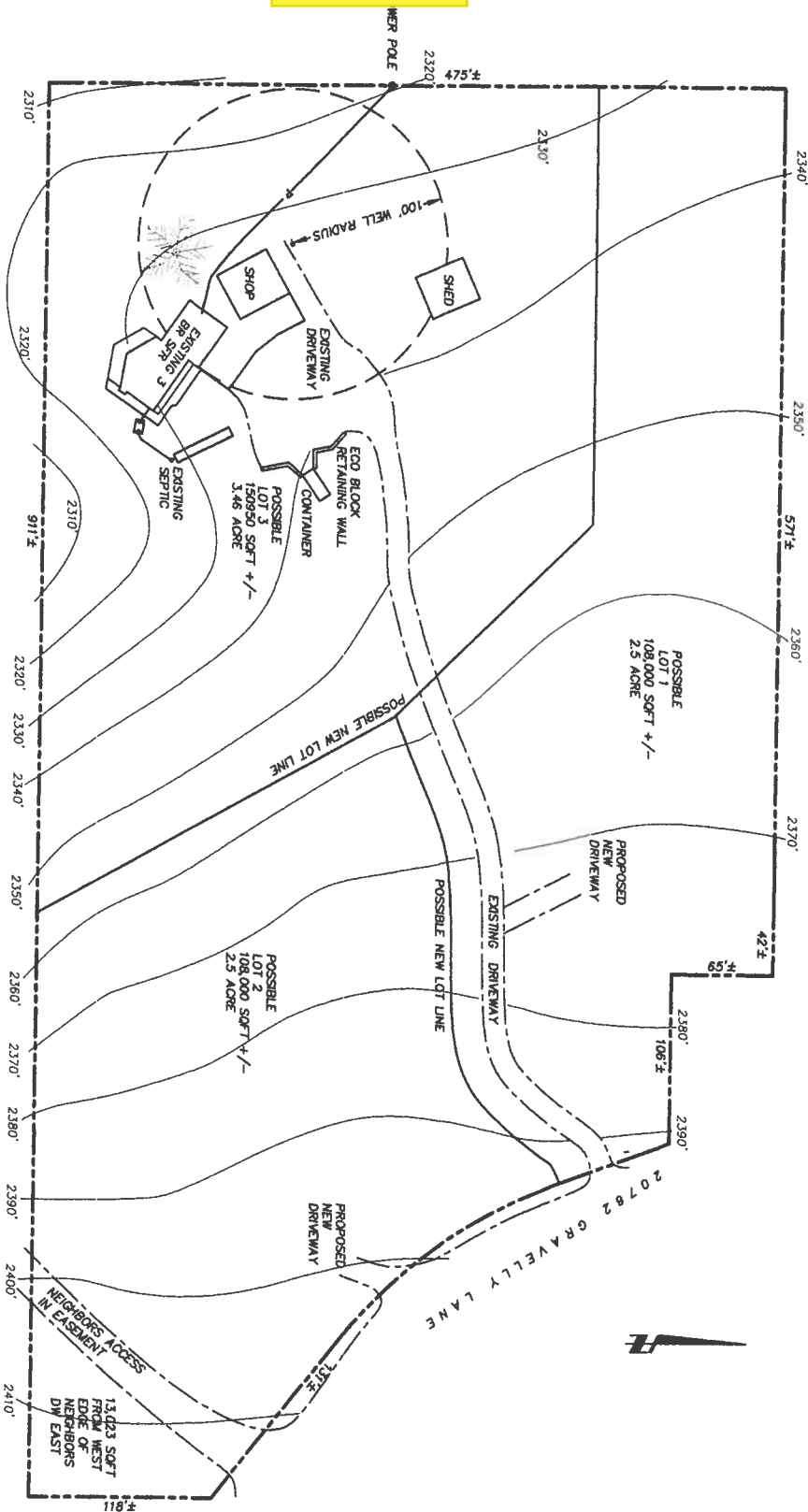
How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_

# Exhibit A4

**THIS IS NOT A SURVEY**  
 SITE FEATURES, TOPOGRAPHY, ELEVATIONS AND BENCHMARKS ARE BASED ON  
 ASSUMED DATUM PROVIDED BY THE OWNER AND COUNTY MAPPING SERVICES

Scale: 1" = 75'  
 0 75 150 225



8.44 ACRES  
 PRIVATE WELL

<p>PROPOSED 3 LOT SPLIT          TAX PARCEL #369 63 013</p>		
<p>FOR          ERIC &amp; SARAH HIBBARD</p>		
<p>SCALE:          1" = 75' @ 11X17</p>	<p>DATE:          11-14-2023</p>	<p>1 of 1</p>
<p>JOB NUMBER:          N/A</p>	<p>DRAWN BY:          ERIC</p>	
<p>REVISIONS:</p>		
<p>SHEET NUMBER</p>		

**NEIGHBORHOOD MEETING SIGN-UP****CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633


**NEIGHBORHOOD MEETING SIGN UP SHEET**  
**CANYON COUNTY ZONING ORDINANCE §07-01-15**

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

**SITE INFORMATION**

Site Address: <b>20762 GRAVELLY LANE</b>	Parcel Number: <b>R 3696301300</b>
City: <b>WILDER</b>	State: <b>ID</b> ZIP Code:
Notices Mailed Date: <b>6/30/2023</b>	Number of Acres: <b>8.47</b> Current Zoning: <b>AG</b>
Description of the Request: <b>REQUESTING A CONDITIONAL REZONE TO RR FOR 3 TOTAL LOTS.</b>	

**APPLICANT / REPRESENTATIVE INFORMATION**

Contact Name: <b>MATT WILKE</b>	
Company Name: <b>WHITE BARN VENTURES, INC.</b>	
Current address: <b>PO Box 7</b>	
City: <b>MIDDLETON</b>	State: <b>ID</b> ZIP Code: <b>83644</b>
Phone: <b>208.412.9803</b>	Cell:
Email: <b>MATT@MYWHITEBARN.COM</b>	Fax:

**MEETING INFORMATION**

DATE OF MEETING: <b>7/18/2023</b>	MEETING LOCATION: <b>ON-SITE</b>	
MEETING START TIME: <b>5:56 PM</b>	MEETING END TIME: <b>6:48 PM</b>	
ATTENDEES: <b>MATT WILKE</b>		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <b>Samuel &amp; Eneidia Clegg</b>	<i>[Signature]</i>	<b>20563 Riverpoint Ln</b>
2. <b>JAMES Stone</b>	<i>[Signature]</i>	<b>20316 Riverpoint Ln</b>
3. <b>MARY + Todd Thuermer</b>	<i>[Signature]</i>	<b>20738 Trunnell CT</b>
4. <b>Shirley Clegg, Tricia Clegg</b>	<i>[Signature]</i>	<b>20383 Riverpoint Ln Wilder, ID 83676</b>
5. <b>Cornelio Beltran</b>	<i>[Signature]</i>	<b>20736 GRAVELLY LN.</b>
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

**NEIGHBORHOOD MEETING CERTIFICATION:**

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

APPLICANT/REPRESENTATIVE (Please print):

MATT WILKE

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 7 / 18 / 2023

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R36963200	THEUERKAUF MARY M	20783 TRUNNELL CT	WILDER	ID	83676
R36926	DENNIS LAWRENCE	29033 PECKHAM RD	WILDER	ID	83676
R36963201	ROSSMAN ANDREW	20831 TRUNNEL CT	WILDER	ID	83676
R36922	RULE DANIEL P	PO BOX 1237	CALDWELL	ID	83606
R36963	TRUNNELL GERALD	27527 FERN LN	WILDER	ID	83676
R36963105	TRUNNELL GERALD D-FAMILY TRST	27527 FERN LN	WILDER	ID	83676
R36924	SORRELL LAND LLC	29035 PECKHAM RD	WILDER	ID	83676
R36963100	MENDOZA ELIEL	20982 TRUNNELL CT	WILDER	ID	83676
R36925	SORRELL FAMILY REVOCABLE TRUST	29035 PECKHAM RD	WILDER	ID	83676
R36963030	CLAGG CODY	PO BOX 1130	RIGGINS	ID	83549
R36965	U S ARMY ENG DIST S	PO BOX 3755	SEATTLE	WA	98124
R36963030C	CLAGG DONALD	20383 RIVERPOINT LN	WILDER	ID	83676
R36963013	HIBBARD ERIC	20762 GRAVELLY LN	WILDER	ID	83676
R36963102	BELTRAN CORNELIO	20736 GRAVELLY LN	WILDER	ID	83676-5412
R36955011	PAGENKOPF KERRY	28729 RIVER RIDGE RD	WILDER	ID	83676
R36963011	DEPT OF THE ARMY \$	PO BOX C-3755	SEATTLE	WA	98124-2255
R36963030B	CLAGG FAMILY TRUST	20563 GRAVELLY LN	WILDER	ID	83676
R36963020	PERSON MARGARET L	PO BOX 213	FT HARRISON	MT	59636
R36966010	DONG AND BAI FAMILY TRUST	20433 VIA PORTOFINO	CUPERTINO	CA	95014
R36964	WILKS BUDDY DEAN	28947 PECKHAM RD	WILDER	ID	83676
R36963101	HENSLEY SAMUEL M	29752 SABIN RD	PARMA	ID	83660
R36963030A	STONE FAMILY TRUST	20316 RIVERPOINT LN	WILDER	ID	83676

MATT WILKE

MAILED

# Neighborhood Notification Map

## Parcel No. R36963013

### Buffer Distance 600 Feet

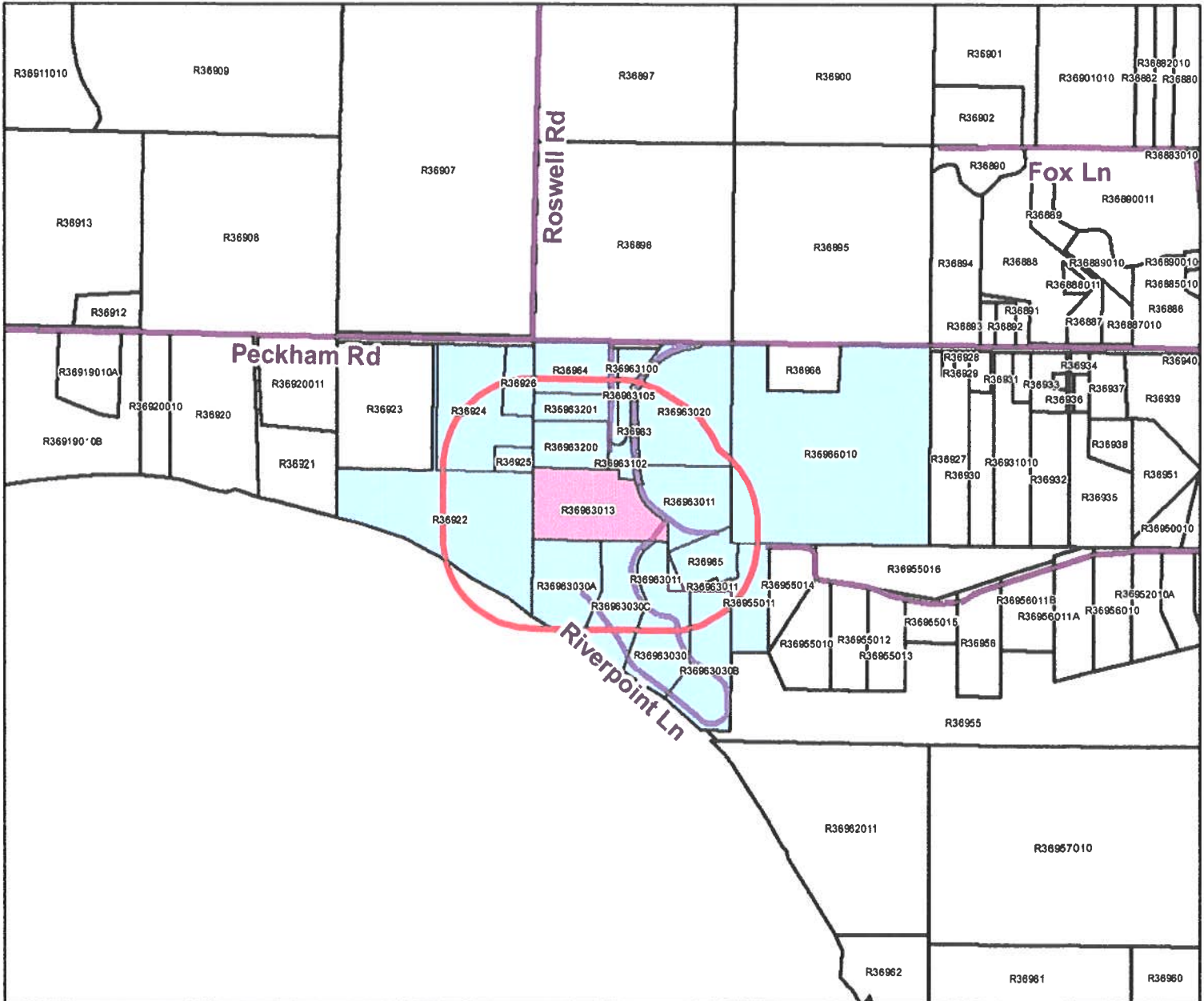
Canyon County  
Development Services  
111 North 11th Ave, #140  
Caldwell, ID 83605



This map is for informational purposes only and does not suggest approval of the project.

Date: 6/26/2023  
By: SHuggins

The neighborhood meeting shall be conducted prior to acceptance of the application. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.



#### Legend

- NOTIFICATION BUFFER
- SUBJECT\_PROPERTY
- NOTIFIED PARCELS
- TAX PARCELS
- Highway
- Interstate
- Local Road

**SCALE** 1 in = 1,000 feet  
Map Scale 1:12,000

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.



White Barn Ventures, Inc.

6/29/2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Rezone to Rural Residential for 3 residential building lots to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Rezone is applied.

**The Neighborhood Meeting details are as follows:**

**Date:** Tuesday, 7/18/2023

**Time:** 6 PM

**Location:** 20762 Gravelly Ln., Wilder, ID 83676

**The project is summarized below:**

- Site Location: 20762 Gravelly Ln., Wilder, ID 83676
- Proposed access: Current driveway access for 20762 Gravelly Lane, pending final highway district approval.
- Site will encompass Parcel # R3696301300.
- Approximate Acreage: 8.47 Acres.
- 3 total lots including current home on site with an average lot size of approximately 2.82 acres after final approval.

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Matt Wilke | PO Box 7, Middleton, Idaho 83644 | 208.412.9803 | matt@mywhitebarn.com



Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

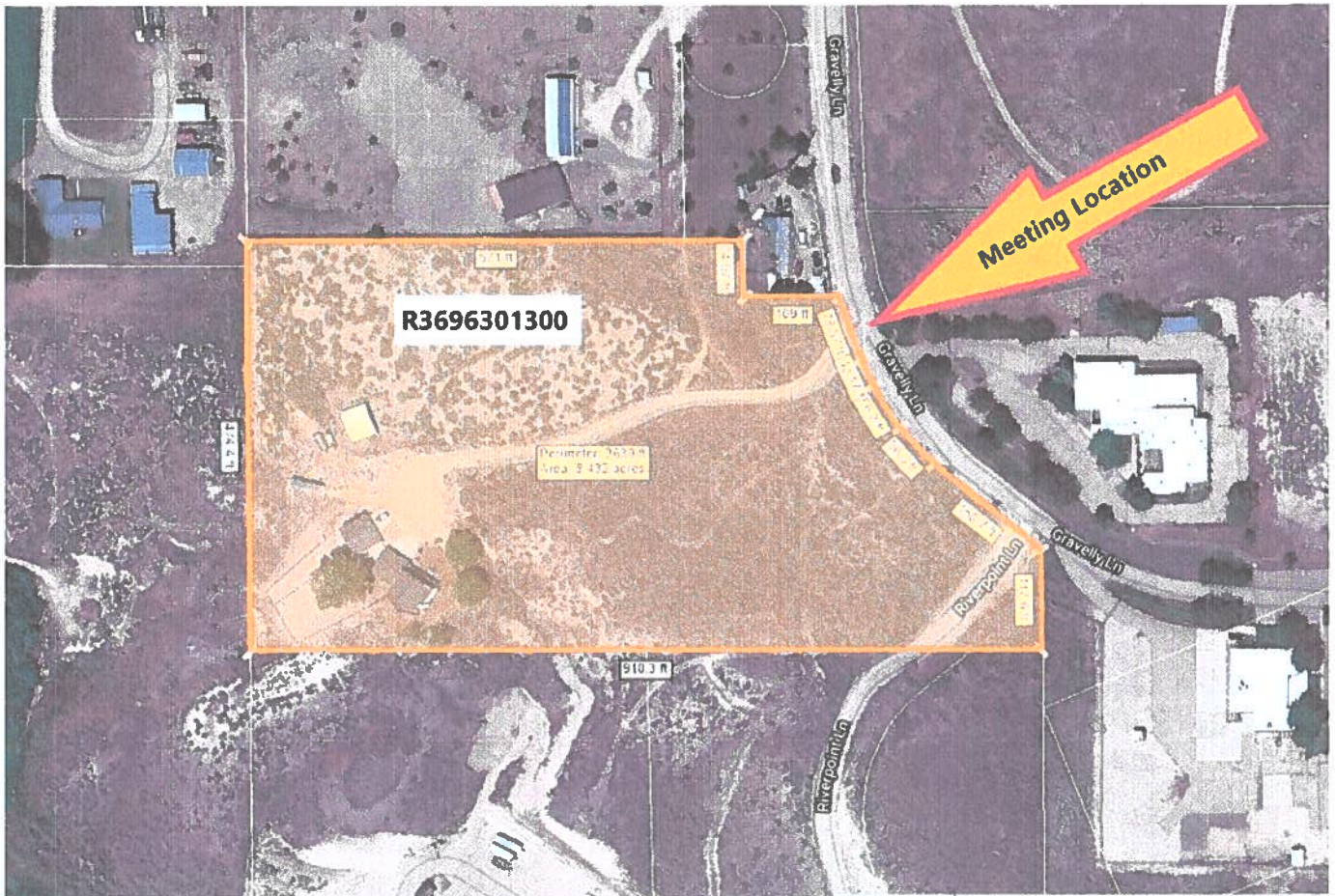
If you have any questions prior to the meeting, please call or text me at 208.412.9803, email [matt@mywhitebarn.com](mailto:matt@mywhitebarn.com), or write me @ P.O. BOX 7, Middleton, ID 83644.

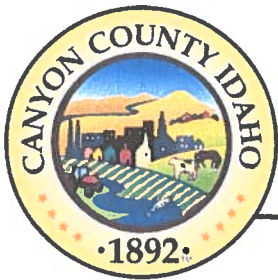
Thank you,

Matt Wilke

White Barn Ventures Inc.~ Applicant Representative for Eric and Sarah Hibbard.

### Proposed Site and Meeting Location





## Exhibit A6

### AGENCY ACKNOWLEDGMENT

Date: 08/18/2023

Applicant: ERIC & SARAH H. BARD

Parcel Number: R3696301300

Site Address: 20762 GRAVELLY LANE, WILDER, ID 83676

#### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

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

#### **Southwest District Health:**

☒ Applicant submitted/met for informal review.

Date: 08/18/2023 Signed: \_\_\_\_\_

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

#### **Fire District:**

District: Wilder Fire

☒ Applicant submitted/met for informal review.

Date: 08/15/2023 Signed: \_\_\_\_\_

Frank Christensen  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: GOLDEN GATE HIGHWAY

☒ Applicant submitted/met for informal review.

Date: 8/15/23 Signed: \_\_\_\_\_

Bob Watters Director of Highways  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: 12/14/23 Signed: \_\_\_\_\_

Wilder provided shut spouting no WR on property  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact**

City: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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

30 BOX 416  
CALDWELL

# 4N 5W 20

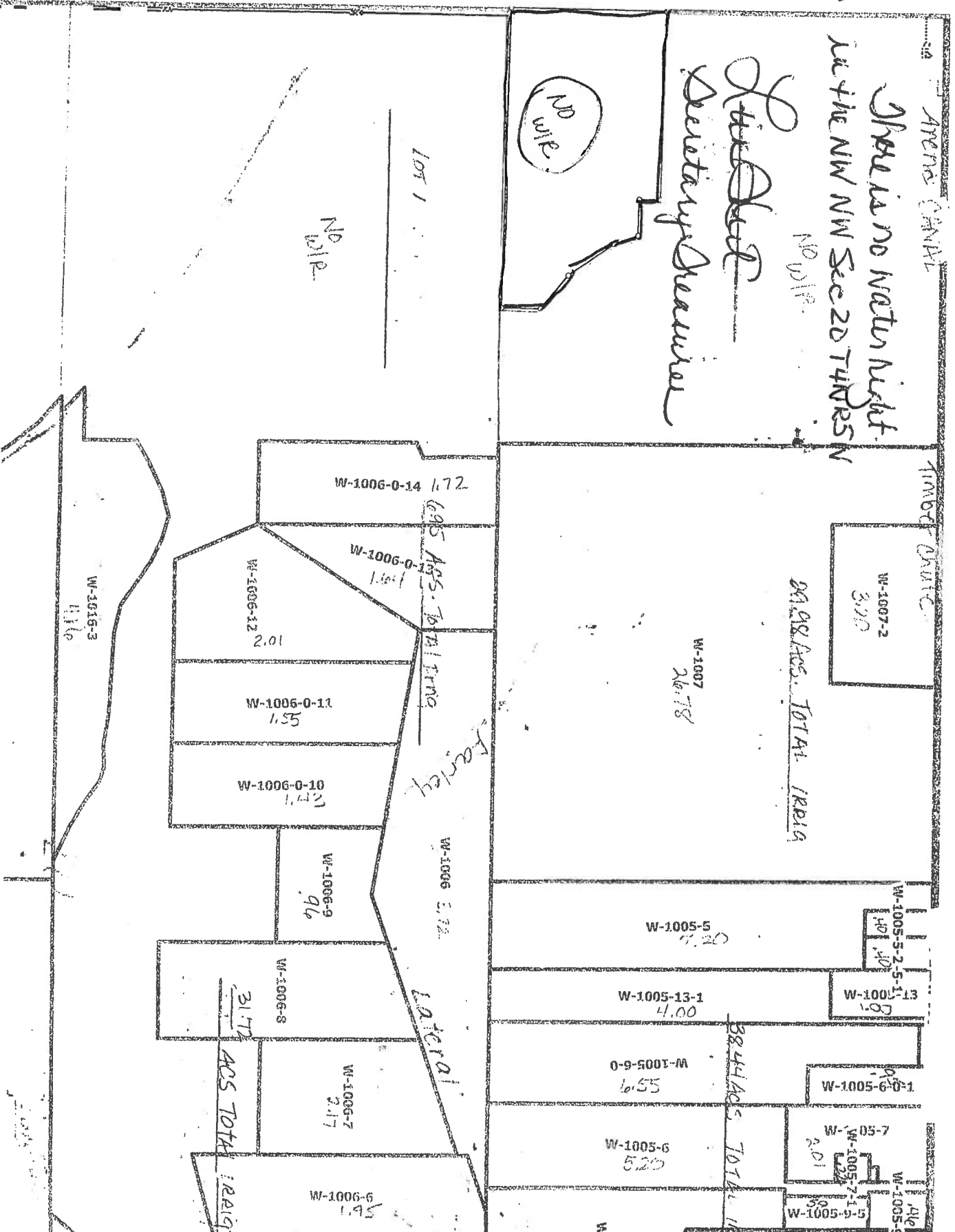


Exhibit A7



**PioneerTitleCo.**  
GOING BEYOND

5680 E. Franklin Rd., Ste. 150  
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 794086 KC/JB

**2022-003751**

RECORDED

**01/21/2022 10:16 AM**

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 TYOUREN

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

## WARRANTY DEED

For Value Received The heirs or devisees of Gary D. DeMeyer and Virginia R. DeMeyer, deceased, their interest being subject to the administration of the estate of said Decedents in Canyon County, Probate Case No. CV14-21-06119, wherein Patricia M. Nielsen is appointed Personal Representative of said estate.

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Eric Hibbard and Sarah Hibbard, husband and wife

hereinafter referred to as Grantee, whose current address is 20762 Gravelly Lane Wilder, ID 83676

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.


Dated: January 14, 2022

Estates of Gary D. DeMeyer and Virginia R. DeMeyer

By: Patricia M. Nielsen  
Patricia M. Nielsen, personal representative

State of Colorado, County of Boulder

This record was acknowledged before me on January 14<sup>th</sup>, 2022 by Patricia M. Nielsen, as personal representative of the estates of Gary D. DeMeyer and Virginia R. DeMeyer.

  
\_\_\_\_\_  
Signature of notary public  
Commission Expires: 2/25/24

MARISA JUSTINIANO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20204000117  
MY COMMISSION EXPIRES 02/25/2024

## EXHIBIT A

This parcel is a portion of the Northwest Quarter of the Northwest Quarter, Section 20, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 00° 20' 17" West along the West boundary of said Northwest Quarter of the Northwest Quarter, a distance of 849.11 feet to the TRUE POINT OF BEGINNING; thence South 89° 10' 32" East parallel with the South boundary of said Northwest Quarter of the Northwest Quarter, a distance of 571.27 feet; thence South 00° 20' 17" West parallel with the West boundary of said Northwest Quarter of the Northwest Quarter, a distance of 65.00 feet; thence South 89° 10' 32" East parallel with the South boundary of said Northwest Quarter of the Northwest Quarter, a distance of 109.05 feet to a point on a curve to the left; thence along said curve a distance of 5.78 feet, said curve having a radius of 349.00 feet, a central angle of 00° 56' 54", and a long chord which bears South 19° 10' 16" East a distance of 5.78 feet; thence South 19° 38' 43" East, a distance of 72.63 feet; thence South 25° 13' 29" East, a distance of 5.03 feet to a point on a curve to the left; thence along said curve a distance of 169.03 feet, said curve having a radius of 316 feet, a central angle of 30° 38' 51", and a long chord which bears South 35° 55' 50" East, a distance of 167.02 feet; thence South 51° 15' 15" East a distance of 130.58; thence South 00° 12' 16" West a distance of 117.62 feet to a point on the South boundary of said Northwest Quarter of the Northwest Quarter; thence North 89° 10' 32" West along the South boundary of said Northwest Quarter of the Northwest Quarter, a distance of 910.65 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence North 00° 20' 17" East along the West boundary of said Northwest Quarter of the Northwest Quarter, a distance of 474.69 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a perpetual non-exclusive ingress-egress easement being a portion of the Northwest Quarter of the Northwest Quarter, Section 20, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89° 26' 26" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 30 feet; thence South 00° 20' 17" West parallel with the West boundary of said Northwest Quarter of the Northwest Quarter a distance of 849.25; thence North 89° 10' 32" West parallel with the South boundary of said Northwest Quarter of the Northwest Quarter a distance of 30 feet to a point on the West boundary of said Northwest Quarter of the Northwest Quarter; thence North 00° 20' 17" East along the West boundary of said Northwest Quarter of the Northwest Quarter a distance of 849.11 feet to the POINT OF BEGINNING.

TOGETHER WITH a perpetual non-exclusive ingress-egress easement being a portion of the Northwest Quarter of the Northwest Quarter, Section 20, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89° 26' 26" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 504.09 feet to the TRUE POINT OF BEGINNING; thence South 89° 26' 26" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 30 feet; thence South 00° 41' 12" West, a distance of 851.56 feet; thence North 89° 10' 32" West parallel with the South boundary of said Northwest Quarter of the Northwest Quarter a distance of 30 feet; thence North 00° 41' 12" East, a distance of 851.42 feet to the TRUE POINT OF BEGINNING.

**Exhibit A8**

Eric Hibbard &lt;soilsapp@gmail.com&gt;

**20762 Gravelly Lane / Wilder ID 83676**

3 messages

**Eric Hibbard**

To: ZoningInfo@canyoncounty.id.gov

Sat, Dec 11, 2021 at 8:00 AM

Please see attached for required info/questions.  
Thank you.

--

Soils Application LLC.  
PO BOX 1120 Carlsborg, WA 98324  
360-683-6300



**Zoning questions.pdf**  
175K

**Cassie Lamb** <Cassie.Lamb@canyoncounty.id.gov>

To: Eric Hibbard

Mon, Dec 13, 2021 at 4:45 PM

In order to divide parcel R36963013 further it would require a Comprehensive Map Amendment (\$2500) to change the future zoning from agricultural to residential, then a Rezone (\$850) to change the current zoning from agricultural to residential, followed by the subdivision platting process (\$1680+\$10/a lot). The County would not recommend going through these applications because it would be unfavorable for approval at this time being as there is no residential zoning in the area and surrounded by agriculture.

A secondary dwelling is allowed so long as the property owner lives onsite in one of the two dwellings, can meet the property setbacks, and Southwest District Health will issue a septic permit. The more houses built off Gravelly Ln may trigger road improvement to take place at any given time.

An addition can take place so long as the proper building permit is pulled. A addition could be treated as a in-laws quarters but it has to share a heated building envelope space with the rest of the house. I recommend talking to a plans examiner.

The garage could be turned into living space with the proper building permit pulled. I recommend talking to a plans examiner.

You could build a root cellar and would need to talk to the building department to see if a permit would be needed.

If property has slopes over 15%, a grading and drainage plan would be needed to excavate on site. Excavation for dwelling use is fine, mineral extraction for processing, crushing, and screening is not allowed without a conditional use permit.

**07-10-26: PURPOSES OF ZONES:**

(1) The purposes of the A (Agricultural) Zone are 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

[https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty\\_id/0-0-0-3036](https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3036)

Thanks,



Cassie Lamb

Canyon County Planner I

[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)

208-454-6627

[Quoted text hidden]

---

**Eric Hibbard** [REDACTED]  
To: [sarjona@saiservices.com](mailto:sarjona@saiservices.com)

Wed, Sep 7, 2022 at 4:12 PM

[Quoted text hidden]

# AFFIDAVIT OF LEGAL INTEREST

being first duly sworn upon oath, depose and say:

- to submit the accompanying application pertaining to the subject property.

- Dated this 9 day of May, 20 25

*[Handwritten signature]*

(signature)

STATE OF IDAHO )

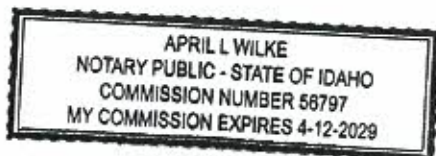
SS

COUNTY OF CANYON )

On this 9 day of May, in the year 2025, before me April Wilke,  
a notary public, personally appeared Eric Hibbard, 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: April Walker

My Commission Expires: 4-12-2029





Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, #310  
Caldwell, Idaho 83605  
[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
208-402-4164

## AFFIDAVIT OF LEGAL INTEREST

I, SARAH HIBBARD, 20762 GRAVELLY LANE  
(name) (address)  
WILDER, ID 83676  
(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  
MADE WILKE

PO Box 7

DIRECTOR FOR WHITE PARR VENTURES MIDDLETON, ID 83644  
(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 9 day of May, 20 25.

(signature)

STATE OF IDAHO )

SS

COUNTY OF CANYON )

On this 9 day of May, in the year 2025, before me April Wilke,  
a notary public, personally appeared Sarah Hibbard, 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: April Wilke

My Commission Expires: 4-12-2029

**Emily Bunn**

---

**From:** Matt Wilke <matt@mywhitebarn.com>  
**Sent:** Wednesday, April 30, 2025 11:52 AM  
**To:** Emily Bunn  
**Subject:** Re: [External] Re: CR2023-0013

Received, thanks Emily.



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

---

**From:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Sent:** Wednesday, April 30, 2025 11:43 AM  
**To:** Matt Wilke <matt@mywhitebarn.com>  
**Cc:** Eric Hibbard <info@soilsapplication.com>  
**Subject:** RE: [External] Re: CR2023-0013

Matt,

The fee schedule was adopted at the end of January, but was not fully effective until March 28, 2025. See attached for the fee schedule resolution.

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://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.

---

**From:** Matt Wilke <matt@mywhitebarn.com>  
**Sent:** Wednesday, April 30, 2025 9:19 AM  
**To:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Cc:** Eric Hibbard <info@soilsapplication.com>  
**Subject:** Re: [External] Re: CR2023-0013

Thanks for the feedback Emily. I will make that change and correct some other minor errors. Do you happen to know when the fee schedule changed from \$2,800 to the current fee?



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Sent:** Wednesday, April 30, 2025 8:59 AM  
**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Cc:** Eric Hibbard <[info@soilsapplication.com](mailto:info@soilsapplication.com)>  
**Subject:** RE: [External] Re: CR2023-0013

Hi Matt,

I talked to Dan Lister about your fee question and he stated we unfortunately cannot honor the fee from before. So if you plan on turning in the comprehensive plan amendment, it will need to be under today's fee schedule.

The letter of intent looks fine, the only suggestion I have is adding in the first sentence that your request is also to amend the comprehensive plan map so it is clear it also part of your request.

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>

**Sent:** Tuesday, April 29, 2025 4:57 PM

**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Cc:** Eric Hibbard <[info@soilsapplication.com](mailto:info@soilsapplication.com)>

**Subject:** Re: [External] Re: CR2023-0013

Hi Emily,

I think part of the confusion with staff (and I) when I submitted the application in December 2023 was that it shows on the zoning amendment checklist that a map amendment is implied with a conditional rezone for \$1,400, and the additional text amendment for \$2,800 was not needed because we weren't modifying the text of the ordinance under the new 2030 comp plan. (page 2 of the attached Master App .pdf)

Deed or evidence of property interest to the subject property	<input checked="" type="checkbox"/>	
Fee: \$ 950 Rezone	<input checked="" type="checkbox"/>	
\$1,400 Conditional Rezone		
\$2,800 Text Amendment		
**Fees are non-refundable**		

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

**REZONE OPTION:**

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

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

Applicant/Owner: Matt Wilke Date 12/14/2023

DSD Planner: \_\_\_\_\_ Date \_\_\_\_\_

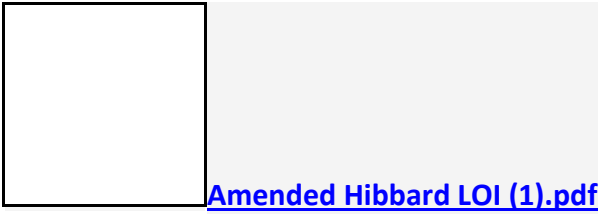
CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT  
111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605  
[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) - Phone: 208-454-7458  
Revised 3/29/21

The "Comp Plan Amendment" form you sent me has a map amendment, and a separate text amendment checkbox which makes much more sense than just the "zoning amendment checklist" form I submitted with the application. I should have submitted both forms.

Since the applicant intended to amend the comp plan map with the application in December 2023, can you please honor the original additional fee of \$2,800? I attached the refund I issued to the Hibbard's, and their original deposit of \$4,200 to White Barn Ventures for the application fee. (\$1,400 conditional rezone, and \$2,800 for the text amendment) to show that was the original intent of the applicant.

**Amended LOI Draft**

I amended the Original LOI to add the Comp Plan Map Amendment verbiage and added a little more language to the LOI to fulfill the standards required for the Comp Plan Map Amendment. Will this work for the application?



Thanks Emily,



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Sent:** Tuesday, April 29, 2025 8:56 AM  
**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Cc:** Eric Hibbard <[info@soilsapplication.com](mailto:info@soilsapplication.com)>  
**Subject:** RE: [External] Re: CR2023-0013

Hi Matt,

Thank you for your quick response.

For the comprehensive plan amendment, I would need a letter of intent, affidavit of legal interest, followed by the fee.

Fee breakdown based on new fee schedule:  
Comprehensive Plan Amendment Base Fee - \$3200  
Noticing for two (2) public hearings: \$600  
Case Mapping: \$50  
Fee: \$3850

After this, I will send out the first agency notice.

Thank you for your thoughts and comments related to the lot size and slopes, I will get back to you on more questions I may have while working through the staff report.

Sincerely,



Emily Bunn,

Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Sent:** Monday, April 28, 2025 7:03 PM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Cc:** Eric Hibbard <[info@soilsapplication.com](mailto:info@soilsapplication.com)>  
**Subject:** [External] Re: CR2023-0013

Hi Emily,

Thank you for your email and questions. Its great to see this application finally moving forward!

I cc'd Eric Hibbard in this email. His email is: [info@soilsapplication.com](mailto:info@soilsapplication.com)

**Answers to your questions:**

***1. I see a Comprehensive Plan Map Amendment was not turned in with this application. The future land use for this parcel is zoned "Agriculture" and the Rural Residential Zone is not mapped out in this area in our Comprehensive Plan for 2030. The first criteria in the conditional rezone code states: "Is the proposed conditional rezone generally consistent with the comprehensive plan?" At this time, the Comprehensive Plan does not support the Rural Residential zone in this area, so without a Comprehensive Plan Map Amendment, I will not be able to provide findings in the affirmative for the first criteria. Please let me know if you plan on submitting a Comprehensive Plan map Amendment with this application.***

**Yes, we would like to submit a Comprehensive Plan Map Amendment with this application. We fully intended on amending the comp plan map and pay for the map amendment, but when I turned in the application the planner of the day said that because the 2030 ordinance hadn't been completed at the time (12/14/2023), & we didn't need to pay to amend the comp plan map. I even sent a \$2,800 credit back to the Hibbard's because they had overpaid me for the application I submitted.**

**Please let me know if there is anything I need to do to add the Comp Plan Map Amendment to this application.**

***2. I am also concerned about the lot sizes you are requesting. The area does have previously approved conditional use permits or administrative land divisions that created lot sizes that are more in the 4-5-acre***

range (such as the parcels south of the property and off of River Ridge Rd). Proposing two (2) lots with 2.5 acres does not appear to align with the character of the area, so I would consider altering the application to reflect larger lot sizes.

1. *Recent land use decision: CR2022-0011 (Parcel R36963020) was recently denied for rezoning to R-1, and the option that may be taken to gain approval was to apply for a conditional rezone to the CR-RR zone with a development agreement limiting development to three (3) lots/3-acre lot sizes.*

The nearby CR2022-0011rezone that was given the option for a conditional rezone for (three) 3-acre average lots, is almost exactly the size of lots the Hibbard's are proposing with their 2.82-acre average lots sizes. Will that be enough to help get a staff recommendation for approval? This site is not taking any farm ground out of production and will have no negative impact to farm uses in the area. The property is not contiguous to any active farms and the small amount of traffic generated will be very minimal.

There are many other positives to developing this site that meet the policies and goals of the 2030 Comp plan, and these were listed in the letter of intent with the application. I highlighted the goals in green, and the policies in yellow.

### 2030 Comp Plan Analysis

The following goals and policies in the Canyon County 2030 comprehensive plan support the request:

#### Property Rights

1. G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and
2. P1.01.01 No person should be deprived of private property without due process of law.
3. P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.
4. G1.02.00 Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.

#### Population

1. G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.
2. P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.

#### Economic Development

1. G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

#### Land Use Community and Design

1. G4.01.00 Support livability and high quality of life as the community changes over time
2. P4.01.01 Maintain a balance between residential growth and agriculture that protects the rural character.

3. P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.
4. G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.
5. P4.03.02 Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
6. P4.04.01 Support development in locations where services, utilities, and amenities are or can be provided.
7. P4.05.01 Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.
8. P4.05.02 Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area.
9. P4.06.02 Encourage development design that accommodates topography and promotes conservation of agricultural land.
10. G4.07.00 Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.

### **Housing**

1. G11.01.00 Encourage opportunities for a diversity of housing choices in the County.
2. P11.01.01 Encourage a variety of housing sizes that meet the needs of families, various age groups, and incomes.
3. G11.02.00 Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.
4. P11.02.01 Encourage subdivisions to locate where adequate services and infrastructure exists or can be provided.

### **Agriculture**

1. P12.01.05 Direct development to land with lower irrigatable soil classifications as determined by Canyon Soil Conservation District or by the USDA Natural Resources Conservation Service.
2. P12.03.01 Restrict residential development that impacts aerial application flight patterns and operations.
3. P12.03.02 Place new structures appropriately to minimize disruption to aerial application flight patterns.

***3. I am also concerned about the 15% or more slopes on the property as it could disrupt the surrounding area. Additionally, Canyon County's Comprehensive Plan for 2030 outlines that Canyon County discourages development in hazardous areas. Do you have any documentation that states it is safe to develop, such as a geologic, geotechnical, and hydrologic report? Although I am concerned about building residences on these steep slopes, I am also concerned that the private road may not be safe to travel (especially in the case of EMS response) with the steepness of the road.***

**The applicant is working with Golden Gate Highway District and the Wilder Fire District in regard to the driveway access(es). This application will not need a private road. GGHD met on site and did not have any preliminary concerns regarding the 2 (two) proposed driveway accesses.**

**The applicant also has an engineer available to assist with hillside development concerns as may be needed for preliminary/final plat approval. There has not been site engineering done yet, as we have**

been waiting for this application to be assigned a planner and go through the process. Today marks 501 days since we turned in the application. It is tough to pay upfront for engineering reports when the County has been so backlogged on applications, and we don't know when the Rezone will be approved, or what reports may be needed. The reports are also time sensitive. For instance, a geo-tech is typically only considered valid for 1-2 years without updating.

The current driveway has been in constant use since the home was built in 1995 and has not been an issue for EMS or Fire in the past. That being said, the two new proposed homesites will be much closer to Gravelly Lane, and we do not anticipate any issues with access & approval from either GGHD or Fire/EMS.

Please let me know if my responses will help you make a staff recommendation of approval, or if you have any other questions.

Thank you,



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Sent:** Monday, April 28, 2025 3:51 PM

**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>

**Subject:** CR2023-0013

Hello,

I got an email saying the property owner's email address ([eric@soilapplication.com](mailto:eric@soilapplication.com)) was undeliverable. Can you please make sure he gets the below email?

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** Emily Bunn  
**Sent:** Monday, April 28, 2025 3:47 PM  
**To:** 'Matt Wilke' <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Cc:** 'eric@soilsapplication.com' <[eric@soilsapplication.com](mailto:eric@soilsapplication.com)>  
**Subject:** CR2023-0013

Hello,

I am the planner assigned to CR2023-0013. I reviewed your case and have some questions/comments:

1. I see a Comprehensive Plan Map Amendment was not turned in with this application. The future land use for this parcel is zoned "Agriculture" and the Rural Residential Zone is not mapped out in this area in our Comprehensive Plan for 2030. The first criteria in the conditional rezone code states: "Is the proposed conditional rezone generally consistent with the comprehensive plan?" At this time, the Comprehensive Plan does not support the Rural Residential zone in this area, so without a Comprehensive Plan Map Amendment, I will not be able to provide findings in the affirmative for the first criteria. Please let me know if you plan on submitting a Comprehensive Plan map Amendment with this application.
2. I am also concerned about the lot sizes you are requesting. The area does have previously approved conditional use permits or administrative land divisions that created lot sizes that are more in the 4-5-acre range (such as the parcels south of the property and off of River Ridge Rd). Proposing two (2) lots with 2.5 acres does not appear to align with the character of the area, so I would consider altering the application to reflect larger lot sizes.
  1. Recent land use decision: CR2022-0011 (Parcel R36963020) was recently denied for rezoning to R-1, and the option that may be taken to gain approval was to apply for a conditional rezone to the CR-RR zone with a development agreement limiting development to three (3) lots/3-acre lot sizes.
3. I am also concerned about the 15% or more slopes on the property as it could disrupt the surrounding area. Additionally, Canyon County's Comprehensive Plan for 2030 outlines that Canyon County discourages development in hazardous areas. Do you have any documentation that states it is safe to develop, such as a geologic, geotechnical, and hydrologic report? Although I am concerned about building residences on these steep slopes, I am also concerned that the private road may not be safe to travel (especially in the case of EMS response) with the steepness of the road.

Let me know if you have any questions, concerns, or alternations of the application you wish to add. If a response is not received by May 12, 2025, staff will process the application as is, which will lead to staff recommendation of denial to the hearing bodies.

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**Emily Bunn**

---

**From:** Emily Bunn  
**Sent:** Friday, June 13, 2025 5:09 PM  
**To:** 'Matt Wilke'  
**Cc:** Eric Hibbard  
**Subject:** RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hi Matt,

I completed my site visit this week and wanted to touch base on a couple of things:

- It appears there is an occupied RV on site (see pictures below). The side was popped out, the RV was turned on, and the stairs on the side were out. If the RV is still present and occupied, this will need to be addressed with a temporary use permit application.
- I also saw the below storage container put underground with a retaining wall. It appears these structures were placed/built without building permits. I suggest you reach out to the Building Department to see what building permits would need to be applied for to bring this into compliance.

Also, I have been doing my review of the case and at this point do not have enough evidence to recommend approval due to the following:

- The average lot size of the area is 6.40 acres, which does not coincide with the proposed lot sizes.
- The area is predominately agricultural in nature (there is a dairy and feedlot located within 1-mile of the subject property, there are no residential zones nearby, and there many farm fields in agricultural production in the surrounding area). I understand there are properties in the vicinity that have been created via conditional use permits or administrative land divisions mainly in the 1990s and 2000s but these are (in general) around the same size as Parcel R36963013
- In Canyon County's Comprehensive Plan for 2030 it states regarding the Rural Residential zone: "The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses" (Page 26, 2030 Comprehensive Plan).
  - This area does not appear to be a transition area between agriculture and residential uses. Usually we see these areas in an Area of City Impact or near an Urban/Residential Area.
- The TAZ forecasts show limited evidence for this becoming a growth area in the coming years.

I wanted to let you know of my analysis thus far in case you wanted to add any additional information to your application to address my review. Some suggestions I have is looking at doing two (2) lots instead of three (3) lots to match the median lot size of the area (approximately 4 acres in size) and so it reduces development on significant slopes. I also suggest considering prohibiting development on slopes with 15% or more grade to meet Canyon County's 2030 Comprehensive Plan policies and goals for Natural Resources and Hazardous Areas.

Lastly, for your information, I will be out of the office from Monday June 16<sup>th</sup> to Monday June 30<sup>th</sup>. I will be back in the office July 1<sup>st</sup>, so I will be able to review any information you send over while I am out when I get back. If you plan to have a presentation, be sure to also send this to me by the materials deadline.

If you have any questions, comments, or concerns on your case, while I am out office please reach out to our main line or email address ([zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)) and the planner of the day will connect you to the appropriate person.



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** Matt Wilke <matt@mywhitebarn.com>  
**Sent:** Monday, June 9, 2025 7:06 AM  
**To:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Subject:** Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Good morning Emily,

The Hibbard's are out of town but said you can go visit the site anytime this afternoon you like.

Please let me know if you need anything.

Thank you,  
Matt Wilke

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**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Sent:** Friday, June 6, 2025 4:57:21 PM  
**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Subject:** RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Thank you for the information and I will keep an eye out for any more correspondence with you.

Also, I am looking at doing a site visit for the property on Monday afternoon. Does that work for you the property owners?

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>

**Sent:** Friday, June 6, 2025 7:32 AM

**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Subject:** Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

**Good morning Emily,**

**We haven't heard any concerns with water quality in the area.**

**The well log for the Hibbard property that was drilled in 1995 shows "light sulfur" on the water quality comment section when it was drilled. The other neighboring well logs I sent in the last email don't show any comments.**

**I will see what else I can find out and get back to you beginning of next week.**

**Thank you,  
Matt Wilke**

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**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Sent:** Thursday, June 5, 2025 3:42:34 PM

**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>

**Subject:** RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hello,

Thank you for the below information on the source and quantity of water.

Do you have information related to the quality of water?

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Sent:** Friday, May 30, 2025 4:28 PM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hi Emily,

Getting back to you on the groundwater in the area. There is an IDWR Monitoring well just over a mile to the NNW that has been monitored since 1972, and it looks like the depth to groundwater level has not deviated much and has been very consistent. That makes sense, as the area is not an area of drilling concern for IDWR. (please see attached pictures)

I also attached a well log for the monitoring well showing it was drilled in 1969, [04N 05W 07DCD1 Test Well Log.pdf](#) and a well log for the Hibbard Well drilled in 1995, [Hibbard Well Log 1995.pdf](#), and 2 newer wells that were drilled in 2016 off Trunell Court, [20783 Trunell Ct. Well Log 2016.pdf](#), [20783 #2 Trunell Ct. Well Log 2016.pdf](#), almost contiguous to the site. The Hibbard well shows 183ft depth, 111 ft to first water, and 25 GPM. The Trunell Court wells showed 40 GPM, and 50 GPM respectively, and similar depths to first water (110-115ft) and drilling depths (160-163ft) indicating ample water and a consistent depth to water in the aquifer at this location.

The newer wells actually produce more, and the depth to water is almost identical 11 years after the Hibbard well was drilled.

Furthermore, the amount of water being used out of the aquifer is de minimis in use, and utilizing septic injects water used in the home back into the ground, which would make it back to the aquifer at some point. The small amount of potential ½ acre irrigation use is not anticipated to affect the aquifer in any negative way.

The IDWR Monitoring Well is actually a 12.75" Irrigation Well. Even with the large amount of irrigation water being used for crops, it still has a very constant depth to water over the 56-year history the well has been in use.

Please let me know if you have any questions.

Have a great weekend.

Thank you,



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Sent:** Thursday, May 29, 2025 4:30 PM  
**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Subject:** RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hello,

I am looking scheduling it for the Planning and Zoning Commission for July 17<sup>th</sup>, 2025. Does that work for you and the Hibbards?

Per Idaho Code §67-6537 it states: When considering amending, repealing, or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the comprehensive plan would have on the source, quantity, and quality of groundwater in the area.

Do you have any information related to the above topic?

Thank you,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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---

**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Sent:** Thursday, May 29, 2025 8:00 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Good morning Emily,

I was checking in to see when you think this application will be scheduled for the first hearing, and if it will be with the Hearing Examiner or P&Z. Looks like the case number has been changed to OR2025-0016.

Thank you!



Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)

[www.mywhitebarn.com](http://www.mywhitebarn.com)

---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Sent:** Monday, May 12, 2025 8:54 AM

**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>

**Cc:** Eric Hibbard <[info@soilsapplication.com](mailto:info@soilsapplication.com)>

**Subject:** RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hello,

Yes, you can pay the full fee today (\$3850) and then be partially refunded later if the fee waiver is approved.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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---

**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Sent:** Friday, May 9, 2025 12:00 PM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Cc:** Eric Hibbard <[info@soilsapplication.com](mailto:info@soilsapplication.com)>  
**Subject:** Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Good morning Emily,

Please see the attached Legal Affidavit's.

We can deposit the fees whenever you would like. I don't want to hold up your process while we wait for the BOCC to respond to the fee modification request if the Director would like the \$3,850 fee now.

We are fine with a refund of the fees in question later on, if the BOCC rules in favor of the request. Or we could deposit \$2,800 and if the BOCC doesn't agree, we can deposit the additional \$1,050 difference.

Thank you!



Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)

[www.mywhitebarn.com](http://www.mywhitebarn.com)

---

**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Sent:** Thursday, May 1, 2025 11:47 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Cc:** Eric Hibbard <[info@soilsapplication.com](mailto:info@soilsapplication.com)>  
**Subject:** Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

OK, that's great he got the ball rolling.

Attached is the signed Comp Plan Amendment app, and the signed Amended LOI.

On the checklist I marked the Text Amendment box "N/A" for a proposed policy change but checked the box for the Map Amendment legal description. I attached a clean copy of the warranty deed with metes and bounds legal description, and this was in the original application as well. We don't need to amend a policy, just the comp plan map correct?

I have the Hibbard's scheduled for signing the legal affidavit with the Notary next week, May 9th. I plan to get those to you with the extra fees the same day.

Thank you!



Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)

[www.mywhitebarn.com](http://www.mywhitebarn.com)

---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Sent:** Thursday, May 1, 2025 11:15 AM

**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>

**Cc:** Eric Hibbard <[info@soilsapplication.com](mailto:info@soilsapplication.com)>

**Subject:** RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Thanks for the pre-development notes, that will be very helpful.

Josh Johnson was assigned the case earlier this year, but his cases got reassigned due to him becoming Assistant Director.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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---

**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Sent:** Thursday, May 1, 2025 10:58 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Cc:** Eric Hibbard <[info@soilsapplication.com](mailto:info@soilsapplication.com)>  
**Subject:** Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hi Emily,

### SWDH

I had a pre-development meeting with Anthony Lee @ SWDH for this project 8/21/2023. I attached the docs from that meeting above.

### Pre-App Request

I didn't realize there was a planner assigned before you working on this case either. Did it happen to be Debbie Root that sent out the agency notice? I submitted a pre-application meeting request with DSD and she

responded back with these findings over email 6/14/2023.

[Email from](#)

[Debbie.pdf](#)

[Scanned and Emailed from ITP01 \(2\).pdf](#)

Thank you,



Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)

[www.mywhitebarn.com](http://www.mywhitebarn.com)

---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Sent:** Thursday, May 1, 2025 9:29 AM  
**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Cc:** Eric Hibbard <[info@soilsapplication.com](mailto:info@soilsapplication.com)>  
**Subject:** FW: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hi Matt,

I realized agency notice already has been sent out when a different planner was assigned to the case, so I have been working through those comments.

Please see Southwest District Health's comments below. Anthony says towards the end "if this development is proposed as a subdivision, the applicant must schedule a pre-development meeting with SWDH." Have you scheduled a pre-development meeting with SWDH?

It would be great if you could have a pre-development meeting if you have not had one so I have more information to answer criteria #7 "Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed conditional rezone?"

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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---

**From:** Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto:Anthony.Lee@swdh.id.gov)>  
**Sent:** Tuesday, February 4, 2025 9:11 AM  
**To:** Joshua Johnson <[Joshua.Johnson@canyoncounty.id.gov](mailto:Joshua.Johnson@canyoncounty.id.gov)>  
**Subject:** [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hi Joshua,

1. Will a Nutrient Pathogen Study be required? **Development is in a designated Nitrate Priority Area but does not meet all the criteria for conducting a Nutrient Pathogen Study.**
2. Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been conducted on-site, and septic systems have not been determined.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **Currently, SWDH does not have any concerns with the conditional rezoning from "A" (Agricultural) to "CR-RR" (Conditional Rural Residential).**

If this development is proposed as a subdivision, the applicant must schedule a pre-development meeting with SWDH.

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](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)

13307 Miami Ln., Caldwell, ID 83607

---

**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>

**Sent:** Monday, February 3, 2025 9:29 AM

**To:** 'jdillon@wilderschools.org' <[jdillon@wilderschools.org](mailto:jdillon@wilderschools.org)>; 'jmaloney@wilderfire.org' <[jmaloney@wilderfire.org](mailto:jmaloney@wilderfire.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'bobw@gghd3.org' <[bobw@gghd3.org](mailto:bobw@gghd3.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'eingram@idahopower.com' <[eingram@idahopower.com](mailto:eingram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'Contract.Administration.Bid.Box@ziply.com' <[Contract.Administration.Bid.Box@ziply.com](mailto:Contract.Administration.Bid.Box@ziply.com)>; 'tritthaler@boiseproject.org' <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; 'gashley@boiseproject.org' <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>; Mitch Kiester <[Mitch.Kiester@swdh.id.gov](mailto:Mitch.Kiester@swdh.id.gov)>; Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto:Anthony.Lee@swdh.id.gov)>; 'brentc@brownbuscompany.com' <[brentc@brownbuscompany.com](mailto:brentc@brownbuscompany.com)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; 'D3Development.services@itd.idaho.gov' <[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; 'niki.benyakhlef@itd.idaho.gov' <[niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)>; 'webmaster@valleyregionaltransit.org' <[webmaster@valleyregionaltransit.org](mailto:webmaster@valleyregionaltransit.org)>; Brian Crawforth <[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Cassie Lamb <[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[Kathleen.Husted@canyoncounty.id.gov](mailto:Kathleen.Husted@canyoncounty.id.gov)>; Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>; Sage Huggins <[Sage.Huggins@canyoncounty.id.gov](mailto:Sage.Huggins@canyoncounty.id.gov)>; Assessor Website <[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; 'middletown.rich@gmail.com' <[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)>; 'BRO.Admin@deq.idaho.gov' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; 'file@idwr.idaho.gov' <[file@idwr.idaho.gov](mailto:file@idwr.idaho.gov)>; 'stevie.harris@isda.idaho.gov' <[stevie.harris@isda.idaho.gov](mailto:stevie.harris@isda.idaho.gov)>; 'idahoooo@gmail.com' <[idahoooo@gmail.com](mailto:idahoooo@gmail.com)>

**Subject:** Agency Notification CR2023-0013 / White Barn Ventures Inc.

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Please see the attached agency notice. You are invited to provide written testimony or comments by **March 5, 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 **Josh Johnson** at [joshua.johnson@canyoncounty.id.gov](mailto:joshua.johnson@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

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

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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MAR 26 1969

REPORT OF WELL DRILLER  
State of Idaho

Department of Reclamation

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

## WELL OWNER:

Name David Z. RobbinsAddress Route 2 - Wilder, Idaho

Owner's Permit No. \_\_\_\_\_

NATURE OF WORK (check): Replacement well ☐New well ☒ Deepened ☐ Abandoned ☐Water is to be used for: IrrigationMETHOD OF CONSTRUCTION: Rotary ☒ Cable ☐  
Dug ☐ Other \_\_\_\_\_

(explain)

CASING SCHEDULE: Threaded \_\_\_\_\_ Welded ☒12-3/4" Diam. from 0 ft. to 100 ft.

"Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

"Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

"Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Thickness of casing: .188; .250 Material:Steel ☒ concrete ☐ wood ☐ other ☐

(explain)

PERFORATED? Yes ☒ No ☐ Type of  
perforator used: MachineSize of perforations: 1/8 " by 3 "4320 perforations from 64 ft. to 100 ft.

perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

WAS SCREEN INSTALLED? Yes ☐ No ☒

Manufacturer's name \_\_\_\_\_

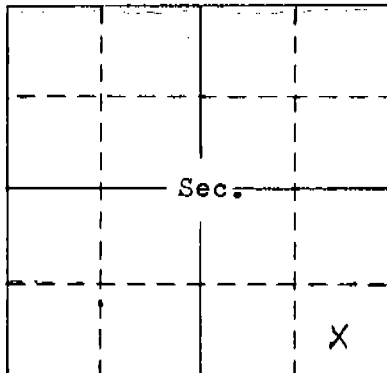
Type \_\_\_\_\_ Model No. \_\_\_\_\_

Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

CONSTRUCTION: Well gravel packed? Yes ☒No. ☐ size of gravel 5/16 Gravelplaced from 0 ft. to 73 ft. Surface sealprovided? Yes ☒ No ☐ To what depth?\_\_\_\_\_ ft. Material used in seal: Neat cementseal & bentonite groutDid any strata contain unusable water? Yes ☐No. ☐ Type of water: \_\_\_\_\_Depth of strata \_\_\_\_\_ ft. Method of sealing  
strata off: \_\_\_\_\_Surface casing used? Yes ☐ No ☐Cemented in place? Yes ☐ No ☐

Locate well in section

LOCATION OF WELL: County CanyonSW 1/4 SE 1/4 Sec. 7 T. 4 N. 3 R. 5 W/WBMSize of drilled hole: 22" Total  
depth of well: 100' Standing water  
level below ground: 14' Temp. \_\_\_\_\_  
Fahr. \_\_\_\_\_ ° Test delivery: \_\_\_\_\_ gpm  
or \_\_\_\_\_ cfs Pump? ☐ Bail ☐  
Size of pump and motor used to make test: \_\_\_\_\_Length of time of test: \_\_\_\_\_ Hrs. \_\_\_\_\_ Min.  
Drawdown: \_\_\_\_\_ ft. Artesian pressure: ft. \_\_\_\_\_  
above land surface \_\_\_\_\_ Give flow \_\_\_\_\_ cfs  
or \_\_\_\_\_ gpm. Shutoff pressure: \_\_\_\_\_  
Controlled by: Valve ☐ Cap ☐ Plug ☐  
No control ☐ Does well leak around casing?  
Yes ☐ No ☐ 31558DEPTH MATERIAL WATER  
FROM TO YES OR NO  
FEET FEET

0	3	Soil - sandy	no
3	8	Sand	Some
8	10	Gravel - cemented	Some
10	27	Gravel - Sandy	yes
27	65	Clay-grey-Sand Strips-fine grey	Some
65	105	Gravel - grey	yes
105	107	Clay-grey	no
107	131	Sand - fine grey - rock	yes

Work started: Feb. 26, 1969Work finished: Mar. 7, 1969Well Driller's Statement: This well was  
drilled under my supervision and this report  
is true to the best of my knowledge.Name: B & M Well Drilling Co., Inc.Address: Box 220, Caldwell, IdahoSigned by: [Signature]  
License No. 76 Date: Mar. 14, 1969

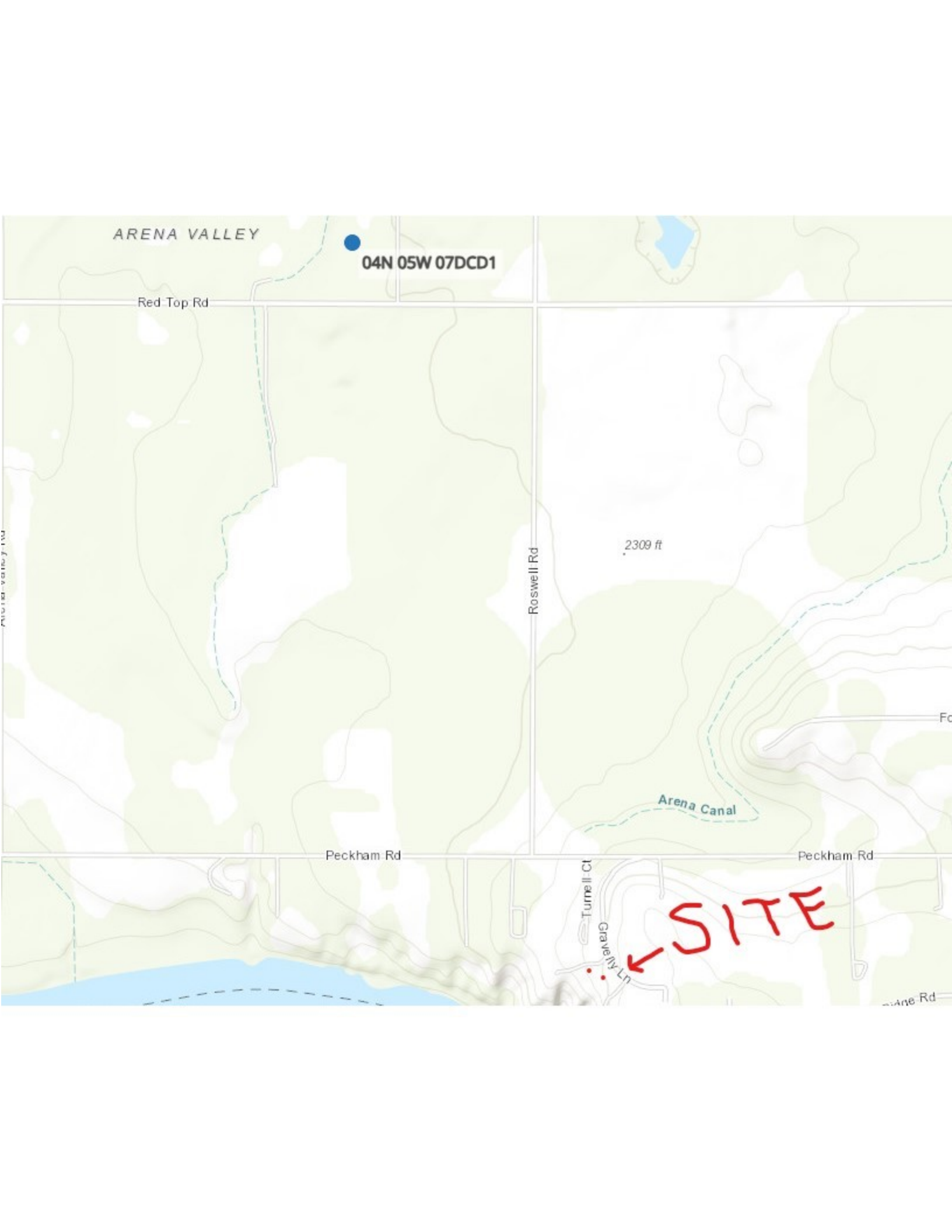
Use other side for additional remarks

USGS



\* Signature of Principal Driller and rig operator are required.

\* Signature of Principal Driller and rig operator are required.



04N 05W 07DCD1

Site Name: CANYON  
Station Type: Water Quality;Water Levels  
Depth: 131 (ft BGS)

Latitude: 43.6921  
Longitude: -116.97876  
Elevation: 2292.0

USGS Site ID: 434132116584001  
Well Construction ID: 369160  
Primary Water Use: Irrigation



Time Series Water Quality

Multiple Timeseries

- Compiled Depth To Water
- Discrete Depth to Water
- USGS Depth To Water

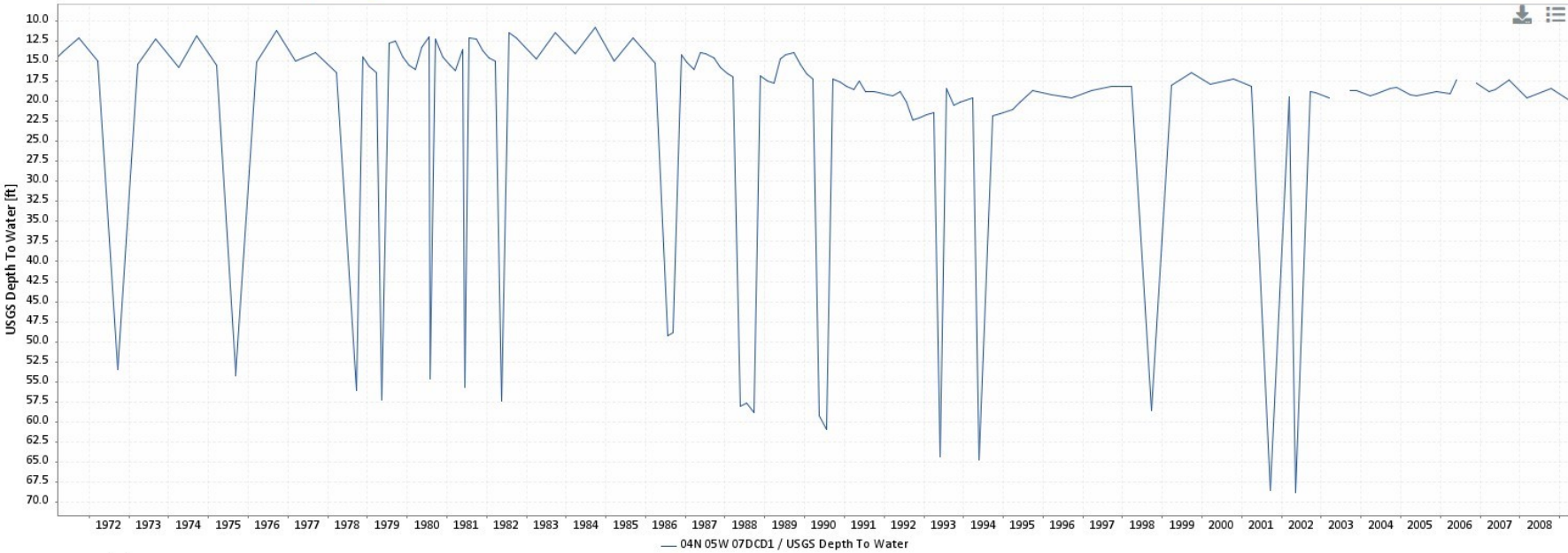
502.Migrated\_Water Level\_NWIS\_DTW

Documents

502.Migrated\_Water Level\_NWIS\_DTW

3 d 10 d 1 m 3 m 1 y

03/16/1971 03/30/2009



Generated at: 05/30/2025 03:35:22

Water Temp. 63 Bottom hole temp. 63  
Water Quality test or comments: light sulfur

Emily Bunn

---

**From:** Emily Bunn  
**Sent:** Tuesday, July 1, 2025 4:38 PM  
**To:** 'Matt Wilke'; 'Eric Hibbard'  
**Subject:** RE: [External] Permits Required? / 20762 Gravelly Lane, Wilder, ID / CR2023-0013 / White Barn Ventures Inc.

Thank you for the information Matt. I will add this information and any other materials you send over to me to the case for the Planning and Zoning Commission to review.

Regarding the RV question, we do not allow any permanent RV pads unless it were tied to an RV park, so the occupied RV would need to be removed, a temporary use permit applied for, or a conditional use permit for an RV park would need to be approved. If approved, there would likely be a condition of approval added that the RV would need to be brought into compliance within a certain timeframe. A similar condition would likely also be written for a building permit for the storage container and retaining wall.

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://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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---

**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Sent:** Tuesday, July 1, 2025 1:57 PM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>; 'Eric Hibbard' <[info@soilsapplication.com](mailto:info@soilsapplication.com)>  
**Subject:** Re: [External] Permits Required? / 20762 Gravelly Lane, Wilder, ID / CR2023-0013 / White Barn Ventures Inc.

Hi Emily,

Thank you for taking the time to review our application and share your comments. We appreciate your willingness to communicate early so we can thoughtfully address any concerns.

Regarding the RV and storage container:

Do you know the time frame to remedy the RV/storage permit issue in this case? Would it need to be resolved before final approval by the Board of County Commissioners (BOCC)? Eric is considering removing the storage container and retaining wall altogether. As for the RV, it's not a concern. However, if allowed, maybe formally applying for an RV pad tied to the primary residence as a secondary living use, or simply choosing to forgo the RV entirely is the best path forward. We certainly don't want this to become a barrier to the current application.

I respectfully disagree with the conclusion that this property is inconsistent with the surrounding area. While it's true that agricultural uses exist within a mile, this parcel is directly adjacent to a residential subdivision with significantly smaller lot sizes. In fact, within 600 feet to the north, there are at least six parcels ranging from 0.51 to 2.26 acres, which are smaller than the lots proposed in our application. Given this context, we believe our proposal is consistent with the existing land use pattern and offers a modest density that transitions appropriately without disrupting agricultural operations or removing active farmland from production.

We live here in Canyon County too and understand the importance of preserving productive ag ground. That's why we feel this type of property, hilly terrain not suitable for large-scale farming, makes more sense for residential development. It offers view lots and avoids converting valuable flat farmland to residential uses like we are seeing in the city impact areas in the county to the tune of thousands of units.

We've hired engineers to evaluate the site, and they're coordinating with SWDH to complete the necessary test holes for the Subdivision Engineering Report. We anticipate no issues with the slope and aim to provide a supporting letter from our engineer by the 7th.

In my view, this is exactly the kind of site that aligns with the spirit of the Comprehensive Plan; one that encourages thoughtful, low-density development in appropriate areas while preserving prime ag land.

We hope the P&Z and BOCC can view this application in the context of its proximity to existing smaller-lot residential development, its low density, and the minimal to no impact on current agricultural operations.

Thank you again for your feedback and for the opportunity to provide clarification. I am working on a PowerPoint and am pushing to have it to you by the 7th. Please let me know if you have any questions or if you would like to change your recommendation to approval.

Regards,



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Sent:** Tuesday, July 1, 2025 11:34 AM

**To:** 'Eric Hibbard' <[info@soilsapplication.com](mailto:info@soilsapplication.com)>

**Cc:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>

**Subject:** RE: [External] Permits Required? / 20762 Gravelly Lane, Wilder, ID / CR2023-0013 / White Barn Ventures Inc.

Hello Eric and Matt,

I am just getting back into the office and wanted to see if you had any additional information to add to the staff report, either regarding my comprehensive plan amendment and rezone criteria, the building permit, or RV being lived in on site?

The materials deadline is July 7<sup>th</sup>, so there is still time, but I would prefer as soon as possible to so I can get the staff report updated.

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** Tom Crosby

**Sent:** Tuesday, June 24, 2025 10:18 AM

**To:** 'Eric Hibbard' <[info@soilsapplication.com](mailto:info@soilsapplication.com)>

**Cc:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>; Lucy Ostyn <[lucy.ostyn@canyoncounty.id.gov](mailto:lucy.ostyn@canyoncounty.id.gov)>; Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Subject:** RE: [External] Permits Required? / 20762 Gravelly Lane, Wilder, ID / CR2023-0013 / White Barn Ventures Inc.

Eric,

You can talk to your Planner about applying for a Conditional Use Permit for an RV park on your parcel which if approved would allow an RV to be lived in on the parcel with conditions. Looks like you or Matt have been working with Principal Planner Emily Bunn [Emily.bunn@canyoncounty.id.gov](mailto:Emily.bunn@canyoncounty.id.gov)

Thank You,  
Tom.

**From:** Eric Hibbard <[info@soilsapplication.com](mailto:info@soilsapplication.com)>

**Sent:** Tuesday, June 24, 2025 9:28 AM

**To:** Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>

**Cc:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>; Lucy Ostyn <[lucy.ostyn@canyoncounty.id.gov](mailto:lucy.ostyn@canyoncounty.id.gov)>

**Subject:** Re: [External] Permits Required? / 20762 Gravelly Lane, Wilder, ID / CR2023-0013 / White Barn Ventures Inc.

Thanks again, another question.

I guess what I am looking for (and maybe this does not exist) is a permit that would allow year round use.

Is that something that is offered by the county? a permanent RV pad setup, not for commercial rent but for personal use by the existing residences occupants.

On Tue, Jun 24, 2025, 7:46 AM Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)> wrote:

Eric,

When the RV is being used as an extra bedroom and living space County ordinance requires a temporary use permit. South West District Health approval is required when adding waste water and sewer to the main residence sewer system. I am adding County Ordinance for Temp Use Permit and RV definition below for your reference.

**07-15-05: TEMPORARY USE PERMIT ADDITIONAL REQUIREMENTS/STANDARDS:**

(1) In zones allowing a temporary use, the landowner may apply for a temporary use permit for the following reasons:

- A. For farmworkers engaged in performing a substantial amount of the operation of the applicant's bona fide farming activities in an agricultural zone;
- B. While a single-family dwelling is being constructed;
- C. Residing in an RV outside an RV park for a period not to exceed ninety (90) days within a calendar year. (Ord. 12-006, 3-22-2012)

**DWELLING UNIT:** A dwelling designed for or used as a residence for not more than one family with a kitchen and a bathroom permanently installed.

**RECREATIONAL VEHICLE (RV):** A motor home, travel trailer, fifth- wheel trailer, park model recreational vehicle, truck camper or folding camping trailer, with or without motive power, designed for recreational or emergency occupancy. It does not include pick-up hoods, shells, or canopies designed, created or modified for occupational usage. School buses or van type vehicles which are converted to recreational use, are defined as recreational vehicles.

**From:** Eric Hibbard <[info@soilsapplication.com](mailto:info@soilsapplication.com)>

**Sent:** Monday, June 23, 2025 5:44 PM

**To:** Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>

**Cc:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>; Lucy Ostyn <[lucy.ostyn@canyoncounty.id.gov](mailto:lucy.ostyn@canyoncounty.id.gov)>

**Subject:** Re: [External] Permits Required? / [20762 Gravelly Lane, Wilder, ID](#) / CR2023-0013 / White Barn Ventures Inc.

Hello Tom,

Eric Hibbard here,

Thanks for the quick responses to our questions, I appreciate it.

I do not want to waste your time here but I am in question of this "RV Living situation".

I am looking for clarification or a definition,

Does the county define "living" in a camper as:

1. Power & Water & Sewer connection
2. Power & water only
3. Power only

What if a minor who would normally live in the home wants their own space, wants to stay in a camper and use all the facilities (water, sewer) of the existing, permitted and taxed residence?

Thank you for your consideration...

On Mon, Jun 23, 2025 at 2:43 PM Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)> wrote:

Matt,

An 8X20 shipping container that is buried requires a building permit. Please see information below pertaining to the structure in question that was not permitted.

A full set of Engineered application documents should be submitted including, drainage plan, and details on how the container will be reinforced, protected against corrosion and safe access. IBC 3304.1.2 Fill or other surcharge loads shall not be placed adjacent to any building or structure unless such building or structure is capable of withstanding the additional loads caused by the fill or surcharge.

The retaining wall built with concrete blocks requires a permit when they are stacked taller than 4ft.

#### R404.4 Retaining Walls

Retaining walls that are not laterally supported at the top and that retain in excess of 48 inches (1219 mm) of unbalanced fill, or retaining walls exceeding 24 inches (610 mm) in height that resist lateral loads in addition to soil, shall be designed in accordance with accepted engineering practice to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning. This section shall not apply to foundation walls supporting buildings.

Living in an RV temporarily requires an application for a permit that will be reviewed for approval by the County Director.

Thank You,  
Tom.

---

**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>

**Sent:** Monday, June 23, 2025 11:36 AM

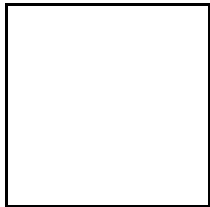
**To:** Lucy Ostyn <[lucy.ostyn@canyoncounty.id.gov](mailto:lucy.ostyn@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>

**Cc:** 'Eric Hibbard' <[info@soilsapplication.com](mailto:info@soilsapplication.com)>

**Subject:** [External] Permits Required? / [20762 Gravelly Lane, Wilder, ID](#) / CR2023-0013 / White Barn Ventures Inc.

Good morning Lucy and Tom,

I am representing Eric and Sarah Hibbard for a conditional rezone of their property in Wilder.

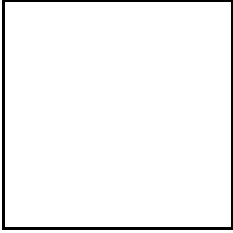


[Affadavit of Legal Interest Hibbard \(X\).pdf](#).

Could we please get some input on possibly needing a permit for the buried storage unit w/ retaining walls and a temporary RV permit Emily is referencing in her email below? The buried shipping container in less than 200ft<sup>2</sup> (8' x 20').

Thank you for your help, we really appreciate it.

Regards,



Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)

[www.mywhitebarn.com](http://www.mywhitebarn.com)

---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Sent:** Friday, June 13, 2025 5:09 PM

**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>

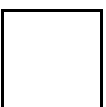
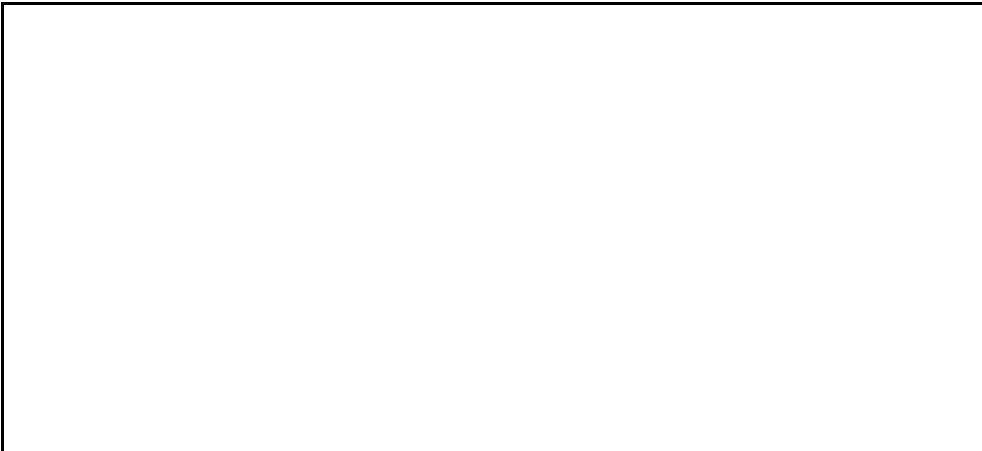
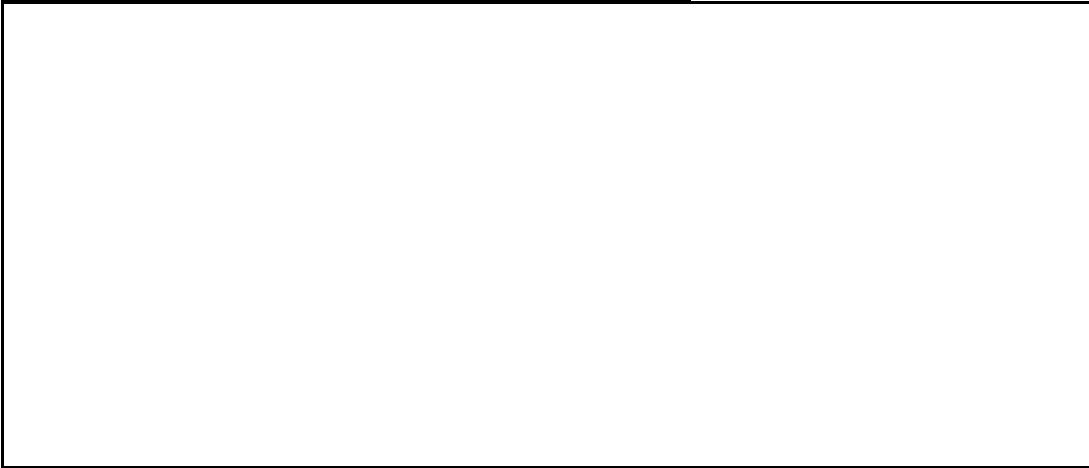
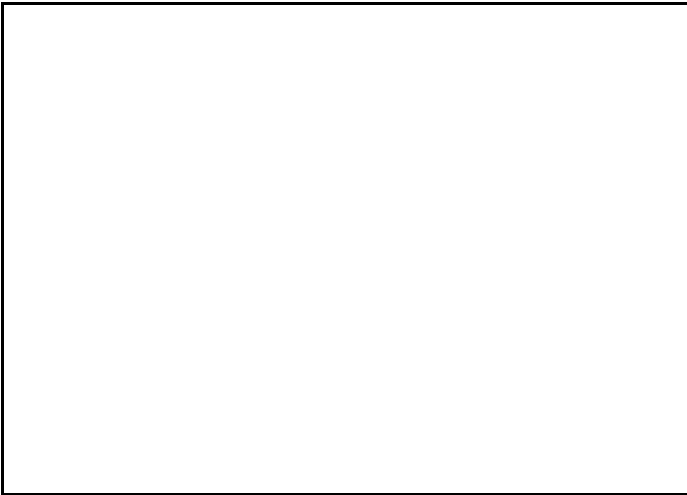
**Cc:** Eric Hibbard <[info@soilsapplication.com](mailto:info@soilsapplication.com)>

**Subject:** RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hi Matt,

I completed my site visit this week and wanted to touch base on a couple of things:

- It appears there is an occupied RV on site (see pictures below). The side was popped out, the RV was turned on, and the stairs on the side were out. If the RV is still present and occupied, this will need to be addressed with a temporary use permit application.
- I also saw the below storage container put underground with a retaining wall. It appears these structures were placed/built without building permits. I suggest you reach out to the Building Department to see what building permits would need to be applied for to bring this into compliance.



Emily Bunn,  
Principal Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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--

Soils Application LLC.  
PO BOX 1120 Carlsborg, WA 98324  
360-683-6300

Emily Bunn

---

**From:** Matt Wilke <matt@mywhitebarn.com>  
**Sent:** Monday, July 7, 2025 4:06 PM  
**To:** Emily Bunn  
**Cc:** Eric Hibbard; Brent Orton  
**Subject:** [External] Material Submittal - PowerPoint.pdf & Engineering Response / 20762 Gravelly Lane, Wilder, ID / CR2023-0013  
**Attachments:** Power Point Hibbard Rezone.pdf; Engineering Response to Slope.pdf

Hi Emily,

Please see the attached PowerPoint.pdf, and email from Brent Orton regarding the slope. We are on schedule for test holes with SWDH next week, and do not anticipate any issues, but should have an update on those at the hearing.

I will follow up with the pptx file in a second email for the Power Point if you would like to use that format instead.

Thank you,



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

Exhibit A10.4a

SITE

SITE

HOME

CR2023-0013 / Eric and Sarah Hibbard

Applicant Representative / Matt Wilke, White Barn Ventures, Inc.



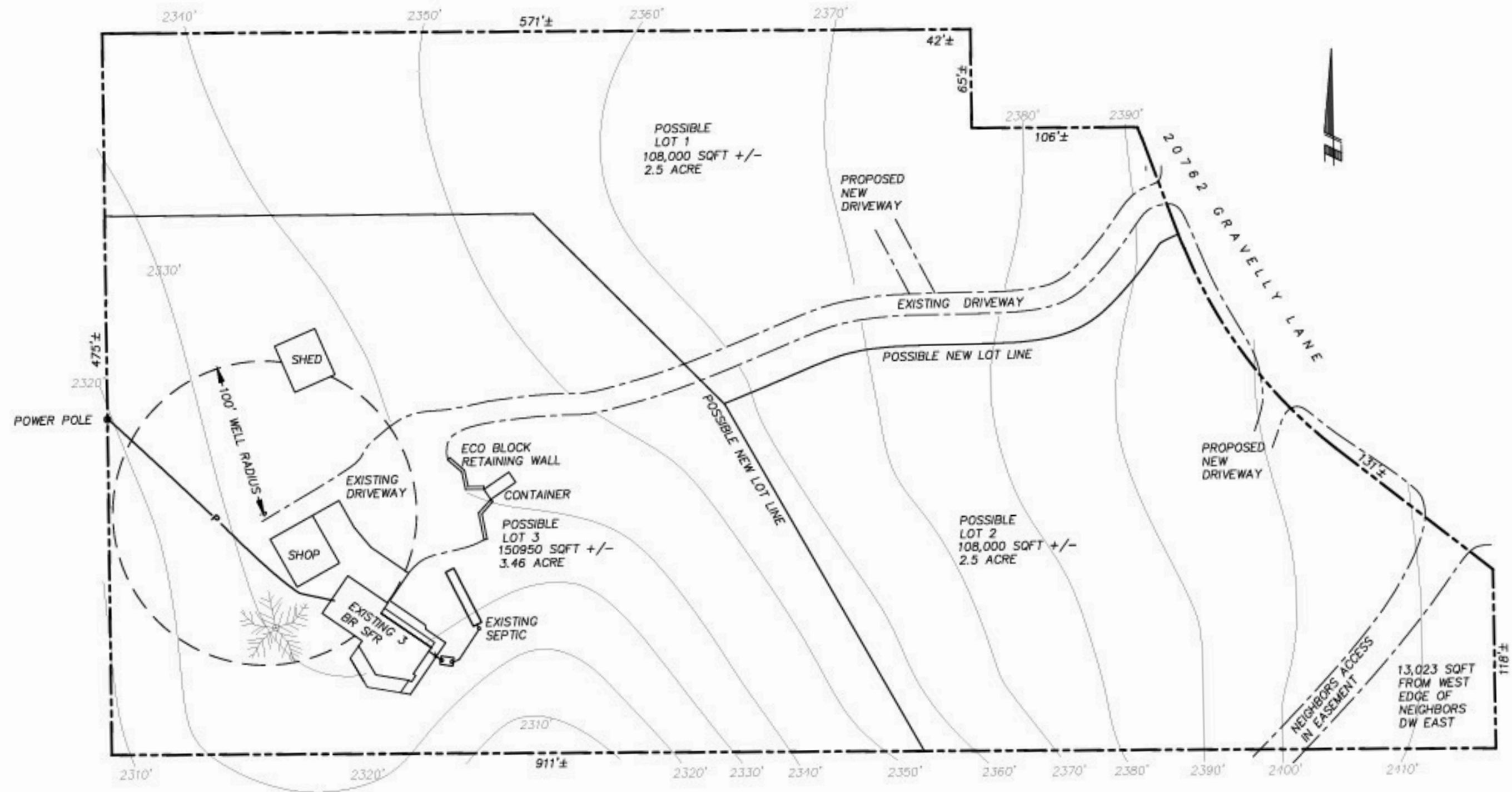
### Project Overview:

- Parcel Size: +/- 8.44 acres.
- 3 residential lots proposed, including current residence.
- 2.82 acre average lot sizes.
- 2 Driveway Accesses. No private road needed.
- Incredible Views of the Snake River and Owyhee Front.



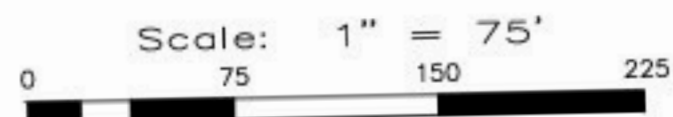
# Site Plan

CR2023-0013

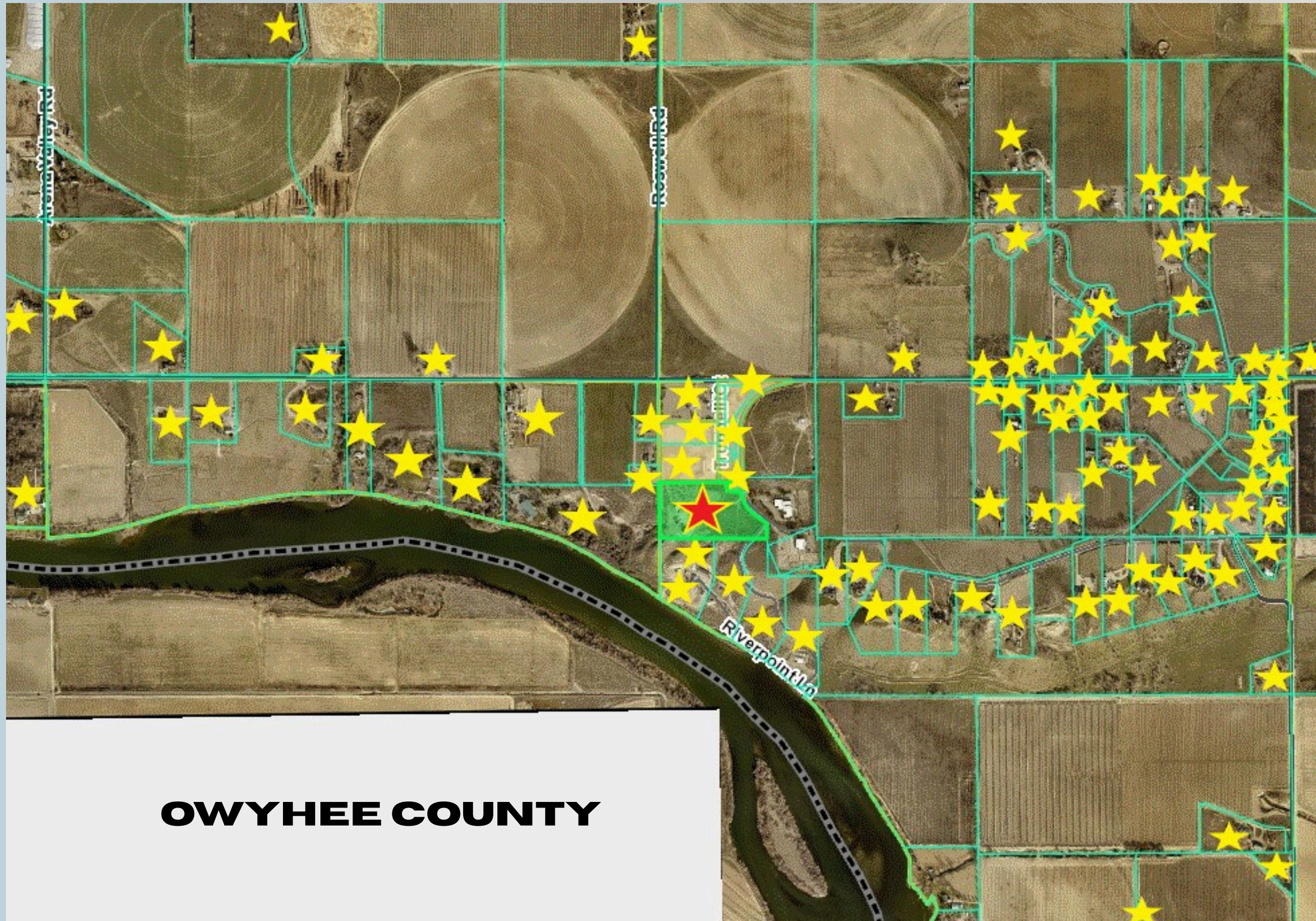


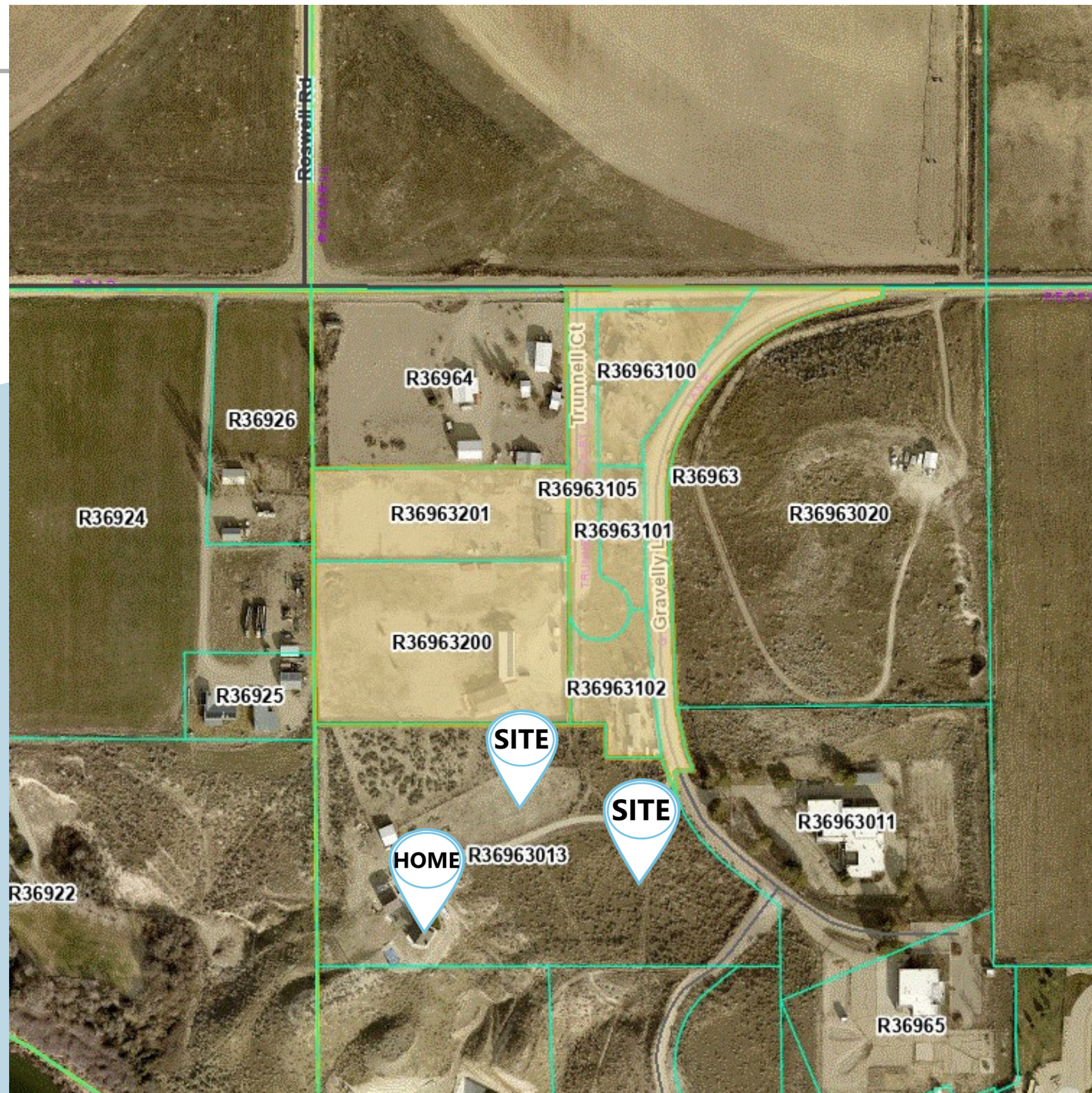
## **THIS IS NOT A SURVEY**

SITE FEATURES, TOPOGRAPHY, ELEVATIONS AND BENCHMARKS ARE BASED ON ASSUMED DATUM PROVIDED BY THE OWNER AND COUNTY MAPPING SERVICES



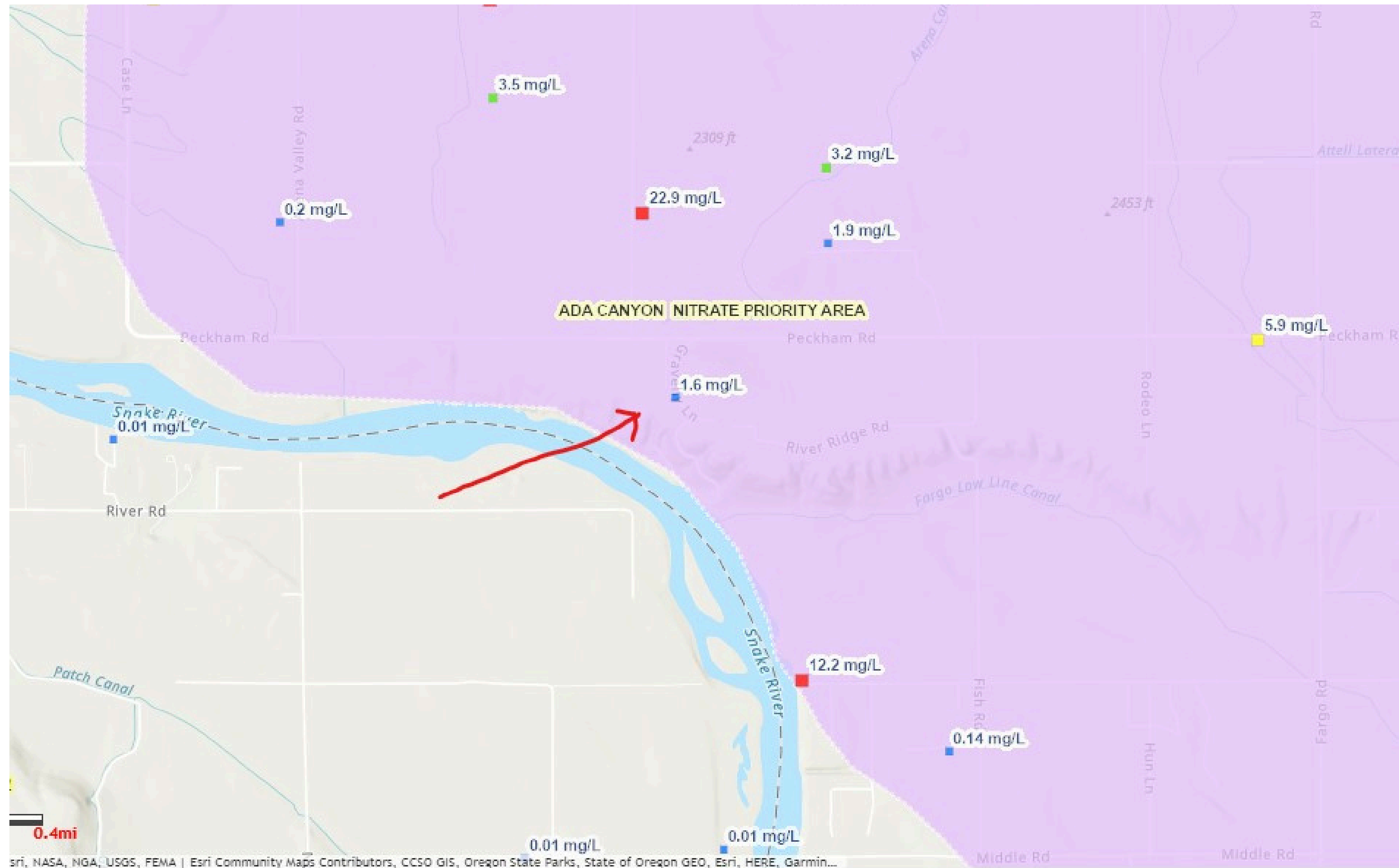
# 101 Homes within 1 Mile





## 2 Contiguous Subdivisions

1. Trunnell Acres
2. Swartz Family Trust



Custom Soil Resource Report  
Map—Irrigated Capability Class

# SOIL MAP



# Subject Property is Not Viable for Agricultural Use

## 07-02-03: DEFINITIONS ENUMERATED:

**VIABLE FARMLAND:** Land that is capable of producing marketable farm animals or crops.

**Non-Viable Ag Use: 07-18-09.**

The reasons listed below are applicable for non-viable Ag use in an Agricultural zone:

1. Poor soils.
2. Lack of Irrigation water.
3. Land is not being withheld from a more viable ag use for the intent of this application.
4. The lot size, combined with the lack of water makes productive agriculture use prohibitive.
5. Producing cattle, or other animals for sale on this property is extremely difficult and not marketable.
6. The subdivision will not create a negative impact on surrounding agricultural uses. Lot sizes are similar or larger than the many lots in the Subdivisions and Residential lots next door.

**07-18-09(5)(C)** states "The parcel, in whole or in part, shall consist of land with site constraints and/or resource issues, such as lack of water, suitable soils, topography, land compatibility, lot size or configuration, that makes productive agricultural use extremely difficult"

# Area Well Logs

Form 238-7  
7/94

IDAHO DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

SEP 22 1995

Use Typewriter or Ball Point Pen  
064268

1. DRILLING PERMIT NO. 63-95-W-0670-000

2. OWNER:  
Name Tony Stoppello  
Address 20762 Gravelly Lane  
City Wilder Id. State Id. Zip 83676

3. LOCATION OF WELL by legal description:  
Sketch map location must agree with written location.

Twp. 4 North ☒ or South ☐  
Rge. 5 East ☐ or West ☒  
Sec. 20 1/4 NW 1/4 NW 1/4  
Gov't Lot \_\_\_\_\_ County \_\_\_\_\_  
Address of Well Site Same  
City \_\_\_\_\_  
Lt. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

4. PROPOSED USE:  
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Other \_\_\_\_\_

5. TYPE OF WORK  
☒ New Well ☐ Modify or Repair ☐ Replacement ☐ Abandonment

6. DRILL METHOD  
☐ Mud Rotary ☒ Air Rotary ☐ Cable ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES

SEAL/FILTER PACK	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	18'	550#	Over bore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 158'  
Was drive shoe seal tested? ☐ Y ☐ N How? \_\_\_\_\_

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Welded	Threaded
6"	+1.5	158	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe \_\_\_\_\_ Length of Tailpipe \_\_\_\_\_

9. PERFORATIONS/SCREENS  
☐ Perforations ☐ Method \_\_\_\_\_  
☐ Screens ☐ Screen Type \_\_\_\_\_

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:  
16 ft. below ground Artesian pressure \_\_\_\_\_ lb.  
Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices: Sanitary well cap

11. WELL TESTS: Department of Water Resources  
☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
25	195		30 Minutes

Water Temp. 63 Bottom hole temp. 63  
Water Quality test or comments: Light Sulfur

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia. (in)	From (ft)	To (ft)	Remarks: Lithology, Water Quality & Temperature	Y	N
10"	0	18'	Fill = Sand		
18	24				
6"	24	36	Coarse Red Sand		
36	38		Ben Clay		
38	41				
41	58		Fine Ben Sand		
58	98				
98	111		" " " "		
111	114		Ben Silty Sand		X
114	126		Coarse Tan Sand		X
126	139		Ben Sandstone		
139	158		Blue Shale Strata Sand.		
158	179		Blue Shale		
179	183		Coarse Sand & Gravel		X

RECEIVED  
SEP 25 1995  
WATER RESOURCES  
WESTERN REGION

RECEIVED  
SEP 29 1995  
Department of Water Resources

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

Firm Name Riverside Inc. Firm No. 333  
Firm Official \_\_\_\_\_ Date \_\_\_\_\_  
Supervisor or Operator Jay Dwyer Date 9-20-95  
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

20762 Gravelly Lane  
25 GPM – 16ft Static  
Drilled 9/19/1995  
183 ft depth

Form 238-7  
6/07

IDAHO DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

1. WELL TAG NO. D 0073183

Drilling Permit No. 974409-850166

2. OWNER:  
Name Don and Sheila Swartz  
Address 20783 Trunnell Ct.  
City Wilder State Id Zip 83676

3. WELL LOCATION:  
Twp. 4 North ☒ or South ☐ Rge. 5 East ☐ or West ☒  
Sec. 20 1/4 NW 1/4 NW 1/4  
Gov't Lot \_\_\_\_\_ County Canyon  
Lat. 43 = 40.439 (Deg. and Decimal minutes)  
Long. 116 = 58.275 (Deg. and Decimal minutes)  
Address of Well Site 20783 Trunnell Ct.  
City Wilder  
Lot \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

4. USE:  
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

5. TYPE OF WORK:  
☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

6. DRILL METHOD:  
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/4 bentonite	0	40	900 lbs	pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	2	138	.250	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 1/2	109	149	sch.40	pvc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 138

9. PERFORATIONS/SCREENS:  
Perforations ☒ Y ☐ N Method skill saw  
Manufactured screen ☐ Y ☒ N Type \_\_\_\_\_  
Method of installation set in

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
109	149	1/8-6	40ft	4.5	pvc	sch.40

Length of Headpipe \_\_\_\_\_ Length of Tailpipe \_\_\_\_\_

10. FILTER PACK:  
Filter Material \_\_\_\_\_ From (ft) \_\_\_\_\_ To (ft) \_\_\_\_\_ Quantity (lbs or ft³) \_\_\_\_\_ Placement method \_\_\_\_\_

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

12. STATIC WATER LEVEL and WELL TESTS:  
Depth first water encountered (ft) 110 Static water level (ft) 98  
Water temp. (°F) 60 Bottom hole temp. (°F) \_\_\_\_\_  
Describe access port well cap \_\_\_\_\_

Well test:  
Drawdown (feet) \_\_\_\_\_ Discharge or yield (gpm) \_\_\_\_\_ Test duration (minutes) \_\_\_\_\_  
40 40 1 hr

Test method:  
Pump ☐ Bailor ☐ Air ☒ Flowing artesian ☐  
☐ ☐ ☐ ☐

Water quality test or comments: \_\_\_\_\_

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Y	N
10	0	22	sand		X
10	22	25	gravel		X
10	25	38	fine sand		X
6	38	74	sandy gravel		X
6	74	129	med sand		X
6	129	144	brown clay		X
6	144	148	blue shell		X
6	148	160	fine sand		X

RECEIVED  
OCT 18 2016  
WATER RESOURCES  
WESTERN REGION

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

Company Name Waterpro Well Drilling Co. No. 626  
\*Principal Driller Monte Rose Date 10-6-16  
\*Driller \_\_\_\_\_ Date \_\_\_\_\_  
\*Operator II Phil Zanger Date 10-6-16  
Operator I \_\_\_\_\_ Date \_\_\_\_\_  
\*Signature of Principal Driller and rig operator are required.

20831 Trunnell Court  
50 GPM – 93 ft Static  
Drilled 10/18/2016  
163 ft depth

Form 238-7  
6/07

IDAHO DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**

1. WELL TAG NO. D 0073186

Drilling Permit No. 974409-850166

2. OWNER:  
Name Don Swartz  
Address 20783 Trunnell Ct  
City Wilder State Idaho Zip 83672

3. WELL LOCATION:  
Twp. 4 North ☒ or South ☐ Rge. 5 East ☐ or West ☒  
Sec. 20 1/4 NW 1/4 NW 1/4  
Gov't Lot \_\_\_\_\_ County Wilder  
Lat. 43 = 40.455 (Deg. and Decimal minutes)  
Long. 116 = 58.285 (Deg. and Decimal minutes)  
Address of Well Site 20831 Trunnell Drive  
City Wilder  
Lot \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

4. USE:  
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection  
☐ Other \_\_\_\_\_

5. TYPE OF WORK:  
☒ New well ☐ Replacement well ☐ Modify existing well  
☐ Abandonment ☐ Other \_\_\_\_\_

6. DRILL METHOD:  
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/4 Bentonite	0	39	950	Pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	138	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.5	133	163	Sch40	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 138

9. PERFORATIONS/SCREENS:  
Perforations ☒ Y ☐ N Method Skill Saw  
Manufactured screen ☐ Y ☒ N Type \_\_\_\_\_  
Method of installation Set In

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
133	163	1/8-6	30	4.5	PVC	Sch. 40

Length of Headpipe \_\_\_\_\_ Length of Tailpipe \_\_\_\_\_

10. FILTER PACK:  
Filter Material \_\_\_\_\_ From (ft) \_\_\_\_\_ To (ft) \_\_\_\_\_ Quantity (lbs or ft³) \_\_\_\_\_ Placement method \_\_\_\_\_

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

12. STATIC WATER LEVEL and WELL TESTS:  
Depth first water encountered (ft) 115 Static water level (ft) 93  
Water temp. (°F) 64 Bottom hole temp. (°F) 64  
Describe access port Well Cap

Well test:  
Drawdown (feet) \_\_\_\_\_ Discharge or yield (gpm) \_\_\_\_\_ Test duration (minutes) \_\_\_\_\_  
70 50 1 Hr

Test method:  
Pump ☐ Bailor ☐ Air ☒ Flowing artesian ☐  
☐ ☐ ☐ ☐

Water quality test or comments: \_\_\_\_\_

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Y	N
10	0	4	sandy tan clay		X
10	4	32	brown clay with cobbles		X
10	32	39	sandy tan clay		X
6	39	64	sandy tan clay		X
6	64	115	fine to medium sand		X
6	115	132	sandy clay		X
6	132	141	sand stone		X
6	141	163	sand stone with strips of blue shell		X

RECEIVED  
OCT 18 2016  
WATER RESOURCES  
WESTERN REGION

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

Company Name Waterpro Well Drilling Co. No. 626  
\*Principal Driller Monte Rose Date 10-18-16  
\*Driller \_\_\_\_\_ Date \_\_\_\_\_  
\*Operator II \_\_\_\_\_ Date \_\_\_\_\_  
Operator I \_\_\_\_\_ Date \_\_\_\_\_  
\*Signature of Principal Driller and rig operator are required.

20783 Trunnell Court  
40 GPM – 98 Ft Static  
Drilled 10/6/2016  
160 ft depth

10

14 ft Static  
Drilled 3/7/1969  
Unknown GPM  
131 ft depth

Well #316

REPORT OF WELL DRILLER  
State of Idaho

RECEIVED  
MAR 26 1969  
Department of Reclamation

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

WELL OWNER:  
Name David Z. Robbins  
Address Route 2 - Wilder, Idaho

Owner's Permit No. \_\_\_\_\_  
NATURE OF WORK (check): Replacement well ☐  
New well ☒ Deepened ☐ Abandoned ☐  
Water is to be used for: Irrigation

METHOD OF CONSTRUCTION: Rotary ☒ Cable ☐  
Dug ☐ Other \_\_\_\_\_ (explain) \_\_\_\_\_

CASING SCHEDULE: Threaded \_\_\_\_\_ Welded ☒  
12-3/4" Diam. from 0 ft. to 100 ft.  
"Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
"Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
"Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
Thickness of casing: 1.88 .250 Material: \_\_\_\_\_  
Steel ☒ concrete ☐ wood ☐ other ☐

(explain) \_\_\_\_\_  
PERFORATED? Yes ☒ No ☐ Type of perforator used: Machine

Size of perforations: 1/8 " by 3 "  
1320 perforations from 64 ft. to 100 ft.  
perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
WAS SCREEN INSTALLED? Yes ☐ No ☒  
Manufacturer's name \_\_\_\_\_  
Type \_\_\_\_\_ Model No. \_\_\_\_\_  
Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

CONSTRUCTION: Well gravel packed? Yes ☒  
No ☐ size of gravel 5/16 Gravel placed from 0 ft. to 73 ft. Surface seal provided? Yes ☒ No ☐ To what depth? \_\_\_\_\_ ft. Material used in seal: Heat cement seal & bentonite grout  
Did any strata contain unusable water? Yes ☐  
No ☐ Type of water: \_\_\_\_\_  
Depth of strata \_\_\_\_\_ ft. Method of sealing strata off: \_\_\_\_\_

Surface casing used? Yes ☐ No ☐  
Cemented in place? Yes ☐ No ☐  
Locate well in section

			X

LOCATION OF WELL: County Canyon  
SW 1/4 SE 1/4 Sec. 7 T. 4 N. 5 R. 5 W. 8M

Size of drilled hole: 22" Total depth of well: 100' Standing water level below ground: 11.1' Temp. \_\_\_\_\_ Fahr. \_\_\_\_\_ Test delivery: \_\_\_\_\_ gpm or \_\_\_\_\_ cfs Pump? ☐ Bail ☐  
Size of pump and motor used to make test: \_\_\_\_\_  
Length of time of test: \_\_\_\_\_ Hrs. \_\_\_\_\_ Min.  
Drawdown: \_\_\_\_\_ ft. Artesian pressure: \_\_\_\_\_ ft. above land surface Give flow \_\_\_\_\_ cfs or \_\_\_\_\_ gpm. Shutoff pressure: \_\_\_\_\_  
Controlled by: Valve ☐ Cap ☐ Plug ☐  
No control ☐ Does well leak around casing? Yes ☐ No ☐

DEPTH	MATERIAL	WATER	
FROM	TO	YES OR NO	
0	3	Soil - sandy	no
3	8	Sand	Some
8	10	Gravel - cemented	Some
10	27	Gravel - Sandy	yes
27	65	Clay-grey-Sand Strips-fine grey	Some
65	105	Gravel - grey	yes
105	107	Clay-grey	no
107	131	Sand - fine grey - rock	yes

Work started: Feb. 26, 1969  
Work finished: Mar. 7, 1969  
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.  
Name: B & M Well Drilling Co., Inc.  
Address: Box 220, Caldwell, Idaho  
Signed by: [Signature]  
License No. 76 Date: Mar. 14, 1969

Use other side for additional remarks

63

USGS

## IDWR 22" MONITORING WELL WELL LOG



# IDWR 22" MONITORING WELL

## 1.2 MILES NNW

04N 05W 07DCD1

Site Name: CANYON

Latitude: 43.6921

USGS Site ID: 434132116584001

Station Type: Water Quality;Water Levels

Longitude: -116.97876

Well Construction ID: 369160

Depth: 131 (ft BGS)

Elevation: 2292.0

Primary Water Use: Irrigation



Time Series

Water Quality

502.Migrated\_Water Level\_NWIS\_DTW

Multiple Timeseries

3 d

10 d

1 m

3 m

1 y

∞

03/16/1971

03/30/2009

20ft Static  
2009

14ft Static  
1969

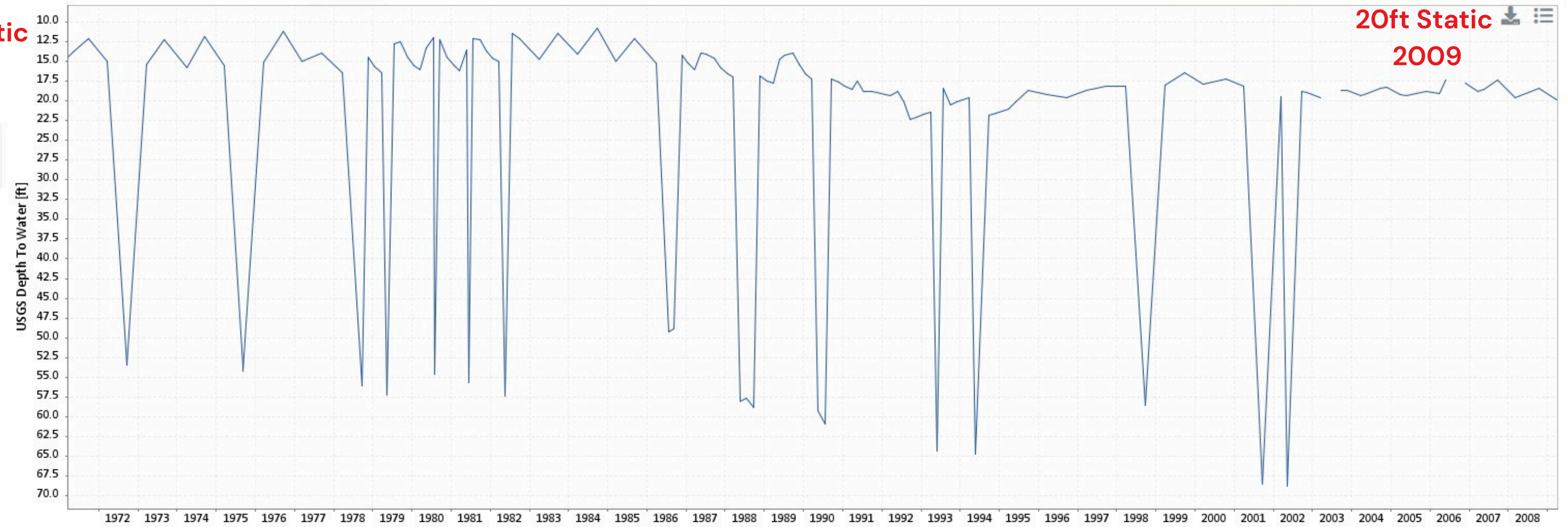
Compiled Depth To Water

Discrete Depth to Water

USGS Depth To Water

502.Migrated\_Water  
Level\_NWIS\_DTW

Documents



Generated at: 05/30/2025 03:35:22

Site Pictures taken

*7/2/2025*

# South



West



HOME

SITE

SITE

Idaho National Guard

North



East





(208) 412-9803

[www.mywhitebarn.com](http://www.mywhitebarn.com)

[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)

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**Hibbard Subdivision Hillside**

---

**From** brentorton@ortonengineers.com <brentorton@ortonengineers.com>  
**Date** Mon 7/7/2025 11:53 AM  
**To** Matt Wilke <matt@mywhitebarn.com>  
**Cc** 'Eric Hibbard' <info@soilsapplication.com>; bjarnoldpe@siteconsultingllc.com  
<bjarnoldpe@siteconsultingllc.com>

Good morning Matt!

Just a quick note that as I visited the Hibbard Site and reviewed the available contour data, the positions of the two proposed lots appear to be in slope under 15% and have good access to Gravelly Lane that I understand has already been cleared with the highway entity. One lot is on a small hilltop and the other is in a sloped, but under 15% area to the extent that the available contours are correct.

Thanks!!

Brent

**Brent L. Orton, PE, MSCE**  
Orton Engineering  
Phone: (208)350-9422  
Email: [brentorton@ortonengineers.com](mailto:brentorton@ortonengineers.com)  
Web: [www.ortonengineers.com](http://www.ortonengineers.com)



**EXHIBIT B**

**Supplemental Documents**

Planning & Zoning Commission

Case # CR2023-0013

Hearing Date: July 17, 2025

# R36963013 PARCEL INFORMATION REPORT

5/15/2025 11:08:47 AM

PARCEL NUMBER: **R36963013**

OWNER NAME: **HIBBARD ERIC**

CO-OWNER: **HIBBARD SARAH**

MAILING ADDRESS: **20762 GRAVELLY LN WILDER ID 83676**

SITE ADDRESS: **20762 GRAVELLY LN**

TAX CODE: **0900000**

TWP: **4N** RNG: **5W** SEC: **20** QUARTER: **NW**

ACRES: **8.44**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **GOLDEN-GATE HWY #3**

FIRE DISTRICT: **WILDER FIRE**

SCHOOL DISTRICT: **WILDER SCHOOL DIST #133**

IMPACT AREA: **NOT In Impact Area**

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

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **AG**

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

FEMA FLOOD ZONE: **X** FLOODWAY: **NOT In FLOODWAY FIRM PANEL: 16027C0200F**

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **ADA CANYON**

FUNCTIONAL Classification: **NOT In COLLECTOR**

INSTRUMENT NO. : **2022003751**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **20-4N-5W NW TAX 31 NWNW**

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



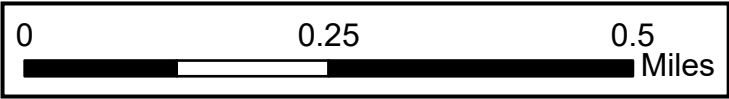
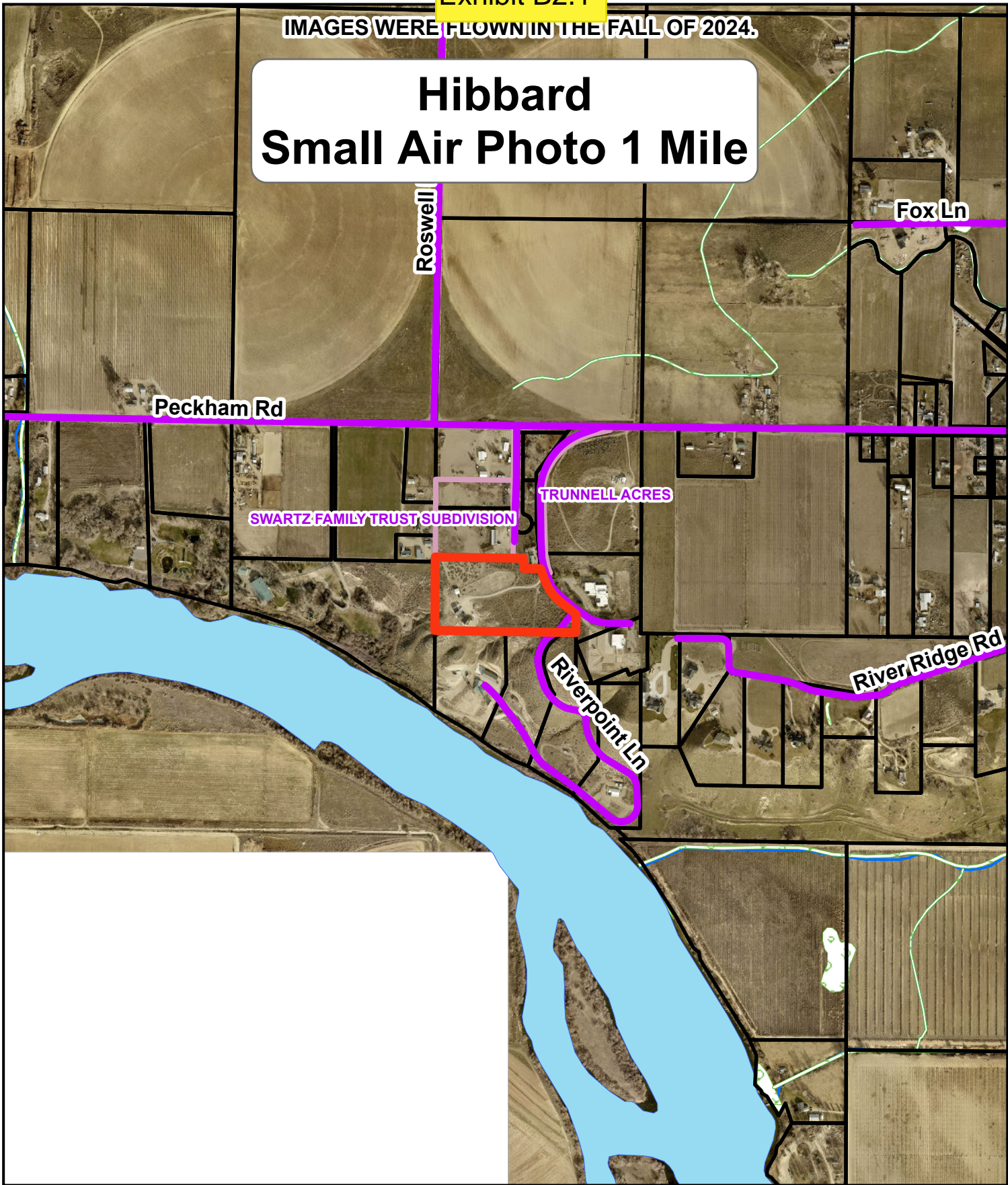
## DISCLAIMER:

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.

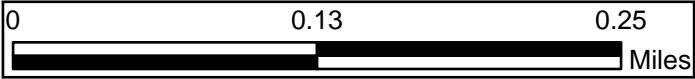
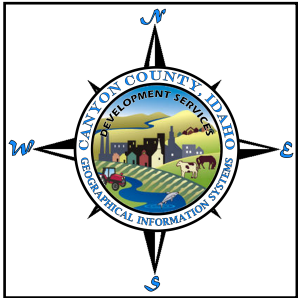
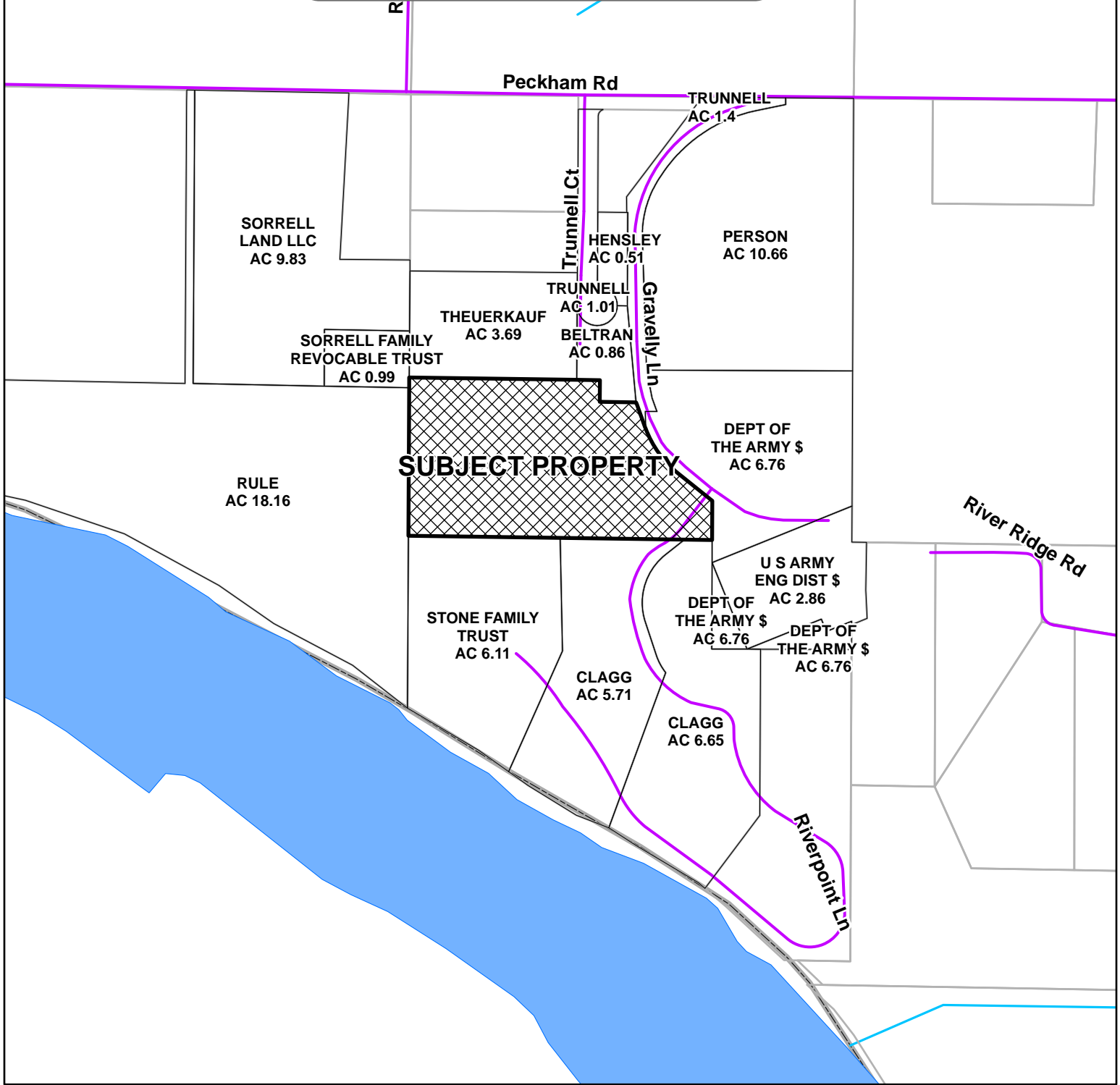
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

IMAGES WERE FLOWN IN THE FALL OF 2024.

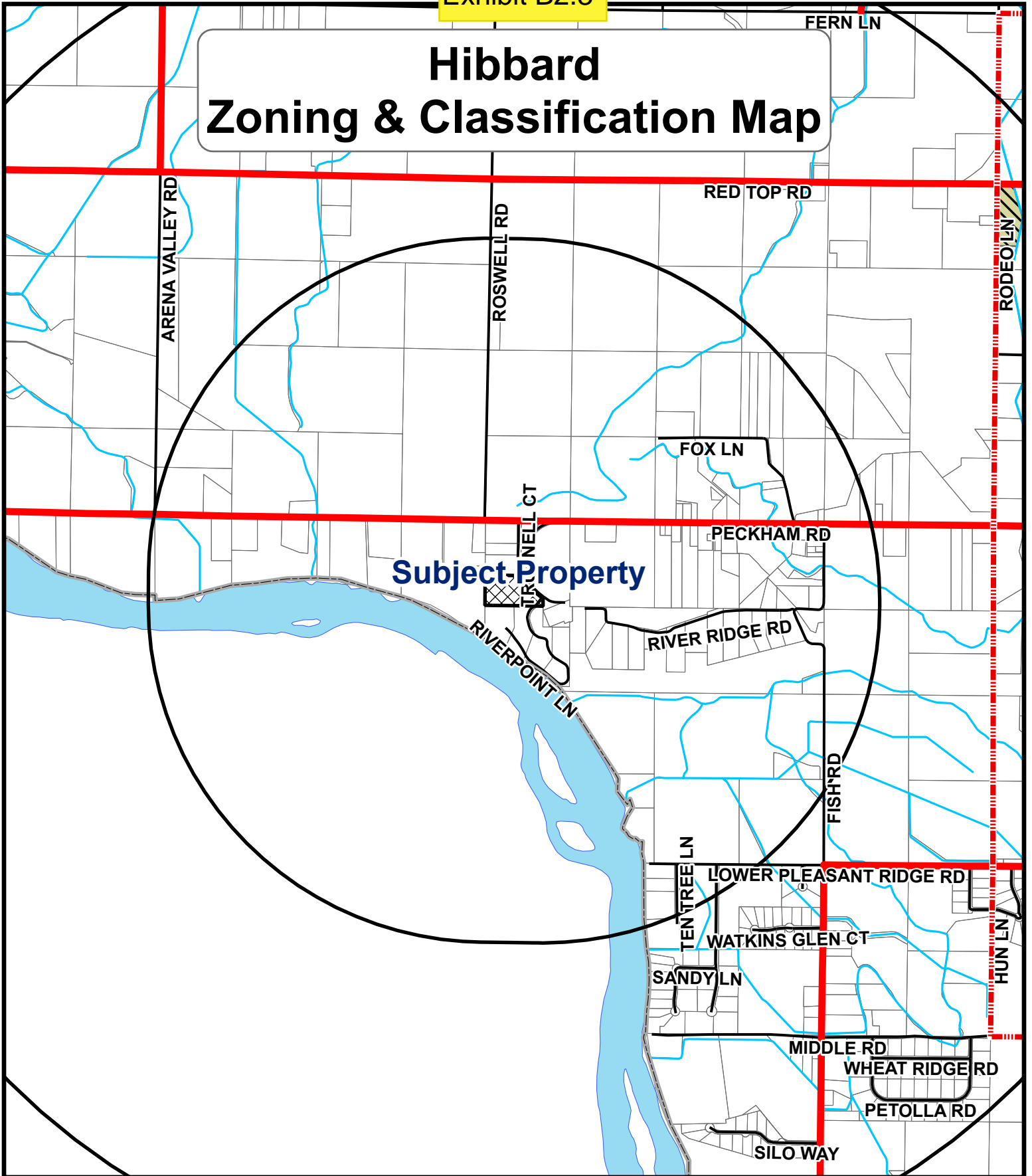
# Hibbard Small Air Photo 1 Mile



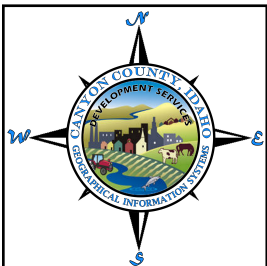
# Hibbard Small Vicinity Map



# Hibbard Zoning & Classification Map



**Subject Property**



**Current Zoning**

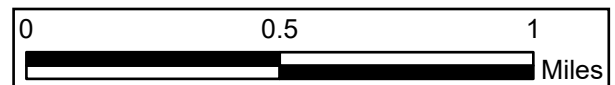
- RR
- CR-RR
- R1
- CR-R1
- R2
- C

- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2

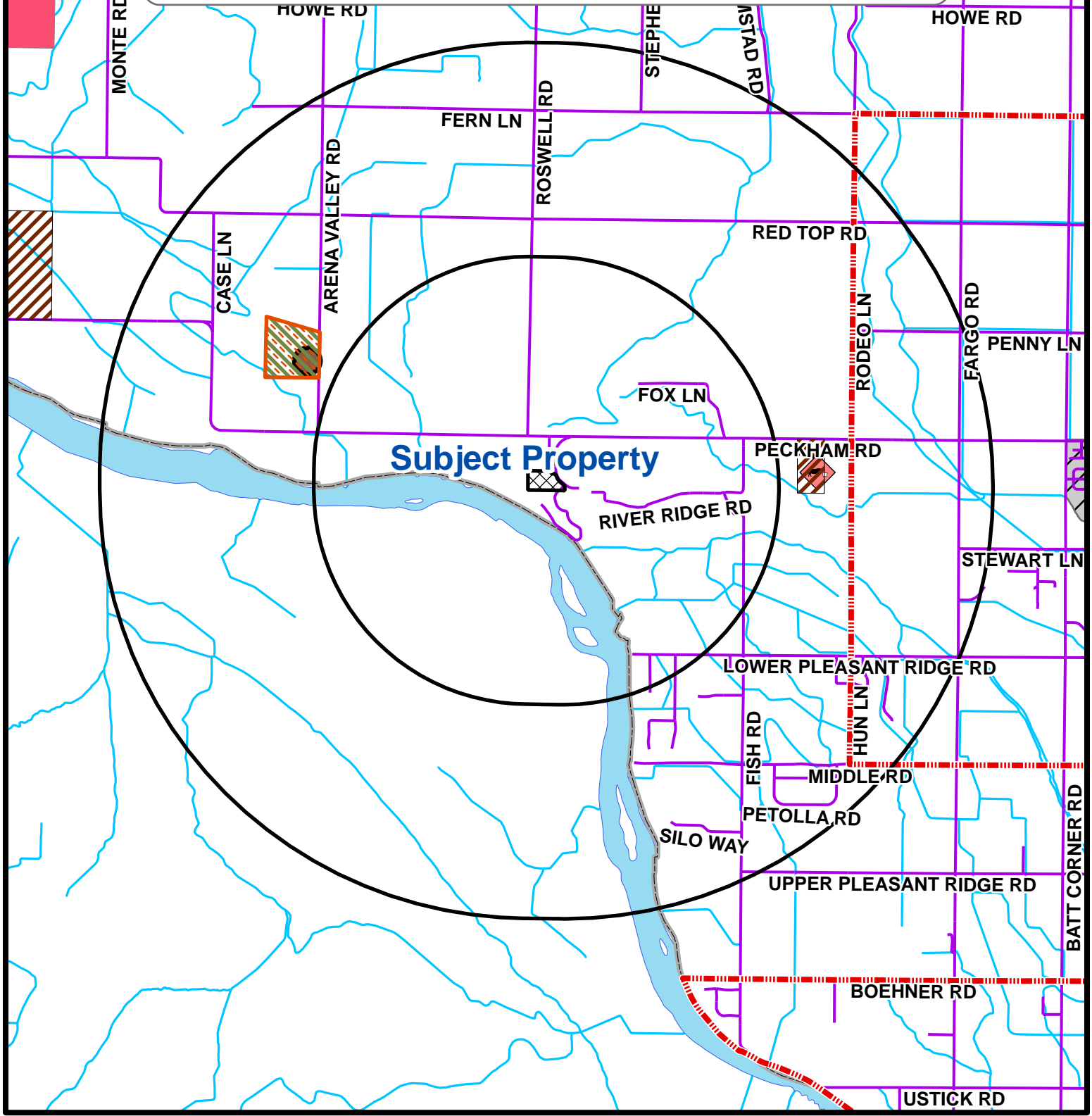
AG

**ITD Functional Classification**

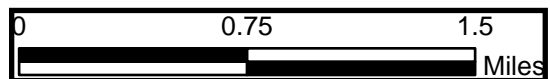
- Interstate
- Major Collector
- Minor Arterial
- Minor Collector
- Other Principal Arterials



# Hibbard Dairy, Feedlot, and Gravel Pit Map

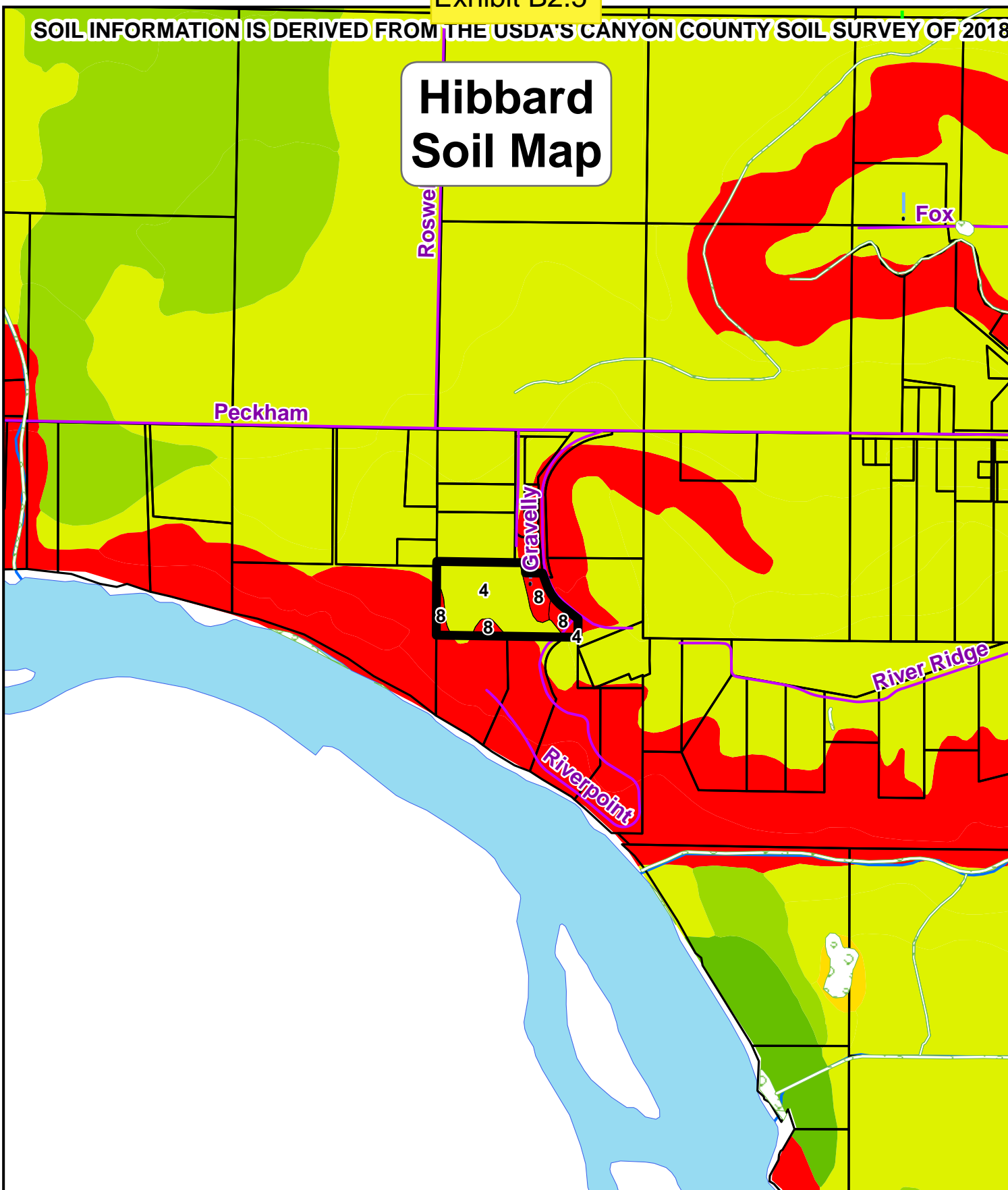


	FEEDLOTS
	DAIRIES
	GRAVELPITS

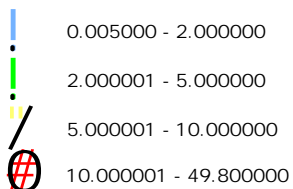


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Hibbard Soil Map



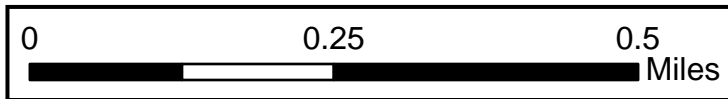
## Nitrate Priority Wells



IDWR\_2C\_Geothermal\_

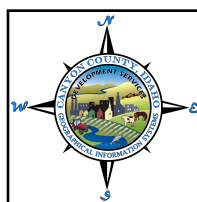
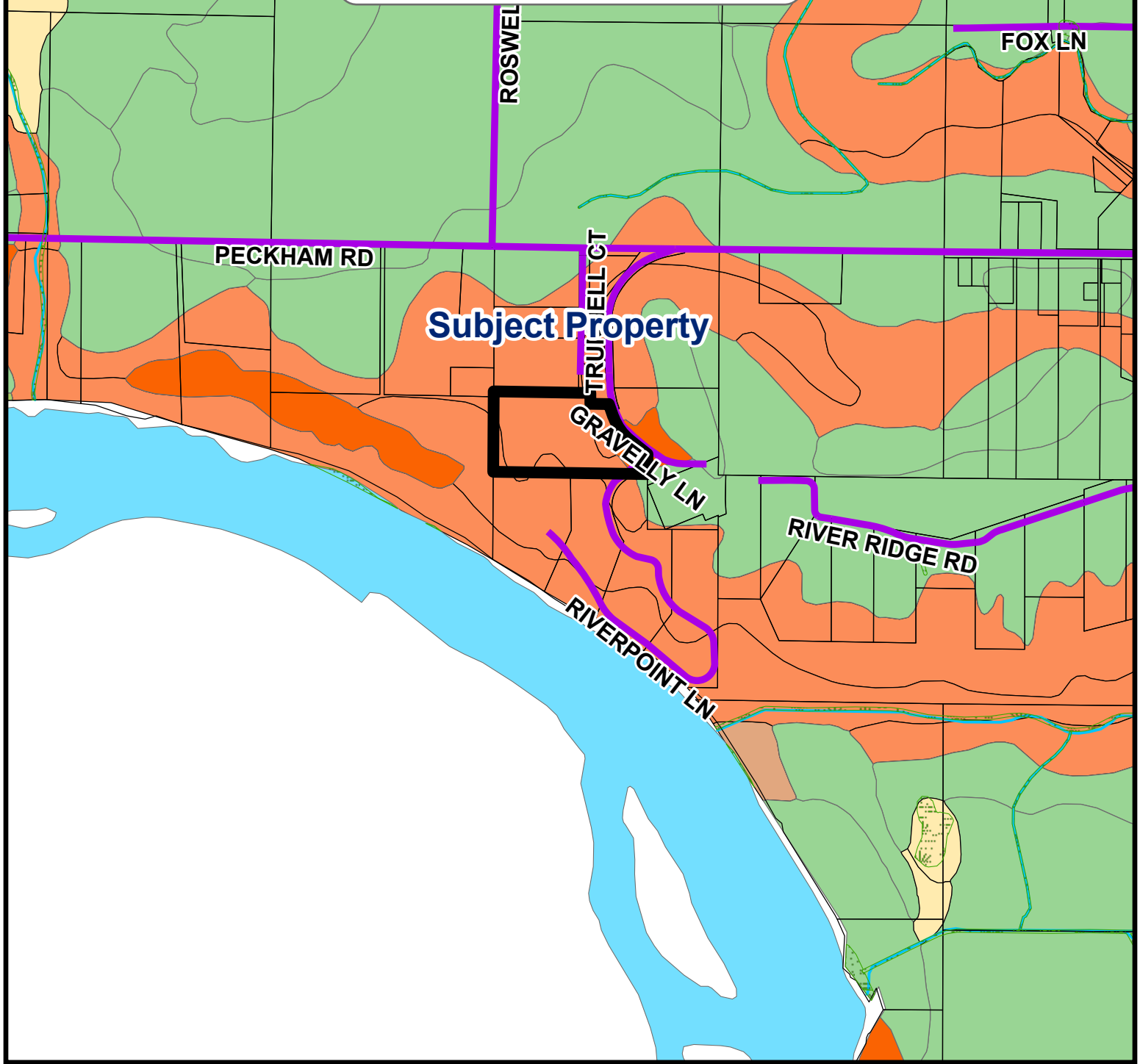


Wetlands



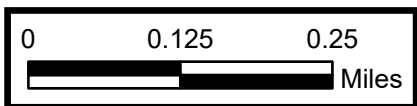
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Hibbard Prime Farm Lands



- TAXLOTS
- City Limits
- WETLANDS
- 2C\_Hydro

- 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



## SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
8	LEAST SUITED SOIL	33908.71	0.78	9.22%
8	LEAST SUITED SOIL	29278.44	0.67	7.96%
8	LEAST SUITED SOIL	42447.48	0.97	11.55%
4	MODERATELY SUITED SOIL	125.41	0.00	0.03%
4	MODERATELY SUITED SOIL	261882.41	6.01	71.23%
		367642.46	8.44	100%

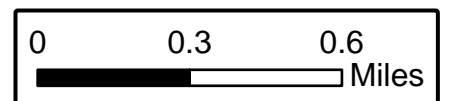
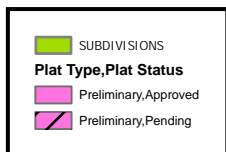
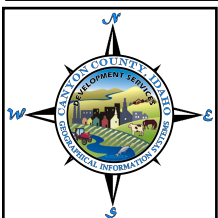
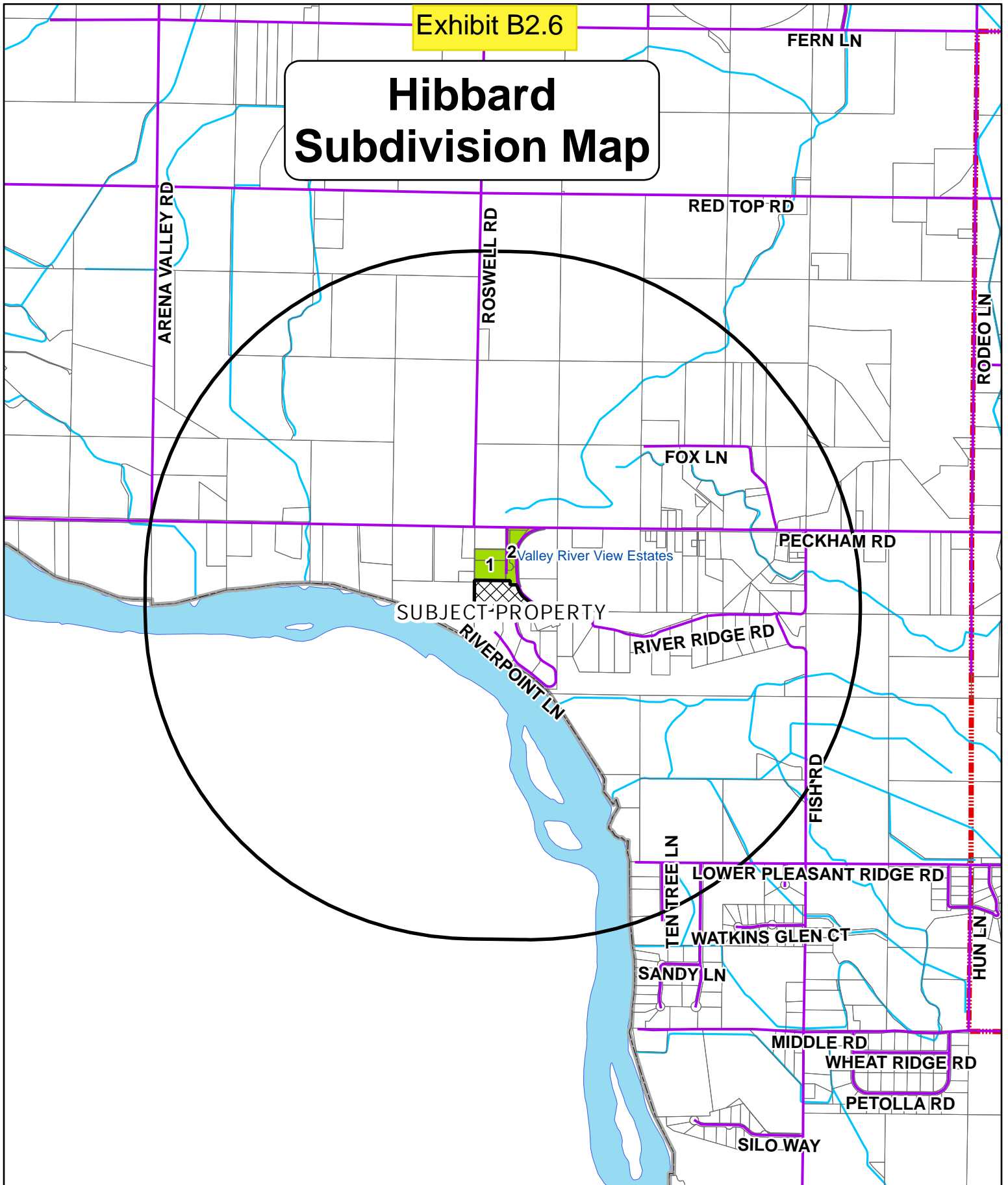
## FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
VbG	Not prime farmland	33908.71	0.78	9.22%
Gp	0	29278.44	0.67	7.96%
FeE	Not prime farmland	42447.48	0.97	11.55%
JaB	Prime farmland if irrigated	125.41	0.00	0.03%
FeD	Not prime farmland	261882.41	6.01	71.23%
		367642.46	8.44	100%

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

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

# Hibbard Subdivision Map

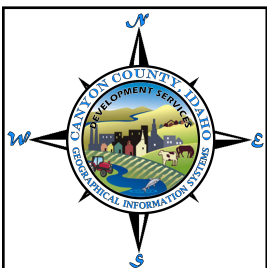
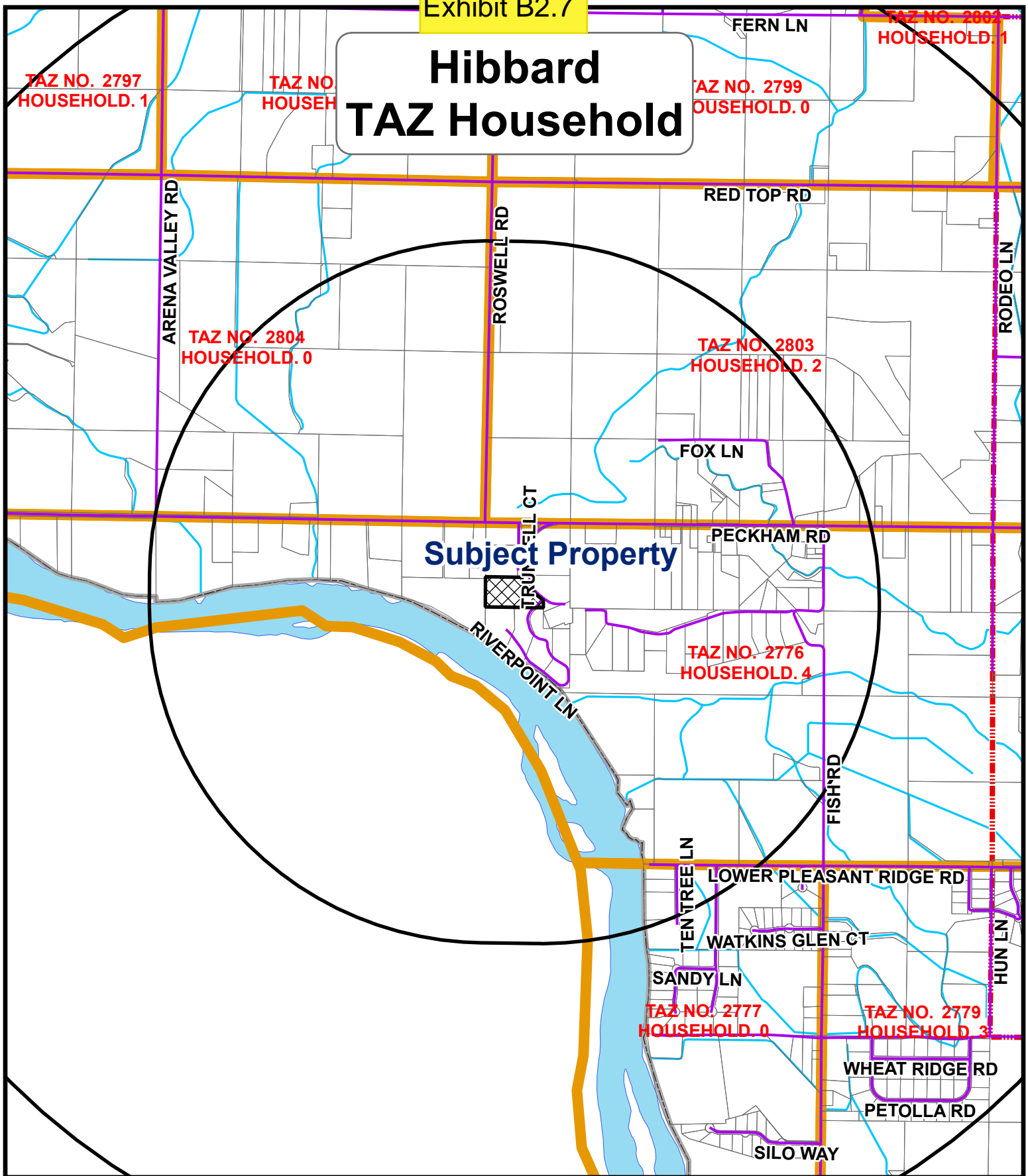


SUBDIVISION & LOT REPORT				
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
2	11.09	6	1.85	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
22	6.40	3.99	0.51	37.16
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
SWARTZ FAMILY TRUST SUBDIVISION	1	4N5W20	5.79	2	2.89	COUNTY (Canyon)	2010
TRUNNELL ACRES	2	4N5W20	5.30	4	1.33	COUNTY (Canyon)	2002

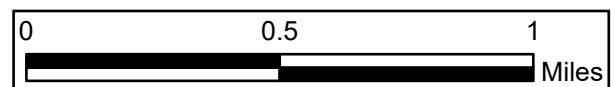
SUBDIVISIONS IN PLATTING			
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

MOBILE HOME & RV PARKS					
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...



**House Hold 2025-2050**

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

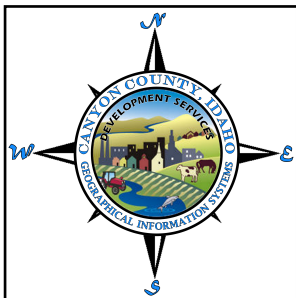
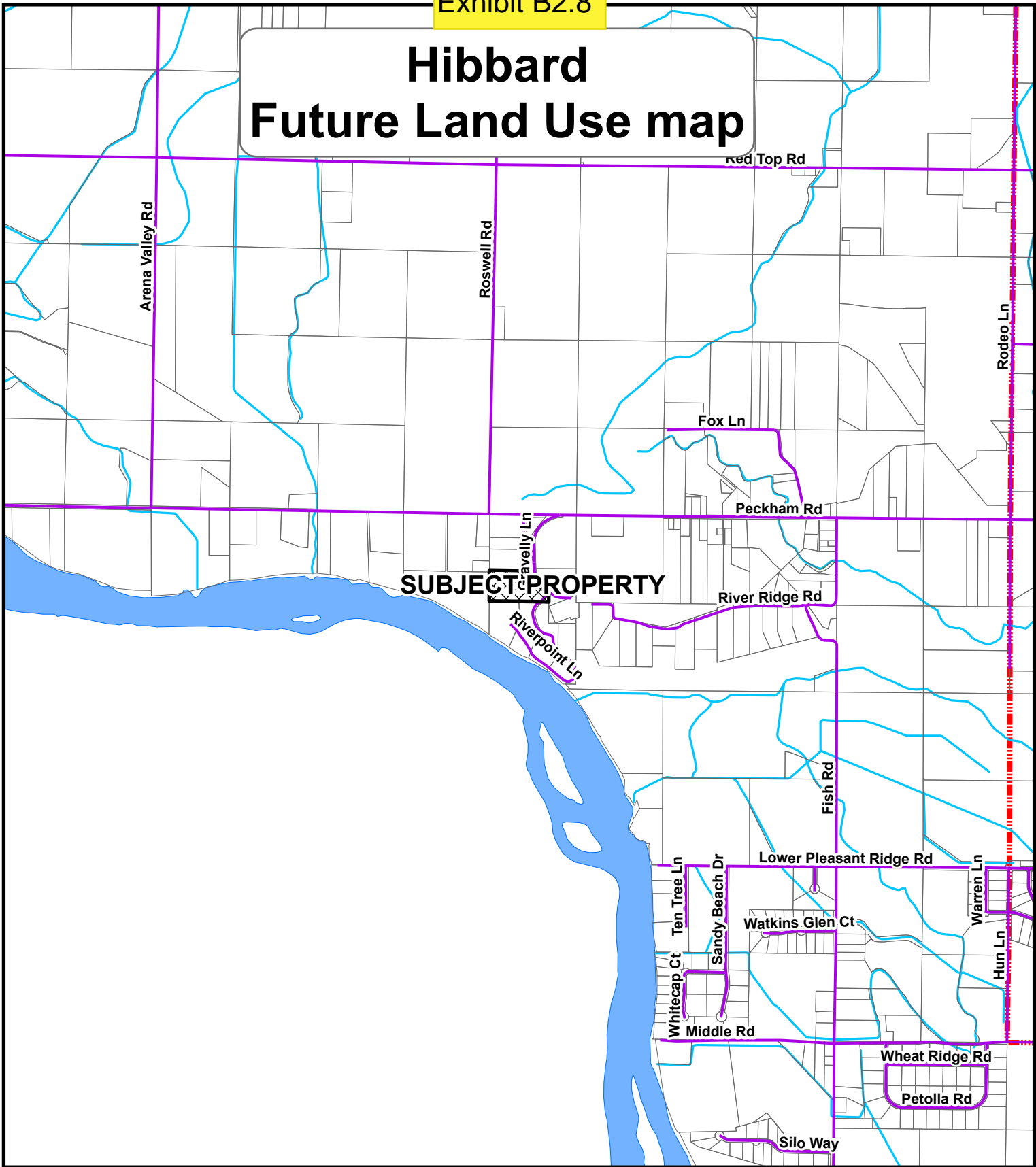


## Exhibit B2.7a

### Traffic Analysis Population and Household Data for the 2776 Zone County

	Canyon
Demo Area	Canyon-West Rural
Population Census	270
Household Census	118
Population Estimate 2022	273
Household Estimate 2022	119
Population Estimate 2023	273
Household Estimate 2023	119
Population Estimate 2024	276
Household Estimate 2024	121
Population Estimate 2025	273
Household Estimate 2025	119
Population Estimate 2030	274
Household Estimate 2030	119
Population Estimate 2035	290
Household Estimate 2035	126
Population Estimate 2040	290
Household Estimate 2040	126
Population Estimate 2045	290
Household Estimate 2045	126
Population Estimate 2050	291
Household Estimate 2050	126

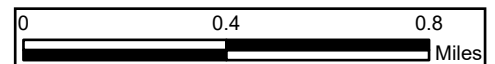
# Hibbard Future Land Use map



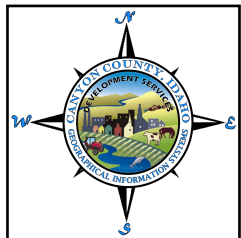
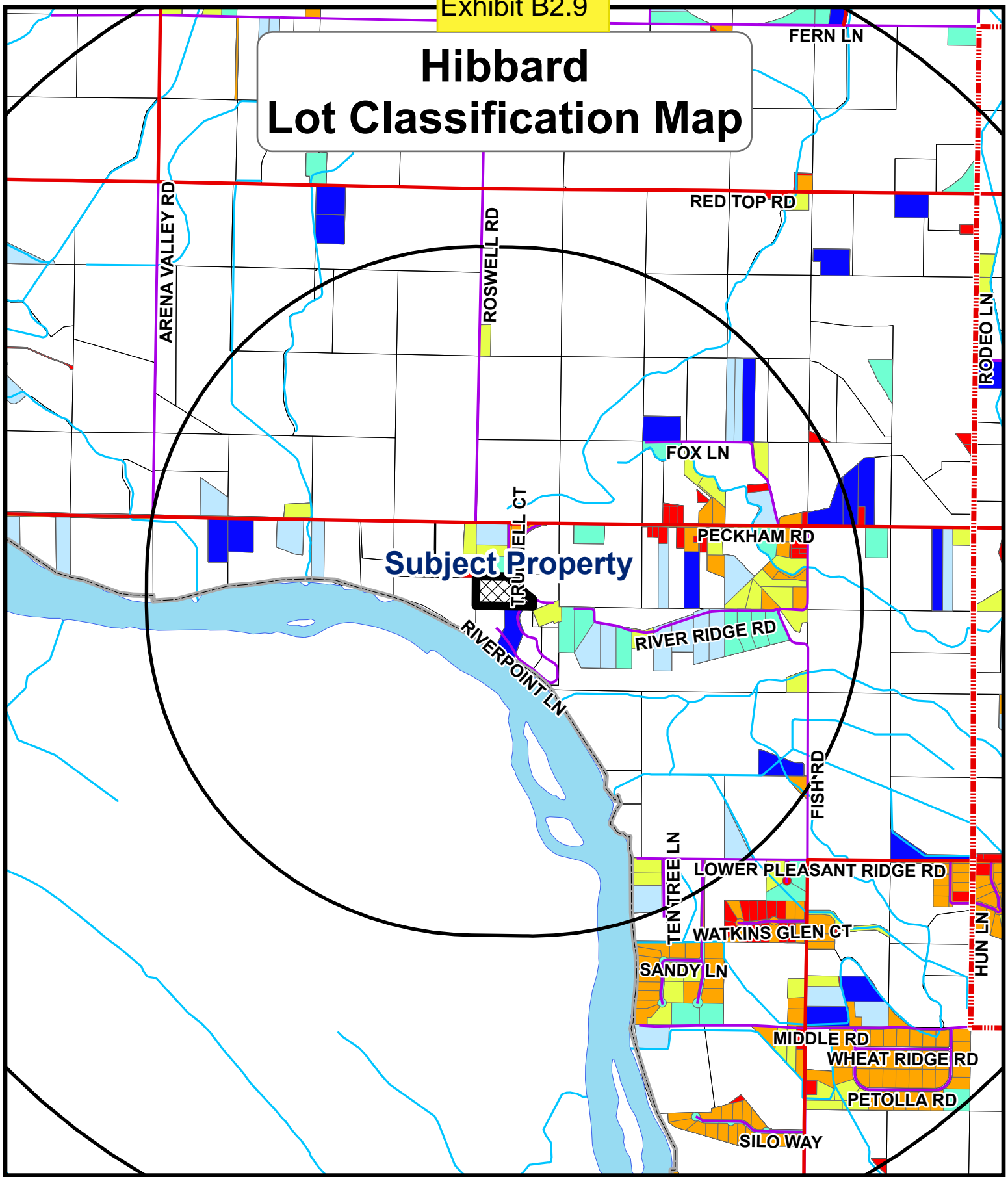
## Legend

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

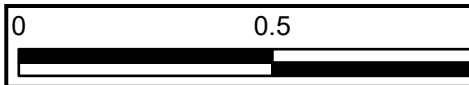


# Hibbard Lot Classification Map

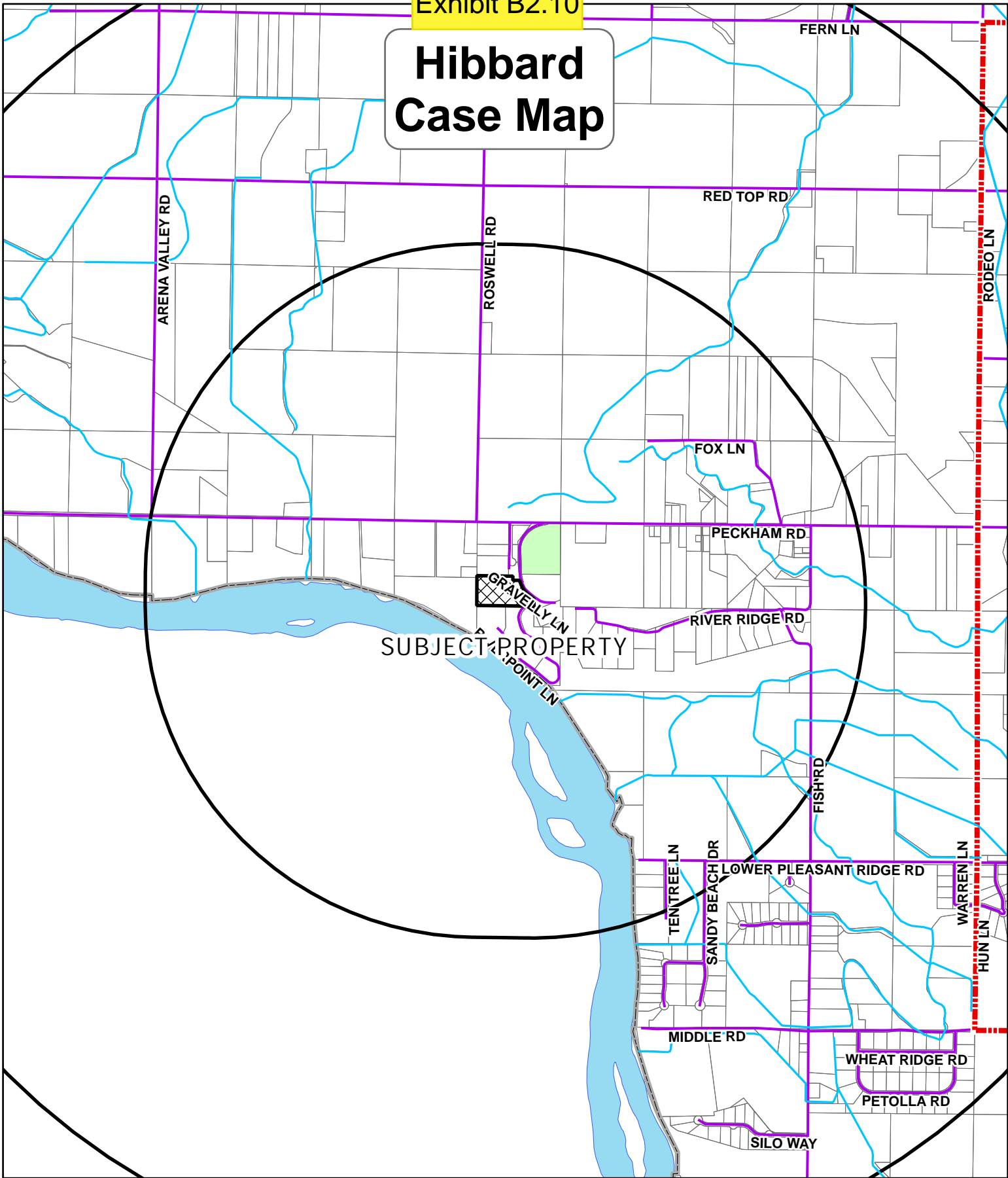


Legend	
0.0 - 1.0	1.1 - 2.0
2.1 - 3.0	3.1 - 4.0
4.1 - 5.0	5.1 - 6.0

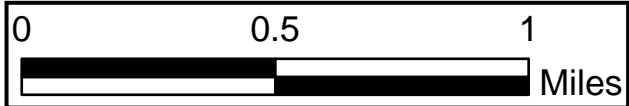
ITD Functional Classification	
Interstate	Minor Arterial
Major Collector	Minor Collector
Other Principal Arterials	



# Hibbard Case Map



YEAR	
Year	
2020	2023
2021	2024
2022	2025

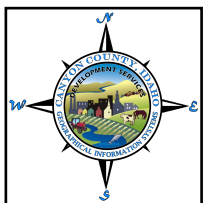
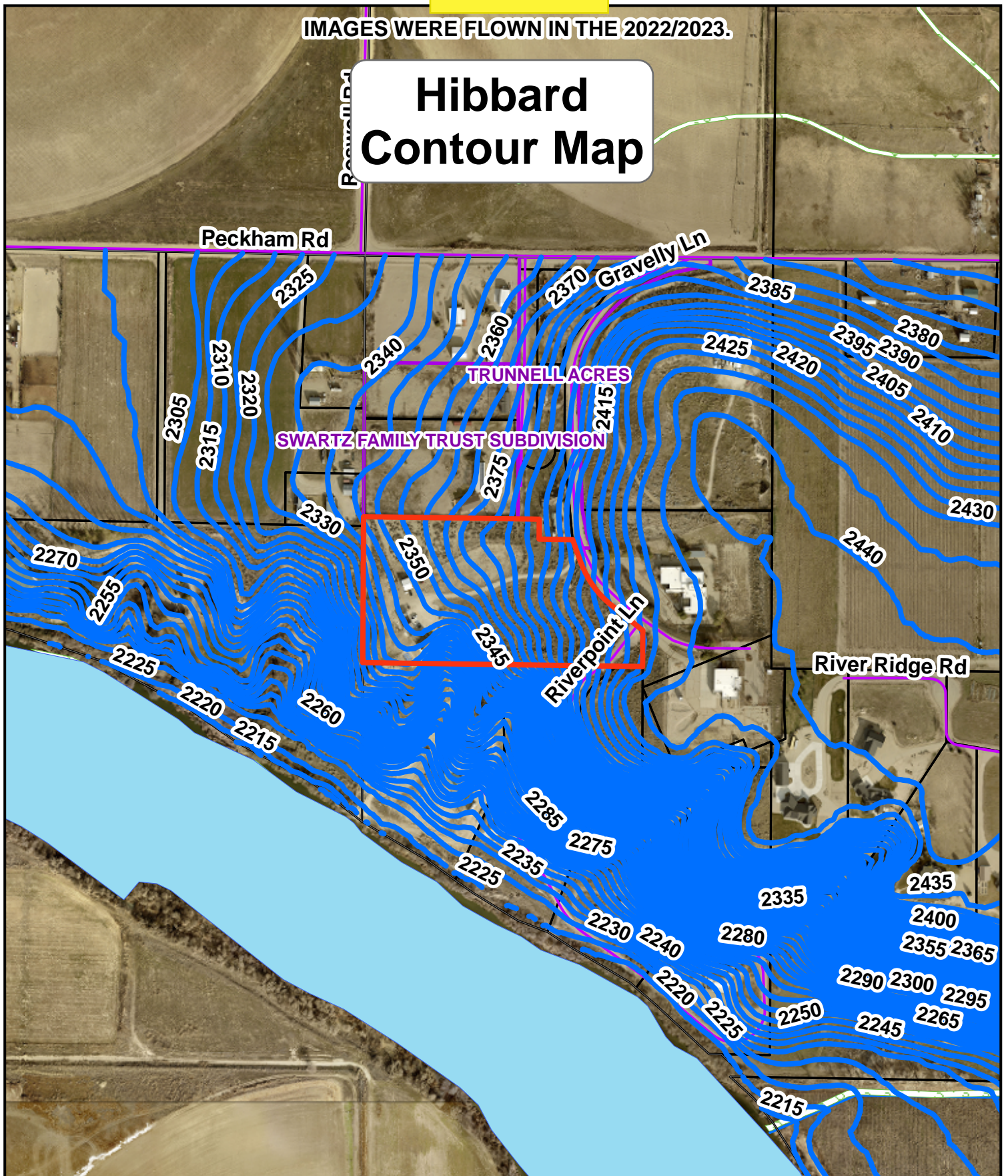


## CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	OR2022-0005	Com Plan Map change from AG to Res	Person	DENIED
2	CR2022-0011	Rezone AG to CR-R1	Person	DENIED

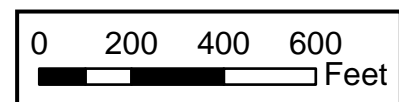
IMAGES WERE FLOWN IN THE 2022/2023.

# Hibbard Contour Map



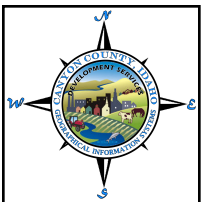
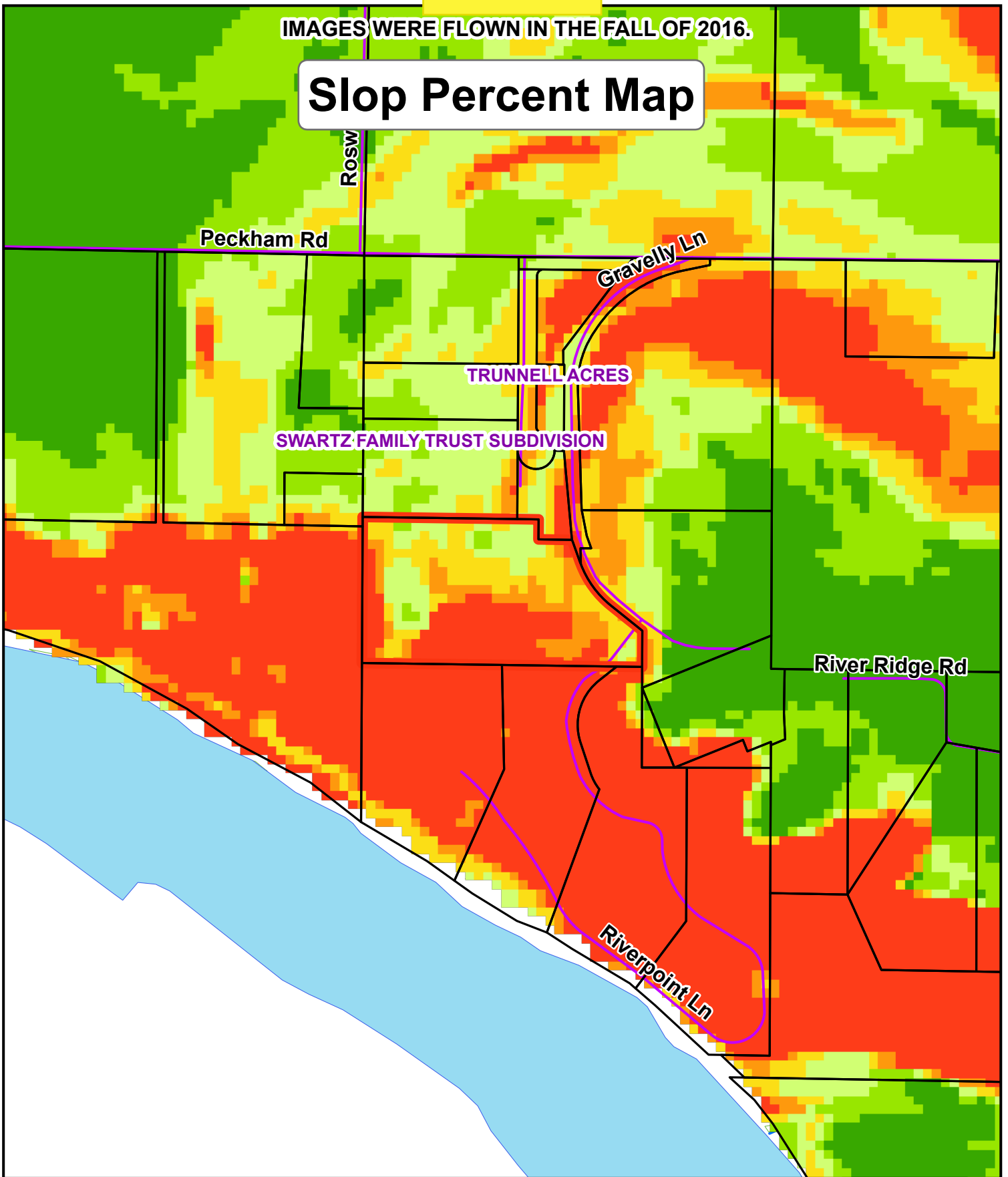
Legend

- SUBJECT\_PROPERTY
- TaxParcels
- SectionContours
- Wetlands



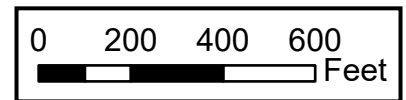
IMAGES WERE FLOWN IN THE FALL OF 2016.

# Slop Percent Map



## Slop Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718



# Exhibit B2.13

## COMMON LEGEND DATA

	INTERSTATE		COUNTY BOUNDARY
	INTERSTATE RAMP		IMPACT AREA
	STATE HIGHWAY		CITY LIMITS
	RESIDENTIAL ROAD		NAVIGABLE WATERWAY
	RAILROAD		SUBJECT PROPERTY
	MINOR WATERWAYS		SUBDIVISIONS

### FEMA ZONES

	FEMA FLOODWAY
	A
	AE
	AH
	AO
	X

NITRATE PRIORITY AREA

### SUBDIVISION MAP

	PLATTED SUBDIVISIONS
	SUBDIVISIONS IN PLATTING
	MOBILE HOME PARKS

### SMALL AERIAL CONTOUR MAP

CONTOUR ELEVATION

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

### ZONING

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

### FUNCTIONAL CLASSIFICATION (2035)

	Interstate
	Expressway
	Proposed Expressway
	Principal Arterial
	Proposed Principal Arterial
	Minor Arterial
	Proposed Minor Arterial
	Collector
	Proposed Collector

### SOIL CAPABILITY MAP

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

### CURRENT\_CUPS

Year

	2020
	2021
	2022
	2023
	2024
	2025

### Caldwell City Comp Plan

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

### GRAVEL PITS, DAIRIES, NITRATE PRIORITY & WELLS

	DAIRY LOTS
	FEEDLOTS
	GRAVEL PITS

GEO-THERMAL LOCATIONS

WETLANDS

NITRATE\_PRIORITY

DEQ WELLS  
NO3\_MGL

	0.005 - 2.00
	2.00 - 5.00
	5.00 - 10.00
	10.00 - 49.80

### Nampa City Com Plan

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

### Future Land Use 2030

	COMMERCIAL
	INDUSTRIAL
	RESIDENTIAL

### FUTURE LAND USE 2011-2022

	COMMERCIAL
	INDUSTRIAL
	RESIDENTIAL

### PRIME FARMLANDS MAP

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

### LOT CLASSIFICATION

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

## Exhibit B3 – Property History Overview of Nearby Parcels

Parcels R36963201 and R36963200 were approved in 2010 to be divided via a subdivision plat (SD2009-10)

Parcels R36963100, R36963101, and R36963102 were approved to be divided via a subdivision plat in 2002.

The unauthorized division that created Parcel R36963020 was recognized via a conditional use permit in 2005 (CU2004-569).

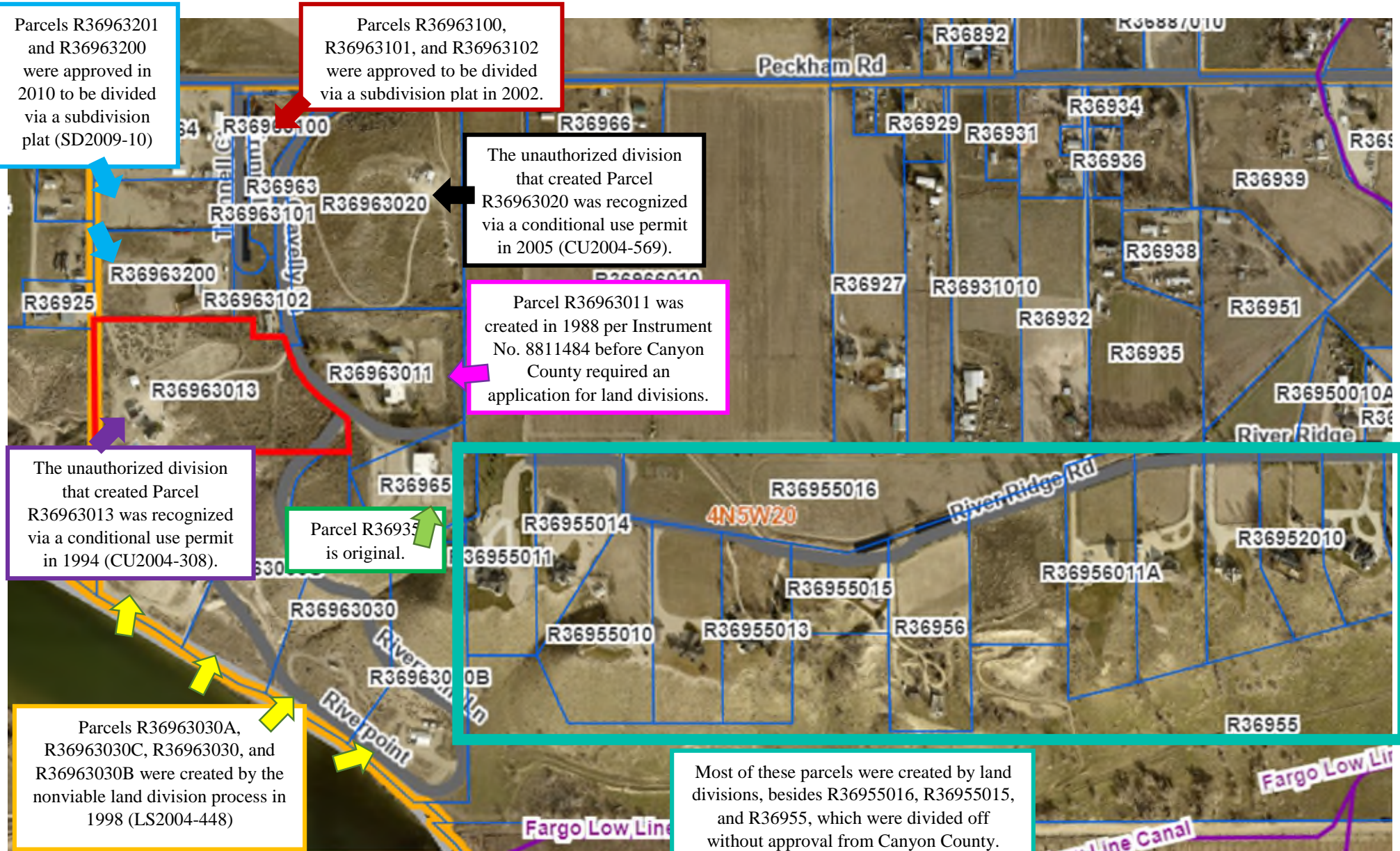
Parcel R36963011 was created in 1988 per Instrument No. 8811484 before Canyon County required an application for land divisions.

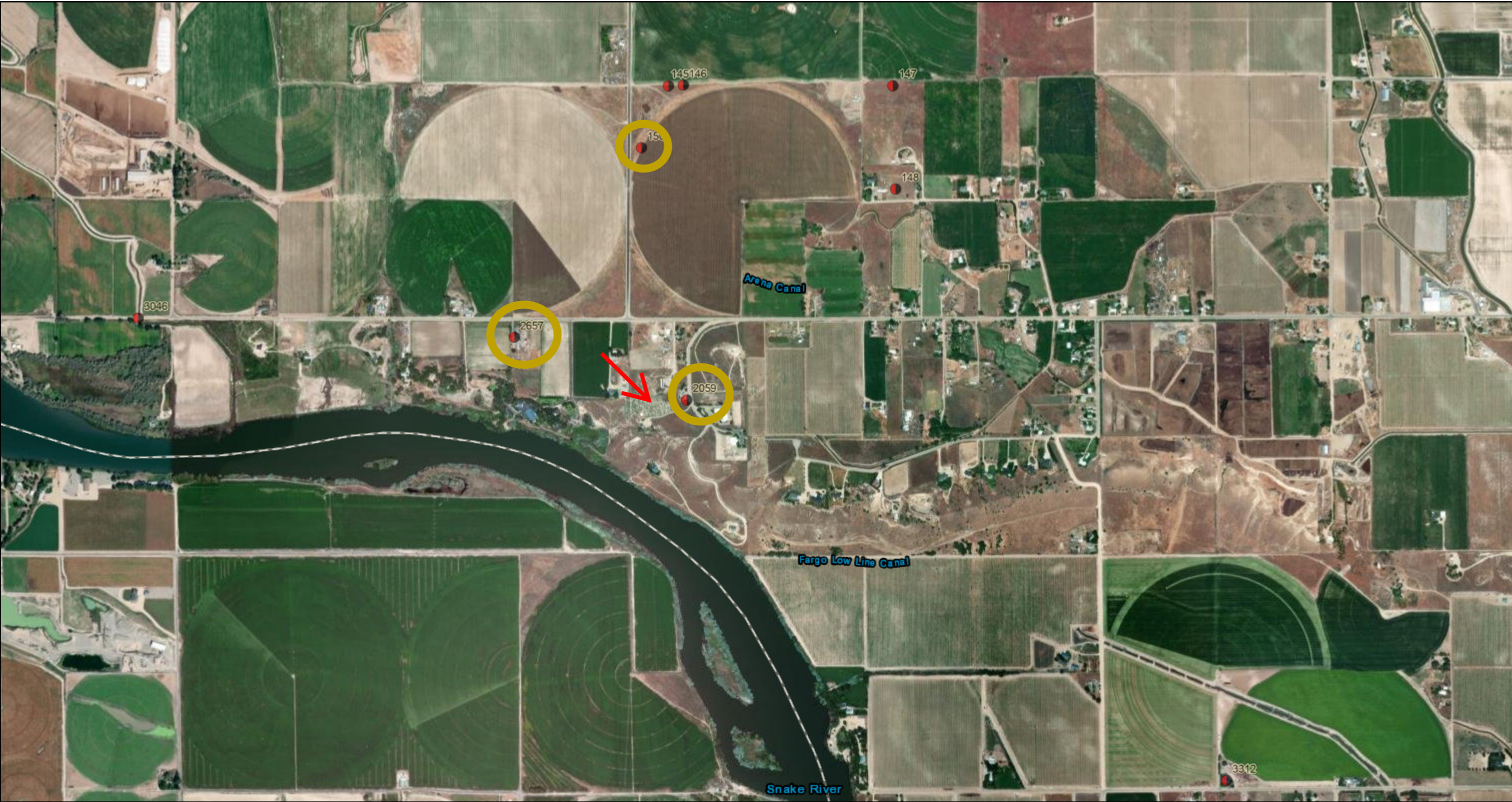
The unauthorized division that created Parcel R36963013 was recognized via a conditional use permit in 1994 (CU2004-308).

Parcel R36935 is original.

Parcels R36963030A, R36963030C, R36963030, and R36963030B were created by the nonviable land division process in 1998 (LS2004-448)

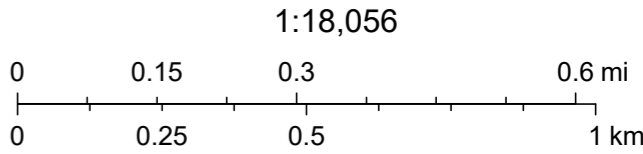
Most of these parcels were created by land divisions, besides R36955016, R36955015, and R36955, which were divided off without approval from Canyon County.





July 9, 2025

● GWQWELLS (DEQ)



State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, iPC, © IDEQ GIS 2023, Maxar

# Exhibit B4.1

SITE_ID	WELL_DEPTH	STATION_ID	METAL_TAG	PROJECT_NAME	CHEMICAL_NAME_CONTEXT	ORIG_VALUE	UNIT_OF_MEASURE	COMMENTS	SAMPLE_DATE	QUALIFIER	CITY	COUNTY	LATITUDE	LONGITUDE	TRSQQ	DATUM
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	Arsenic	13	Åµg/L		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	Bromide	0.13	mg/L		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	Chloride	24	mg/L		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	Dissolved Oxygen	1.62	mg/L		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	E. coli	<1	MPN/100 mL		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	Fluoride	0.43	mg/L		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	Nitrate	1.6	mg/L		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	Nitrite	<0.05	mg/L		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	O-Phosphate	<0.10	mg/L		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	pH	7.55	pH		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	Specific Conductance	585	ÅµS/cm		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	Sulfate	97	mg/L		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	Total Coliform	<1	MPN/100 mL		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	Turbidity	10	NTU		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83
2059	180	04N05W20BBC1	D0057672	ADA/CANYON NPA	Water Temperature	18.8	Å°C		9/4/2012	NA	WILDER	CANYON	43.67328	-116.96961	04N05W20NWNW	NAD83

SITE_ID	WELL_DEPTH	STATION_ID	METAL_TAG	PROJECT_NAME	CHEMICAL_NAME_CONTEXT	ORIG_VALUE	UNIT_OF_MEASURE	COMMENTS	SAMPLE_DATE	QUALIFIER	CITY	COUNTY	LATITUDE	LONGITUDE	TRSQQ	DATUM
150	67	04N05W18DAD1		ARENA 97	Manganese	0.014	mg/L		6/24/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Ammonia	0.03	mg/L		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Calcium	64.2	mg/L		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Chloride	37	mg/L		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Dissolved Oxygen	22	mg/L		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Iron	<0.01	mg/L		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Magnesium	44	mg/L		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Manganese	<0.1	mg/L		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Nitrate	22.9	mg/L		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	pH	7.7	pH		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Phosphorus	0.06	mg/L		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Potassium	8.25	mg/L		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Sodium	85.7	mg/L		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Specific Conductance	1050	ÂµS/cm		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Sulfate	127	mg/L		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Total Dissolved Solids	758	mg/L		5/12/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Calcium	72.2	mg/L		1/28/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Chloride	38	mg/L		1/28/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Iron	0.1	mg/L		1/28/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Magnesium	47.6	mg/L		1/28/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Manganese	0.02	mg/L		1/28/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Nitrate	24.9	mg/L		1/28/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Potassium	6.7	mg/L		1/28/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Sodium	94.6	mg/L		1/28/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Sulfate	136	mg/L		1/28/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Total Dissolved Solids	732	mg/L		1/28/1998	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Ammonia	0.037	mg/L		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Arsenic	17	Âµg/L		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Bicarbonate	356	mg/L		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Calcium	77.7	mg/L		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Chloride	37.3	mg/L		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Dissolved Oxygen	4.1	mg/L		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Iron	0.03	mg/L		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Magnesium	47.8	mg/L		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Nitrate	25.6	mg/L		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	pH	7.7	pH		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Potassium	5.2	mg/L		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Sodium	86	mg/L		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Specific Conductance	1060	ÂµS/cm		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Sulfate	112	mg/L		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Total Dissolved Solids	734	mg/L		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83
150	67	04N05W18DAD1		ARENA 97	Water Temperature	16	Â°C		6/24/1997	NA	WILDER	CANYON	43.6811	-116.97156	04N05W17NWSW	NAD83

SITE_ID	WELL_DEPTH	STATION_ID	METAL_TAG	PROJECT_NAME	CHEMICAL_NAME_CONTEXT	ORIG_VALUE	UNIT_OF_MEASURE	COMMENTS	SAMPLE_DATE	QUALIFIER	CITY	COUNTY	LATITUDE	LONGITUDE	TRSQQ	DATUM
2657	90	04N05W19AAB		ADA/CANYON NPA	Dissolved Oxygen	3.41	mg/L		9/18/2017	NA	WILDER	CANYON	43.67522	-116.97701	04N05W19NENE	NAD83
2657	90	04N05W19AAB		ADA/CANYON NPA	E. coli	<1.0	MPN/100 mL		9/18/2017	NA	WILDER	CANYON	43.67522	-116.97701	04N05W19NENE	NAD83
2657	90	04N05W19AAB		ADA/CANYON NPA	N-15/14	7.4	â€°		9/18/2017	NA	WILDER	CANYON	43.67522	-116.97701	04N05W19NENE	NAD83
2657	90	04N05W19AAB		ADA/CANYON NPA	Nitrate	12	mg/L		9/18/2017	NA	WILDER	CANYON	43.67522	-116.97701	04N05W19NENE	NAD83
2657	90	04N05W19AAB		ADA/CANYON NPA	Nitrite	<0.30	mg/L		9/18/2017	NA	WILDER	CANYON	43.67522	-116.97701	04N05W19NENE	NAD83
2657	90	04N05W19AAB		ADA/CANYON NPA	pH	7.38	pH		9/18/2017	NA	WILDER	CANYON	43.67522	-116.97701	04N05W19NENE	NAD83
2657	90	04N05W19AAB		ADA/CANYON NPA	Specific Conductance	1090	ÂµS/cm		9/18/2017	NA	WILDER	CANYON	43.67522	-116.97701	04N05W19NENE	NAD83
2657	90	04N05W19AAB		ADA/CANYON NPA	Total Coliform	<1.0	MPN/100 mL		9/18/2017	NA	WILDER	CANYON	43.67522	-116.97701	04N05W19NENE	NAD83
2657	90	04N05W19AAB		ADA/CANYON NPA	Water Temperature	15.97	Â°C		9/18/2017	NA	WILDER	CANYON	43.67522	-116.97701	04N05W19NENE	NAD83

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**IDAPA 58  
TITLE 01  
CHAPTER 11**

**58.01.11 - GROUND WATER QUALITY RULE**

**000. LEGAL AUTHORITY.**

The Idaho Legislature has given the Board of Environmental Quality authority to promulgate the Ground Water Quality Rule pursuant to Sections 39-105, 39-107, 39-120, and 39-126, Idaho Code. The authority to formulate and adopt rules as are necessary and feasible to protect the environment and health of the citizens of the state is vested in the Director and Board pursuant to Sections 39-105 and 39-107, Idaho Code. Under Section 39-120, Idaho Code, the Board is authorized to adopt, by rule, ambient ground water quality standards. Under Section 39-126, Idaho Code, all state agencies shall incorporate the Ground Water Quality Plan, adopted by the legislature, in the administration of their programs and are granted authority to promulgate rules to protect ground water quality as necessary to administer such programs. (3-20-97)

**001. TITLE AND SCOPE.**

**01. Title.** This rule shall be cited as IDAPA 58.01.11, Rules of the Department of Environmental Quality, IDAPA 58.01.11, "Ground Water Quality Rule." (3-20-97)

**02. Scope.** Under Section 39-120, Idaho Code, the Department of Environmental Quality is designated as the primary agency to coordinate and administer ground water quality protection programs for the state. This rule establishes minimum requirements for protection of ground water quality through standards and an aquifer categorization process. The requirements of this rule shall serve as a basis for the administration of programs which address ground water quality. This rule does not in and of itself create a permit program. (3-20-97)

**002. ADMINISTRATIVE APPEALS.**

Persons may be entitled to appeal agency actions authorized under this chapter pursuant to IDAPA 58.01.23, "Rules of Administrative Procedure Before the Board of Environmental Quality." (3-15-02)

**003. WRITTEN INTERPRETATIONS.**

The Department of Environmental Quality may have written statements which pertain to the interpretation of the rules of this chapter. If available, such written statements can be inspected and copied, at cost, at the Department of Environmental Quality, 1410 North Hilton, Boise, ID 83706-1255. (3-20-97)

**004. -- 005. (RESERVED).**

**006. POLICIES.**

It is the intent of the Department to implement, through this rule, the following policies from the Protection and Prevention Sections of the Idaho Ground Water Quality Plan, adopted by the legislature, 1992 Session Law, Chapter 310, Page 922. These policies are: (3-20-97)

**01. Ground Water Quality Protection.** It is the policy of the state of Idaho to maintain and protect the existing high quality of the state's ground water. (3-20-97)

**02. Existing and Projected Future Beneficial Uses.** The policy of the state of Idaho is that existing and projected future beneficial uses of ground water shall be maintained and protected, and degradation that would impair existing and projected future beneficial uses of ground water and interconnected surface water shall not be allowed. (3-20-97)

**03. Categorization of Ground Water.** The policy of the state of Idaho is to provide differential protection for the state's ground water resources. A ground water categorization system should be established for aquifers or portions of aquifers. The categorization system should be based on vulnerability of the ground water, existing and projected future beneficial uses of the ground water, existing quality of the ground water, and social and economic considerations. (3-20-97)

**04. Ground Water Quality Standards.** The policy of the state of Idaho is to establish ground water quality standards for biological, radiological, and chemical constituents. (3-20-97)

**05. Prevention of Ground Water Contamination.** The policy of the state of Idaho is to prevent contamination of ground water from all regulated and nonregulated sources of contamination to the maximum extent practical. (7-1-98)

**06. Mining.** The policy of the state of Idaho is to protect ground water and allow for the extraction of minerals above and within ground water. (7-1-98)

**007. DEFINITIONS.**

**01. Agricultural Chemical.** Any pesticide, nutrient or fertilizer used for the benefit of agricultural production or pest management. (3-20-97)

**02. Aquifer.** A geological unit of permeable saturated material capable of yielding economically significant quantities of water to wells and springs. (3-20-97)

**03. Beneficial Uses.** Various uses of ground water in Idaho including, but not limited to, domestic water supplies, industrial water supplies, agricultural water supplies, aquacultural water supplies, and mining. A beneficial use is defined as actual current or projected future uses of ground water. (3-20-97)

**04. Best Available Method.** Any system, process, or method which is available to the public for commercial or private use to minimize the impact of point or nonpoint sources of contamination on ground water quality. (3-20-97)

**05. Best Management Practice.** A practice or combination of practices determined to be the most effective and practical means of preventing or reducing contamination to ground water and interconnected surface water from nonpoint and point sources to achieve water quality goals and protect the beneficial uses of the water. (3-20-97)

**06. Best Practical Method.** Any system, process, or method that is established and in routine use which could be used to minimize the impact of point or nonpoint sources of contamination on ground water quality. (3-20-97)

**07. Board.** The Idaho Board of Environmental Quality. (3-20-97)

**08. Cleanup.** The removal, treatment or isolation of a contaminant from ground water through the directed efforts of humans or the removal or treatment of a contaminant in ground water through management practice or the construction of barriers, trenches and other similar facilities for prevention of contamination, as well as the use of natural processes such as ground water recharge, natural decay and chemical or biological decomposition. (3-20-97)

**09. Constituent.** Any chemical, ion, radionuclide, synthetic organic compound, microorganism, waste or other substance occurring in ground water. (3-20-97)

**10. Contaminant.** Any chemical, ion, radionuclide, synthetic organic compound, microorganism, waste or other substance which does not occur naturally in ground water or which naturally occurs at a lower concentration. (3-20-97)

**11. Contamination.** The direct or indirect introduction into ground water of any contaminant caused in whole or in part by human activities. (3-20-97)

**12. Crop Root Zone.** The zone that extends from the surface of the soil to the depth of the deepest crop root and is specific to a species of plant, group of plants, or crop. (3-20-97)

**13. Degradation.** The lowering of ground water quality as measured in a statistically significant and reproducible manner. (3-20-97)

- 14. Department.** The Department of Environmental Quality. (3-20-97)
- 15. Extraction.** Physical removal of ore or waste rock from mineral-bearing deposits. Extraction does not include processing, which is the removal of target minerals from ores by physical or chemical methods. (7-1-09)
- 16. Ground Water.** Any water of the state which occurs beneath the surface of the earth in a saturated geological formation of rock or soil. (3-20-97)
- 17. Ground Water Quality Standard.** Values, either numeric or narrative, assigned to any constituent for the purpose of establishing minimum levels of protection. (3-20-97)
- 18. Highly Vulnerable Ground Water.** Ground water characterized by a relatively high potential for contaminants to enter and/or be transported within the flow system. Determinations of ground water vulnerability will include consideration of land use practices and aquifer characteristics. (3-20-97)
- 19. Irreplaceable Source.** A ground water source serving a beneficial use(s) where the reliable delivery of comparable quality and quantity of water from an alternative source in the region would be economically infeasible or precluded by institutional constraints. (3-20-97)
- 20. Mine Operator.** Any person authorized to engage in mining activities, including without limitation those authorized by law, lease, contract, permit, or plan of operation. It does not include a governmental agency that grants mineral leases or similar contracts or permits unless the agency is engaged in mining activities. (7-1-09)
- 21. Mining Activity.** Recovery of a mineral from mineral-bearing deposits, which includes reclamation, extraction, excavation, overburden placement, disposal of tailings resulting from processing, and disposal of mineral extraction wastes, including tailings that are the result of extraction, waste rock, and other extraction wastes uniquely associated with mining. (7-1-09)
- 22. Mining Area.** The area on or within which one (1) or more mining activities occur. The Department shall determine the boundaries of the mining area as provided in Section 401. Distinct mining activities may constitute separate mining areas. (7-1-09)
- 23. Natural Background Level.** The level of any constituent in the ground water within a specified area as determined by representative measurements of the ground water quality unaffected by human activities. (3-20-97)
- 24. Person.** Any individual, association, partnership, firm, joint stock company, joint venture, trust, estate, political subdivision, public or private corporation, state or federal governmental department, agency or instrumentality, or any legal entity which is recognized by law as the subject of rights and duties. (3-20-97)
- 25. Point of Compliance.** The vertical surface where the Department determines compliance with ground water quality standards as provided in Subsection 400.05 and Section 401. (7-1-09)
- 26. Practical Quantitation Level.** The lowest concentration of a constituent that can be reliably quantified among laboratories within specified limits of precision and accuracy during routine laboratory operating conditions. Specified limits of precision and accuracy are the criteria listed in the calibration specifications or quality control specifications of an analytical method. (3-20-97)
- 27. Projected Future Beneficial Uses.** Various uses of ground water, such as drinking water, aquaculture, industrial, mining or agriculture, that are practical and achievable in the future based on hydrogeologic conditions, water quality, future land use activities and social/economic considerations. (3-20-97)
- 28. Recharge Area.** An area in which water infiltrates into the soil or geological formation from, including but not limited to precipitation, irrigation practices and seepage from creeks, streams, and lakes, and percolates to one (1) or more aquifers. (3-20-97)
- 29. Reclamation.** The process of restoring an area affected by a mining activity to its original or

another beneficial use, considering previous uses, possible future uses, and surrounding topography. The objective is to re-establish a diverse, self-perpetuating plant community, and to minimize erosion, remove hazards, and maintain water quality. (7-1-09)

**30. Remediation.** Any action taken (1) to control the source of contamination, (2) to reduce the level of contamination, (3) to mitigate the effects of contaminants, and/or (4) to minimize contaminant movement. Remediation includes providing alternate drinking water sources when needed. (3-20-97)

**31. Site Background Level.** The ground water quality at the hydraulically upgradient site boundary. (3-20-97)

**008. -- 010. (RESERVED).**

**011. INCORPORATION BY REFERENCE.**

Codes, standards and regulations may be incorporated by reference in this rule pursuant to Section 67-5229, Idaho Code. Such incorporation by reference shall constitute full adoption by reference, including any notes or appendices therein, unless expressly provided otherwise in this rule. Codes, standards or regulations adopted by reference throughout this rule are available in the following locations: (3-20-97)

**01. Department of Environmental Quality.** Department of Environmental Quality, 1410 N. Hilton, Boise, ID 83706-1255. (3-20-97)

**02. Law Library.** State Law Library, 451 W. State Street, P.O. Box 83720, Boise, ID 83720-0051. (3-20-97)

**03. U.S. Government Printing Office.** U.S. Government Printing Office, Superintendent of Documents, Washington, D.C. 20402, or U.S. Government Bookstore, Room 194 Federal Bldg., 915 Second Ave., Seattle, WA 98174. (3-20-97)

**012. -- 149. (RESERVED).**

**150. IMPLEMENTATION.**

This rule establishes minimum requirements to maintain and protect ground water quality. This rule applies to all activities with the potential to degrade ground water quality. (3-20-97)

**01. Ground Water Quality Standards.** The numerical and narrative standards in Sections 200 and 301 identify minimum levels of protection for ground water quality and shall be used as a basis for: (3-20-97)

**a.** Evaluating or comparing ground water quality when developing or modifying best available methods, best management practices, or best practical methods; (3-20-97)

**b.** Identifying permit conditions; (3-20-97)

**c.** Establishing cleanup levels; and (3-20-97)

**d.** Determining appropriate actions when ground water quality standards are exceeded. (3-20-97)

**02. Aquifer Categorization.** Aquifers of the state shall be categorized based on vulnerability of the ground water, existing and projected future beneficial uses of the ground water, existing water quality, and social and economic considerations. There shall be three aquifer categories, Sensitive Resource, General Resource, and Other Resource, to provide different levels of protection. The level of protection required for each category and application of standards to these categories are shown in Table I.

Table 1. Level of Protection and Application of Standards to Aquifer Categories		
Category	Level of Protection	Application of Standards
Sensitive Resource	Apply best management practices and best available methods. This category provides the highest level of ground water protection.	May apply stricter standards than in Section 200.
General Resource	Apply best management practices and best practical methods.	Apply numerical and narrative standards in Section 200.
Other Resource	Apply best management practices and best practical methods.	May apply less strict standards than in Section 200.

(7-1-98)

**a.** All aquifers where there are activities with the potential to degrade ground water quality are categorized in Section 300. Those aquifers where no activities with the potential to degrade ground water quality are occurring will remain uncategorized until such activities are commenced. If no action is taken to categorize an aquifer when an activity(ies) with the potential to degrade ground water quality is initiated, the aquifer will automatically be categorized as General Resource. (3-20-97)

**b.** Categorization should be considered when an activity with the potential to degrade ground water quality is proposed over an aquifer or portion of an aquifer which presently has no such activities and, based on the criteria in Section 350, the aquifer may be most appropriately categorized as Sensitive Resource or Other Resource. (3-20-97)

**c.** Recategorization should be considered when information on vulnerability of the ground water, existing and projected future beneficial uses of the ground water, existing quality of the ground water, and social and economic considerations, in conjunction with one or more of the criteria in Section 350, demonstrates that the aquifer or portion of an aquifer may be more appropriate in another category. (3-20-97)

**03. Ground Water-Surface Water Interconnection.** The beneficial uses of interconnected surface water shall be recognized when evaluating ground water quality protection. The implementation of water quality programs shall ensure that the quality of ground water that discharges to surface water does not impair the identified beneficial uses of the surface water and that surface water infiltration does not impair beneficial uses of ground water. (3-20-97)

**04. Interagency Coordination.** The Department will coordinate with other federal, state, and local agencies to pursue interagency agreements when necessary to ensure implementation of this rule for activities which have the potential to degrade ground water quality. (3-20-97)

**151. -- 199. (RESERVED).**

**200. GROUND WATER QUALITY STANDARDS.**

The following numerical and narrative standards apply to all ground water of the state and shall not be exceeded unless otherwise allowed in this rule. (3-20-97)

**01. Numerical Ground Water Quality Standards. (3-20-97)**

**a.** The Primary Constituent Standards are based on protection of human health and are identified in Table II.

Table II - Primary Constituent Standards		
Chemical Abstract Service Number	Constituent	Standard (mg/l unless otherwise specified)
7440-36-0	Antimony	0.006
7440-38-2	Arsenic	0.05
1332-21-4	Asbestos	7 million fibers/l longer than 10 um
7440-39-3	Barium	2
7440-41-7	Beryllium	0.004
7440-43-9	Cadmium	0.005
7440-47-3	Chromium	0.1
7440-50-8	Copper	1.3
57-12-5	Cyanide	0.2
16984-48-8	Fluoride	4
7439-92-1	Lead	0.015
7439-97-6	Mercury	0.002
*1	Nitrate (as N)	10
*1	Nitrite (as N)	1
*1	Nitrate and Nitrite (both as N)	10
7782-49-2	Selenium	0.05
7440-28-0	Thallium	0.002
15972-60-8	Alachlor	0.002
1912-24-9	Atrazine	0.003
71-43-2	Benzene	0.005
50-32-8	Benzo(a)pyrene (PAH)	0.0002
75-27-4	Bromodichloromethane (THM)	0.1
75-25-2	Bromoform (THM)	0.1
1563-66-2	Carbofuran	0.04
56-23-5	Carbon Tetrachloride	0.005
57-74-9	Chlordane	0.002
124-48-1	Chlorodibromomethane (THM)	0.1
67-66-3	Chloroform(THM)	0.002
94-75-7	2,4-D	0.07
75-99-0	Dalapon	0.2

<b>Table II - Primary Constituent Standards</b>		
<b>Chemical Abstract Service Number</b>	<b>Constituent</b>	<b>Standard (mg/l unless otherwise specified)</b>
103-23-1	Di(2-ethylhexyl) adipate	0.4
96-12-8	Dibromochloropropane	0.0002
541-73-1	Dichlorobenzene m-	0.6
95-50-1	Dichlorobenzene o-	0.6
106-46-7	1,4(para)-Dichlorobenzene or Dichlorobenzene p-	0.075
107-06-2	1,2-Dichloroethane	0.005
75-35-4	1,1-Dichloroethylene	0.007
156-59-2	cis-1, 2-Dichloroethylene	0.07
156-60-5	trans-1, 2-Dichloroethylene	0.1
75-09-2	Dichloromethane	0.005
78-87-5	1,2-Dichloropropane	0.005
117-81-7	Di(2-ethylhexyl)phthalate	0.006
88-85-7	Dinoseb	0.007
85-00-7	Diquat	0.02
145-73-3	Endothall	0.1
72-20-8	Endrin	0.002
100-41-4	Ethylbenzene	0.7
106-93-4	Ethylene dibromide	0.00005
1071-83-6	Glyphosate	0.7
76-44-8	Heptachlor	0.0004
1024-57-3	Heptachlor epoxide	0.0002
118-74-1	Hexachlorobenzene	0.001
77-47-4	Hexachlorocyclopentadiene	0.05
58-89-9	Lindane	0.0002
72-43-5	Methoxychlor	0.04
108-90-7	Monochlorobenzene	0.1
23135-22-0	Oxamyl (Vydate)	0.2
87-86-5	Pentachlorophenol	0.001
1918-02-1	Picloram	0.5
1336-36-3	Polychlorinated biphenyls (PCBs)	0.0005
122-34-9	Simazine	0.004

Table II - Primary Constituent Standards		
Chemical Abstract Service Number	Constituent	Standard (mg/l unless otherwise specified)
100-42-5	Styrene	0.1
1746-01-6	2,3,7,8-TCDD (Dioxin)	3.0 x 10 <sup>-8</sup>
127-18-4	Tetrachloroethylene	0.005
108-88-3	Toluene	1
*1	Total Trihalomethanes [the sum of the concentrations of bromodichloromethane, dibromochloromethane, tribromomethane (bromoform), and trichloromethane (chloroform)]	0.1
8001-35-2	Toxaphene	0.003
93-72-1	2,4,5-TP (Silvex)	0.05
120-82-1	1,2,4-Trichlorobenzene	0.07
71-55-6	1,1,1-Trichloroethane	0.2
79-00-5	1,1,2-Trichloroethane	0.005
79-01-6	Trichloroethylene	0.005
75-01-4	Vinyl Chloride	0.002
1330-20-7	Xylenes (total)	10
*1	Gross alpha particle activity (including radium -226, but excluding radon and uranium)	15 pCi/l
*1	Combined beta/photon emitters	4 millirems/year effective dose equivalent
*1	Combined Radium - 226 and radium 228	5 pCi/l
*1	Strontium 90	8 pCi/l
*1	Tritium	20,000 pCi/l
*1	Total Coliform <sup>2</sup>	1 colony forming unit/100 ml
	Escherichia coliform (E. coli)	Less than 1 viable colony or colony forming unit/100 ml using any EPA approved method
	Fecal coliform	Less than 1 viable colony or colony forming unit/100 ml using any EPA approved method
Table Footnotes		
*1 No Chemical Abstract Service Number exists for this constituent.		

Table II - Primary Constituent Standards		
Chemical Abstract Service Number	Constituent	Standard (mg/l unless otherwise specified)
<sup>2</sup> An exceedance of the primary ground water quality standard for total coliform is not a violation of these rules. If the primary ground water quality standard for total coliform is exceeded, additional analysis for fecal coliform or E. coli will be conducted. An exceedance of the primary ground water quality standards for either fecal coliform or E. coli is a violation of these rules.		

(3-30-07)

**b.** The Secondary Constituent Standards are generally based on aesthetic qualities and are identified in Table III.

TABLE III - SECONDARY CONSTITUENT STANDARDS	
Constituent	Standard (mg/l unless otherwise specified)
Aluminum	0.2
Chloride	250
Color	15 Color Units
Foaming Agents	0.5
Iron	0.3
Manganese	0.05
Odor	3.0 Threshold Odor Number
pH	6.5 to 8.5 (no units apply)
Silver	0.1
Sulfate	250
Total Dissolved Solids	500
Zinc	5

(3-20-97)

**c.** Sample preservation and analytical procedures to determine compliance with the standards identified in Subsection 200.01 shall be in accordance with the following, except that cyanide shall be analyzed as weak acid dissociable cyanide using a method approved by the Department: (5-3-03)

i. Environmental Protection Agency, Code of Federal Regulations, Title 40, Parts 141 and 143, revised as of July 2001; or (5-3-03)

ii. Another method approved by the Department. (3-20-97)

**02. Narrative Ground Water Quality Standards.** Contaminant concentrations, alone or in

combination with other contaminants or properties, shall not cause the ground water to be hazardous, deleterious, carcinogenic, mutagenic, teratogenic, or toxic. Determinations of specific numerical levels when applying this standard shall be based on: (3-20-97)

- a. Best scientific information currently available on adverse effects of the contaminant(s); (3-20-97)
- b. Protection of a beneficial use; or (3-20-97)
- c. Practical quantitation levels for the contaminant(s), if they exceed the levels identified in Subsection 200.02.a. or 200.02.b. (3-20-97)

**03. Natural Background Level.** If the natural background level of a constituent exceeds the standard in this section, the natural background level shall be used as the standard. (3-20-97)

**201. -- 299. (RESERVED).**

**300. CATEGORIZED AQUIFERS OF THE STATE.**

Aquifers or portions of aquifers in the state are categorized as follows: (3-20-97)

**01. Sensitive Resource.** (3-20-97)

- a. Spokane Valley -- Rathdrum Prairie Aquifer. (3-20-97)
  - i. In addition to the ground water quality standards in Section 200, the following narrative standard applies: the aquifer shall not be degraded, as it relates to beneficial uses, as a result of point source or nonpoint source activity unless it is demonstrated by the person proposing the activity that such change is justifiable as a result of necessary economic or social development. (3-20-97)

**02. General Resource.** All aquifers or portions of aquifers where there are activities with the potential to degrade ground water quality of the aquifer, unless otherwise listed in Subsection 300.01 or 300.03. Once an activity with the potential to degrade the ground water quality of an uncategorized aquifer or portion of an aquifer is initiated, the uncategorized aquifer shall automatically become General Resource unless petitioned into the Sensitive Resource or Other Resource category. (3-20-97)

**03. Other Resource.** (3-20-97)

**301. MANAGEMENT OF ACTIVITIES WITH THE POTENTIAL TO DEGRADE AQUIFERS.**

**01. Sensitive Resource Category Aquifers.** (3-20-97)

a. Activities with the potential to degrade Sensitive Resource aquifers shall be managed in a manner which maintains or improves existing ground water quality through the use of best management practices and best available methods. (3-20-97)

b. Numerical and narrative standards identified in Section 200 shall apply to aquifers or portions of aquifers categorized as Sensitive Resource. In addition, stricter numerical and narrative standards, for specified constituents, may be adopted pursuant to Section 350 on a case by case basis and listed in Section 300. (3-20-97)

**02. General Resource Category Aquifers.** (3-20-97)

a. Activities with the potential to degrade General Resource aquifers shall be managed in a manner which maintains or improves existing ground water quality through the use of best management practices and best practical methods to the maximum extent practical. (3-20-97)

b. Numerical and narrative standards identified in Section 200 shall apply to aquifers or portions of aquifers categorized as General Resource. (3-20-97)

**03. Other Resource Category Aquifers. (3-20-97)**

**a.** Activities with the potential to degrade Other Resource aquifers shall be managed in a manner which maintains existing ground water quality, except for those identified constituents which may have a less stringent standard, through the use of best management practices and best practical methods to the maximum extent practical. (3-20-97)

**b.** Numerical and narrative standards identified in Section 200 shall apply to aquifers or portions of aquifers categorized as Other Resource. In addition, less strict numerical and narrative standards, for specified constituents, may be adopted pursuant to Section 350 on a case by case basis and listed in Section 300. (3-20-97)

**302. -- 349. (RESERVED).**

**350. PROCEDURES FOR CATEGORIZING OR RECATEGORIZING AN AQUIFER.**

The following process shall be used for categorizing or recategorizing an aquifer. (3-20-97)

**01. Criteria for Aquifer Categories.** The following criteria shall be considered when a petition to categorize or recategorize aquifers or portions of aquifers is submitted to the Board: (3-20-97)

**a.** For Sensitive Resource aquifers: (3-20-97)

**i.** The ground water in an aquifer or portion of an aquifer is of a better quality than the ground water quality standards in Section 200 and maintenance of this quality is needed to protect an identified beneficial use(s); (3-20-97)

**ii.** The ground water in an aquifer or portion of an aquifer is considered highly vulnerable; (3-20-97)

**iii.** The ground water in an aquifer or portion of an aquifer represents an irreplaceable source for the identified beneficial use(s); (3-20-97)

**iv.** The ground water quality in an aquifer or portion of an aquifer has been degraded and there is a need for additional protection measures to maintain or improve the water quality or prevent impairment of a beneficial use; (3-20-97)

**v.** The ground water within an aquifer or portion of an aquifer is shown to be hydrologically interconnected with surface water and additional protection is needed to maintain the quality of either surface or ground water. Hydrologic interconnections can include either natural or induced ground water recharge or discharge areas; or (7-1-98)

**vi.** The ground water within an aquifer or portion of an aquifer demonstrates other criteria which justify the need for additional protection. (3-20-97)

**b.** For General Resource aquifers: (3-20-97)

**i.** An activity with the potential to degrade ground water quality is initiated over an aquifer or portion of an aquifer which presently has no such activities; (3-20-97)

**ii.** The ground water in an aquifer or portion of an aquifer is currently being used for drinking water or another beneficial use which requires similar protection; or (3-20-97)

**iii.** The ground water in an aquifer or portion of an aquifer has a projected future beneficial use of drinking water or another beneficial use which requires similar protection. (3-20-97)

**c.** For other resource aquifers: (3-20-97)

**i.** The ground water quality within an aquifer or portion of an aquifer does not meet one or more of the ground water quality standards in Section 200; and allowing the ground water quality to remain at this level does

not impair existing or projected future beneficial uses within the aquifer or portion of an aquifer; (3-20-97)

ii. The projected ground water quality within an aquifer or portion of an aquifer will not meet one or more of the ground water quality standards in Section 200 as a result of activities over or within the aquifer or portion of an aquifer; and allowing the proposed degradation will not impair existing or projected future beneficial uses; (3-20-97)

iii. Human caused conditions or sources of contamination have resulted in ground water quality standards in Section 200 being exceeded, and the contamination cannot be remedied for economical or technical reasons, or remediation would cause more environmental damage to correct than to leave in place; or (3-20-97)

iv. The ground water within an aquifer or portion of an aquifer demonstrates other criteria which justify the need for categorization as an Other Resource. (3-20-97)

**02. Petition Process.** The Department or any other person may petition the Board to initiate rulemaking to categorize or recategorize an aquifer or portion of an aquifer pursuant to IDAPA 58.01.23, "Rules of Administrative Procedure Before the Board of Environmental Quality." In addition to the information required in a rulemaking Petition pursuant to IDAPA 58.01.23, the following information shall be submitted in writing by the Petitioner for the identified aquifer or portion of an aquifer: (3-15-02)

- a. Current category, if applicable; (3-20-97)
- b. Proposed category and an explanation of how one or more of the criteria in Subsection 350.01 are met; (3-20-97)
- c. An explanation of why the categorization or recategorization is being proposed; (3-20-97)
- d. Location, description and areal extent; (3-20-97)
- e. General location and description of existing and projected future ground water beneficial uses; (3-20-97)
- f. Documentation of the existing ground water quality; (3-20-97)
- g. Documentation of aquifer characteristics, where available, including, but not limited to: (3-20-97)
  - i. Depth to ground water; (3-20-97)
  - ii. Thickness of the water bearing section; (3-20-97)
  - iii. Direction and rate of ground water flow; (3-20-97)
  - iv. Known recharge and discharge areas; and (3-20-97)
  - v. Geology of the area; (3-20-97)
- h. Identification of any proposed standards, for specified constituents, which would be stricter or less strict than the ground water quality standards in Section 200, or any standards to be applied in addition to those in Section 200; and a rationale for the proposed standards. (3-20-97)

**03. Preliminary Department Review.** Prior to submission of a petition to the Board to categorize or recategorize an aquifer, any person may seek a preliminary review of the petition from the Department. The Department shall respond to the petitioner with comments within forty-five (45) days. (3-20-97)

**351. -- 399. (RESERVED).**

**400. GROUND WATER CONTAMINATION.**

**01. Releases Degrading Ground Water Quality.** No person shall cause or allow the release, spillage, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that: (3-20-97)

- a.** Causes a ground water quality standard to be exceeded; (3-20-97)
- b.** Injures a beneficial use of ground water; or (3-20-97)
- c.** Is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method. (3-20-97)

**02. Prevention Measures.** (3-20-97)

**a.** When a numerical standard is not exceeded, but degradation of ground water quality is detected and deemed significant by the Department, the Department shall take one (1) or more of the following actions: (3-20-97)

- i.** Require a modification of regulated activities to prevent continued degradation; (3-20-97)
- ii.** Coordinate with the appropriate agencies and responsible persons to develop and implement prevention measures for activities not regulated by the Department; (3-20-97)

**iii.** Allow limited degradation of ground water quality for the constituents identified in Subsection 200.01.a. if it can be demonstrated that: (3-30-07)

(1) Best management practices, best available methods or best practical methods, as appropriate for the aquifer category, are being applied; and (3-20-97)

(2) The degradation is justifiable based on necessary and widespread social and economic considerations; or (3-20-97)

**iv.** Allow degradation of ground water quality up to the standards in Subsection 200.01.b., if it can be demonstrated that: (3-20-97)

(1) Best management practices are being applied; and (3-20-97)

(2) The degradation will not adversely impact a beneficial use. (3-20-97)

**b.** The following criteria shall be considered when determining the significance of degradation: (3-20-97)

**i.** Site specific hydrogeologic conditions; (3-20-97)

**ii.** Water quality, including seasonal variations; (3-20-97)

**iii.** Existing and projected future beneficial uses; (3-20-97)

**iv.** Related public health issues; and (3-20-97)

**v.** Whether the degradation involves a primary or secondary constituent in Section 200. (3-20-97)

**03. Contamination Exceeding a Ground Water Quality Standard.** The discovery of any contamination exceeding a ground water standard that poses a threat to existing or projected future beneficial uses of ground water shall require appropriate actions, as determined by the Department, to prevent further contamination. These actions may consist of investigation and evaluation, or enforcement actions if necessary to stop further contamination or clean up existing contamination, as required under the Environmental Protection and Health Act, Section 39-108, Idaho Code. (3-20-97)

**04. Agricultural Chemicals.** Agricultural chemicals found in intermittently saturated soils within the crop root zone will not be considered ground water contaminants as long as the chemicals remain within the crop root zone, and have been applied in a manner consistent with all appropriate regulatory requirements. (3-20-97)

**05. Site-Specific Ground Water Quality Levels or Points of Compliance.** The Department may allow site-specific ground water quality levels, for any aquifer category, that vary from a standard(s) in Section 200 or Section 300, or may allow site-specific points of compliance, based on consideration of effects to human health and the environment, for: (7-1-09)

- a.** Remediation conducted under the Department's oversight; (3-20-97)
- b.** Permits issued by the Department; (3-20-97)
- c.** Situations where the site background level varies from the ground water quality standard; (7-1-09)
- d.** Dissolved concentrations of secondary constituents listed in Section 200 of this rule. The Department may allow the use of dissolved concentrations for secondary constituents if the requesting person demonstrates that doing so will not adversely affect human health and the environment; or (7-1-09)
- e.** Other situations authorized by the Department in writing. (3-20-97)

**401. MINING.**

**01. Request for Setting Point(s) of Compliance.** At the request of a mine operator, the Department shall set a point of compliance, or points of compliance, at which the mine operator must meet the ground water quality standards as described in Subsection 150.01. If a request is not made, the mine operator must meet the ground water quality standards in ground water both within and beyond the mining area unless the Department establishes the point(s) of compliance consistent with Subsection 401.03. Mining activities must be managed using the level of protection appropriate for the aquifer category in accordance with Subsection 150.02 and Section 301. (7-1-09)

**02. Application Process.** (7-1-09)

**a.** If the mine operator requests a point of compliance, or points of compliance, the mine operator shall make written application to the Department. The application shall be accompanied by a fee of two thousand five hundred dollars (\$2,500). The application shall include the following information in sufficient detail to allow the Department to establish point(s) of compliance: (7-1-09)

- i.** Name, location, and mailing address of the mining operation; (7-1-09)
- ii.** Name, mailing address, and phone number of the mine operator; (7-1-09)
- iii.** Land ownership status of the mining operation (federal, state, private or public); (7-1-09)
- iv.** The legal structure (corporation, partnership, etc.) and residence of the mine operator; (7-1-09)
- v.** The legal description, to the quarter-quarter section, of the location of the proposed mining operation; (7-1-09)
- vi.** Evidence the mine operator is authorized by the Secretary of State to conduct business in the state of Idaho; (7-1-09)
- vii.** A general description of the operational plans for the mining operation from construction through final reclamation. This description shall include any proposed phases for construction, operations, and reclamation and a map that identifies the location of all mining activities; (7-1-09)
- viii.** A preconstruction topographic site map or aerial photos extending at least one (1) mile beyond the

outer limits of the mining area, identifying and showing the location and extent of the following features: (7-1-09)

(1) All wells, perennial and intermittent springs, adit discharges, wetlands, surface waters and irrigation ditches; (7-1-09)

(2) All public and private drinking water supply source(s) within one (1) mile of the mining area; (7-1-09)

(3) All service roads and public roads; (7-1-09)

(4) All buildings and structures within one (1) mile of the mining area; (7-1-09)

(5) All special resource waters within one (1) mile of the mining area; and (7-1-09)

(6) All Clean Water Act Section 303(d) listed streams, and their listed impairments, within one (1) mile of the mining area; (7-1-09)

ix. To the extent such information is available, a description and location of underground mine workings and adits and a description of the structural geology that may influence ground water flow and direction; (7-1-09)

x. Information regarding the relevant factors set forth in Subsection 401.03; and (7-1-09)

xi. A proposed point of compliance, or points of compliance. (7-1-09)

**b.** Within thirty (30) days of receipt of an application, the Department shall issue a written notice to the mine operator indicating: (7-1-09)

i. That the application is complete; or (7-1-09)

ii. That the Department is rejecting the application as incomplete. In such a case, the Department shall provide a list of deficiencies. Upon a determination that the application is incomplete, the Department shall refund one-half (1/2) of the application fee. (7-1-09)

**c.** The Department shall establish the point(s) of compliance within one hundred eighty (180) days after receipt of a complete application unless the Department determines that additional time is necessary due to unusual circumstances. (7-1-09)

**03. Setting the Point(s) of Compliance.** The point(s) of compliance shall be set as close as possible to the boundary of the mining area, taking into consideration the relevant factors set forth in Subsections 401.03.a. through 401.03.h., but in no event shall the point(s) of compliance be within the boundary of the mining area. The mining area boundary means the outermost perimeter of the mining area (projected in the horizontal plane) as it would exist at the completion of the mining activity. The point(s) of compliance shall be set so that, outside the mining area boundary, there is no injury to current or projected future beneficial uses of ground water and there is no violation of water quality standards applicable to any interconnected surface waters. The Department's determination regarding the point(s) of compliance shall be based on an analysis and consideration of all relevant factors including, but not limited to: (7-1-09)

**a.** The hydrogeological characteristics of the mining area and surrounding land, including any dilution characteristics of the aquifer and any natural attenuation supported by site-specific data; (7-1-09)

**b.** The concentration, volume, and physical and chemical characteristics of contaminants resulting from the mining activity, including the toxicity and persistence of the contaminants; (7-1-09)

**c.** The quantity, quality, and direction of flow of ground water underlying the mining area; (7-1-09)

**d.** The proximity and withdrawal rates of current ground water users; (7-1-09)

- e. A prediction of projected future beneficial uses; (7-1-09)
- f. The availability of alternative drinking water supplies; (7-1-09)
- g. The existing quality of the ground water, including other sources of contamination and their cumulative impacts on the ground water; and (7-1-09)
- h. Public health, safety, and welfare effects. (7-1-09)

**04. Ground Water Monitoring and Reporting.** The Department shall require ground water monitoring and reporting whenever the Department sets the point(s) of compliance. The Department shall not require ground water monitoring that duplicates ground water monitoring required by other state or federal agencies as long as the mine operator provides the data to the Department. (7-1-09)

- a. A ground water monitoring system required under Subsection 401.04 shall be designed to: (7-1-09)
  - i. Represent the quality of background ground water that has not been affected by the mining activity; and (7-1-09)
  - ii. Represent the quality of ground water passing the point(s) of compliance in order to determine compliance with ground water quality standards or effectiveness of best management practices. (7-1-09)
- b. When practicable, indicator monitoring wells or other devices may be required. Such indicator wells and other devices shall not be used to determine compliance with the ground water quality standards, but instead may be used to evaluate modeling results, to predict the quality of ground water at the point(s) of compliance, or to determine the effectiveness of best management practices. (7-1-09)
- c. All monitoring wells shall be constructed (well depth, well screen size, well screen interval, gravel pack, etc.) and developed so that ground water samples represent the quality of ground water that is relevant to current and future beneficial uses. (7-1-09)

**05. Coordination with Other State or Federal Agencies/Public Notice.** Before setting the point(s) of compliance or requiring ground water monitoring, the Department shall coordinate with and seek recommendations from other state or federal agencies that have regulatory authority over the mining activities. The Department may provide public notice and an opportunity for public comment prior to setting or changing the point(s) of compliance. The Department shall issue a public notice after it sets the point(s) of compliance. (7-1-09)

**06. Limitations.** Section 401 addresses only those contaminants that naturally occur in the mining area ground water or in the surrounding rock or soil and are present in concentrations above the natural background level as a result of mining activities. (7-1-09)

**07. Application of Provisions.** The provisions set out in Section 401 apply to new mining activities or to an expansion of existing mining activities commencing after July 1, 2009. All consent orders, compliance schedules, and other agreements adopted or issued by the Department prior to July 1, 2009 pertaining to ground water protection at mine sites shall remain in full force and effect. (7-1-09)

**08. Change in Point(s) of Compliance/Ground Water Monitoring.** (7-1-09)

- a. A change in the point(s) of compliance may be requested by the mine operator when there is a change in, or new information regarding, the mining activity or any of the factors set forth in Subsection 401.03. A change requested by the mine operator shall include an identification of the new proposed point(s) of compliance, a description of the cause for the change and any data supporting the change. The mine operator's request shall be handled as an application submitted pursuant to Subsection 401.02.a. and shall be subject to all other provisions of Section 401. (7-1-09)
- b. The Department may initiate a change in the point(s) of compliance if there is a change in, or new

information regarding, the mining activity or any of the factors set forth in Subsection 401.03, and the Department determines that the change is necessary to ensure there is no injury to current or projected future beneficial uses of ground water and no violation of water quality standards applicable to any interconnected surface waters. The Department shall notify the mine operator in writing of the Department's intent to change the point(s) of compliance. The Department shall make its final decision to change the point(s) of compliance within sixty (60) days of the notice to the mine operator unless the Department and the mine operator agree more time is necessary to make the decision.  
(7-1-09)

c. The Department may require additional or new ground water monitoring or indicator wells when the Department changes the point(s) of compliance. The Department may also require additional or different ground water monitoring or indicator wells if the Department determines, based upon a change in or new information regarding the mining activity or any of the factors listed in Subsection 401.03, that the monitoring no longer meets the requirements set forth in Subsection 401.04. The mine operator may also request a change in the monitoring.  
(7-1-09)

**402. -- 999. (RESERVED).**

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**EXHIBIT C**

**Site Visit Photos: June 9, 2025**

Planning & Zoning Commission

Case #: CR2023-0013

Hearing Date: July 17, 2025

## **Exhibit C1: Site Photos Taken on June 9, 2025**

Images 1 and 2 (top left and right): Taken on Peckham Road Facing West

Image 3 (bottom left): Taken on Peckham Road Facing North

Image 3 (bottom left): Taken on Peckham Road Facing East



Image 4 (top left): Taken at the entrance of Gravelly Lane Facing Southwest.

Image 5 (top right): Taken on Gravelly Lane Facing Northeast

Image 6 (bottom left): Taken on Gravelly Lane Facing South

Image 7 (bottom right): Taken on Gravelly Lane Facing North



Images 8 and 9: Taken at the entrance of the subject property facing Southwest



Image 10 (top left): Taken on the driveway facing East

Image 11 (top right): Taken on the driveway facing Southeast

Image 12 (left bottom): Taken on the driveway facing Northeast

Image 13 (right bottom): Taken on the driveway facing North



Images 15, 16, and 17: Residence, Accessory Buildings, and Occupied RV on Site Facing Southwest



Images 18 and 19: Storage Container Buried Underground with Stone Wall Facing Northeast



Image 20 (left): Subject Property and (Possibly) Part of Adjacent Property Facing East



Image 21 (right): Adjacent Property Facing Southeast



Image 22 (left): Taken on the subject property near the Southern Boundary facing West

Image 23 (right): Taken on the subject property showing the rear of the residence facing North



Image 24 (left): Taken on the subject property near the Southern Boundary facing East

Image 25 (right): Taken on the subject property near the Southern Boundary facing North



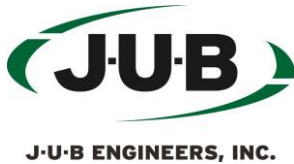
**EXHIBIT D**

**Agency Comments Received by: July 7, 2025**

Planning & Zoning Commission

Case #: CR2023-0013

Hearing Date: July 17, 2025



## Exhibit D1

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

February 3, 2025

Canyon County Development Services Department  
Attn: Joshua Johnson, Principal Planner  
111 North 11<sup>th</sup> Ave., Ste. 310  
Caldwell, ID 83605  
Phone: (208)614-5030  
Email: [joshua.johnson@canyoncounty.id.gov](mailto:joshua.johnson@canyoncounty.id.gov)

RE: Case Name: White Barn Ventures Inc., Case Number: CR2023-0013, Parcel #: R36963013

Dear Joshua:

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Rezone submitted to GGHD in an email dated February 3, 2025. The subject parcel is located at 20762 Gravelly Lane, Wilder and in a portion of the NW1/4 of Section 20, T4N, R5W, BM, Canyon County, ID.

The application requests a rezone of Parcel #R36963013 from "A" (Agricultural) to "CR-RR" (Conditional Rezone-Rural Residential) for the entire property, 8.44 acres, with the purpose of creating three rural residential lots approximately 3 acres in size each. Lot 1 is proposed in the north portion of the parcel, Lot 2 is the southeast portion, and Lot 3 is the southwest portion. Gravelly Ln runs along the east sides of Lots 1 and 2. Access for all lots would be from Gravelly Ln. Lot 1 would utilize an existing driveway currently serving an existing house in Lot 3. Lot 2 would access Gravelly Ln from a proposed new access. Lot 3 would utilize the existing driveway to Gravelly Ln. Gravelly Ln is a Local Road according to the GGHD's 2024 Functional Classification Map.

At this time, and based upon said written information provided with the application, the following findings and conditions of approval apply:

1. Provide recorded easement(s) prepared by an Idaho registered licensed land surveyor in accordance with Association of Canyon County Highway District Highway Standards and Development Procedures (ACCHD Standards) for access to Lot 3.
2. Obtain an **Approach Permit** for a Standard Residential Approach in accordance with the ACCHD Standards Standard Drawing ACCHD-105 for any new approaches.
3. A site visit by GGHD representatives is required to address possible site distance issues, if any.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available. GGHD requests Canyon County Development Services incorporate these comments and any subsequent comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

**Christopher S. Pettigrew, P.E.**

*Project Manager/Engineer, Transportation Services Group  
Technical Resources Team Lead (Central)*

CC: Bob Watkins, GGHD Director of Highways

## Exhibit D2

**Joshua Johnson**

---

**From:** Caitlin Ross  
**Sent:** Tuesday, February 4, 2025 2:09 PM  
**To:** Joshua Johnson  
**Subject:** FW: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

FYI – thanks!

-Caitlin

---

**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Tuesday, February 4, 2025 10:52 AM  
**To:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Subject:** [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hello,

After careful review of the transmittal submitted to ITD on February 3, 2025 regarding, CR2023-0013/White Barn Ventures Inc., 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](mailto: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](mailto:Caitlin.Ross@canyoncounty.id.gov)>  
**Sent:** Monday, February 3, 2025 9:29 AM  
**To:** 'jdillon@wilderschools.org' <[jdillon@wilderschools.org](mailto:jdillon@wilderschools.org)>; 'jmaloney@wilderfire.org' <[jmaloney@wilderfire.org](mailto:jmaloney@wilderfire.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'bobw@gghd3.org' <[bobw@gghd3.org](mailto:bobw@gghd3.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'eingram@idahopower.com' <[eingram@idahopower.com](mailto:eingram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'Contract.Administration.Bid.Box@ziply.com' <[Contract.Administration.Bid.Box@ziply.com](mailto:Contract.Administration.Bid.Box@ziply.com)>; 'tritthaler@boiseproject.org' <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; 'gashley@boiseproject.org' <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; 'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; 'brentc@brownbuscompany.com' <[brentc@brownbuscompany.com](mailto:brentc@brownbuscompany.com)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; D3 Development Services <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; Niki Benyakhlef <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>; 'webmaster@valleyregionaltransit.org' <[webmaster@valleyregionaltransit.org](mailto:webmaster@valleyregionaltransit.org)>; Brian

Crawforth <[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Cassie Lamb <[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[Kathleen.Husted@canyoncounty.id.gov](mailto:Kathleen.Husted@canyoncounty.id.gov)>; Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>; Sage Huggins <[Sage.Huggins@canyoncounty.id.gov](mailto:Sage.Huggins@canyoncounty.id.gov)>; Assessor Website <[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; 'middletown.rich@gmail.com' <[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)>; 'BRO.Admin@deq.idaho.gov' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; 'file@idwr.idaho.gov' <[file@idwr.idaho.gov](mailto:file@idwr.idaho.gov)>; 'stevie.harris@isda.idaho.gov' <[stevie.harris@isda.idaho.gov](mailto:stevie.harris@isda.idaho.gov)>; 'idahoaaa@gmail.com' <[idahoaaa@gmail.com](mailto:idahoaaa@gmail.com)>

**Subject:** Agency Notification CR2023-0013 / White Barn Ventures Inc.

**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 **March 5, 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 **Josh Johnson** at [joshua.johnson@canyoncounty.id.gov](mailto:joshua.johnson@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

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

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://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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Joshua Johnson

---

**From:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Sent:** Tuesday, February 4, 2025 9:11 AM  
**To:** Joshua Johnson  
**Subject:** [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hi Joshua,

- 1.) Will a Nutrient Pathogen Study be required? **Development is in a designated Nitrate Priority Area but does not meet all the criteria for conducting a Nutrient Pathogen Study.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been conducted on-site, and septic systems have not been determined.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **Currently, SWDH does not have any concerns with the conditional rezoning from "A" (Agricultural) to "CR-RR" (Conditional Rural Residential).**

If this development is proposed as a subdivision, the applicant must schedule a pre-development meeting with SWDH.

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](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)  
13307 Miami Ln., Caldwell, ID 83607

---

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Monday, February 3, 2025 9:29 AM  
**To:** 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@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>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>;

'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@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>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'idahoooo@gmail.com' <idahoooo@gmail.com>  
**Subject:** Agency Notification CR2023-0013 / White Barn Ventures Inc.

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Please direct your comments or questions to Planner **Josh Johnson** at [joshua.johnson@canyoncounty.id.gov](mailto:joshua.johnson@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

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## Pre-Development Meeting

Name of Development: \_\_\_\_\_

Applicant: \_\_\_\_\_

P.E./P.G.: \_\_\_\_\_

All others in Attendance: \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Number of Lots or Flow: \_\_\_\_\_ Acreage of Proposed Development: \_\_\_\_\_

Location of Development: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Project in Area of Concern: \_\_\_\_\_ Groundwater/Rock <10' \_\_\_\_\_

Level 1 NP Necessary for N: \_\_\_\_\_

LSAS/CSS Proposed: \_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

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.

1445 N. Orchard St.  
Boise ID 83706 • (208) 373-0550



Brad Little, Governor  
Jess Byrne, Director

February 5, 2025

Joshua Johnson, Planner  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[joshua.johnson@canyoncounty.id.gov](mailto:joshua.johnson@canyoncounty.id.gov)

Subject: Agency Notification CR2023 0013 White Barn Ventures Inc

Dear Mr. Johnson:

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 potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

## **3. DRINKING WATER**

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

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

#### 4. SURFACE WATER

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

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

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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

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

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

## 6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith  
Regional Administrator



Chris Wolf  
Commissioner Dist 1

Brandon Badiola  
Commissioner Dist 2

Mike Gooding  
Commissioner Dist 3

# WILDER RURAL FIRE PROTECTION DISTRICT

601 Patriot Way  
Wilder, ID 83676

208-482-7563

**Exhibit D5**

February 18, 2025



Steve Rhodes  
Fire / EMS Chief

Chad Christiansen  
Assistant Chief

Jeanne Maloney  
Secretary

Joshua Johnson  
Canyon County Development Services Department  
111 North 11<sup>th</sup> Avenue, #310  
Caldwell, ID 8305

**Subject: Case #CR2023-0013 / Applicant: White Barn Venture, Inc.**

Dear Joshua:

Wilder Rural Fire Protection District is in receipt of the Agency Notification for a conditional rezone of an 8.44 acre parcel from an Agricultural zone to a Conditional Rural Residential zone.

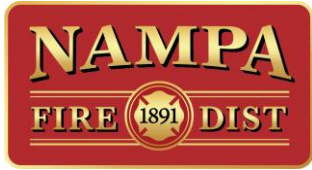
In order to provide essential services to accommodate requested use, Wilder Fire will require that the applicant meets all roadway requirements. In addition, homes that are greater than 3,600 square feet will require the minimum fire suppression water supply. Details of these requirements are included in the attached Access & Water Supply Permit Application form.

Wilder Fire District is primarily concerned with all aspects of life safety. If you have any questions, do not hesitate to call me 208-482-7563.

Sincerely,

Chad Christiansen

CC/jmm  
Attachment



**NAMPA FIRE  
DEPARTMENT**



**MIDDLETON-STAR FIRE  
DISTRICT**

**Exhibit D5.1**



**CALDWELL FIRE  
DEPARTMENT**



**WILDER RURAL FIRE  
PROTECTION DISTRICT**

## **ACCESS & WATER SUPPLY PERMIT APPLICATION RESIDENTIAL / COMMERCIAL / ACCESSORY BUILDING**

*(Refer to Fee Schedule)*

Parcel Number \_\_\_\_\_ Applicant Email Address: \_\_\_\_\_

APPLICANT NAME \_\_\_\_\_ PHONE \_\_\_\_\_

SITE ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

OWNER \_\_\_\_\_ PHONE \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

- ☐ Home is located on 5+ acres outside of Impact Area (Idaho Administrative Procedure Act. Title 41, Chapter 2, 41-253)
- ☐ Home is located 10+ miles from a fire station (Idaho Administrative Procedure Act. 18, 18.08.01)

REQUIREMENTS FOR ROAD ACCESS AND WATER SUPPLY SEE PG. 2 & 3

### ROAD ACCESS

**A SITE PLAN IS REQUIRED FOR EACH PERMIT APPLICATION**

☐ Home is in a platted subdivision (provide plat plan):

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Width \_\_\_\_\_ Turning Radius \_\_\_\_\_

Show on your site plan how you will comply with the access requirements on the reverse side of this form.

Distance from Access of Roadway to farthest point of structure \_\_\_\_\_

Vertical Clearance \_\_\_\_\_ Grade \_\_\_\_\_

Turnaround ☐ YES ☐ NO

*(If driveway is longer than 150 ft., turnaround is required)*

Bridges ☐ YES ☐ NO

Surface \_\_\_\_\_

### WATER SUPPLY

**Minimum fire suppression water supply requirement:**

☐ Less than 3,600 sq ft. *No additional water supply required.*

Over 3,600 sq ft. under roof, including garage. One of the following options is required:

☐ Annexation to Municipal Water System

☐ Elevated Tank

☐ Pressure Tank

☐ Private/Community Well providing required fire flow

OR:

☐ An NFPA 13D Fire Sprinkler System installed in the residence

☐ AHJ alternative method accepted

*Note: Separation through construction will not be accepted*

***\*By signing this application, the owner/applicant agrees to the statements made on this application.***

**OWNER/APPLICANT SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_**

## OFFICE USE ONLY

☐ Application: Approved as submitted

Permit Fee: \_\_\_\_\_

☐ Application: Approved with the following conditions:

☐ PAID: Check # \_\_\_\_\_ Credit Card \_\_\_\_\_

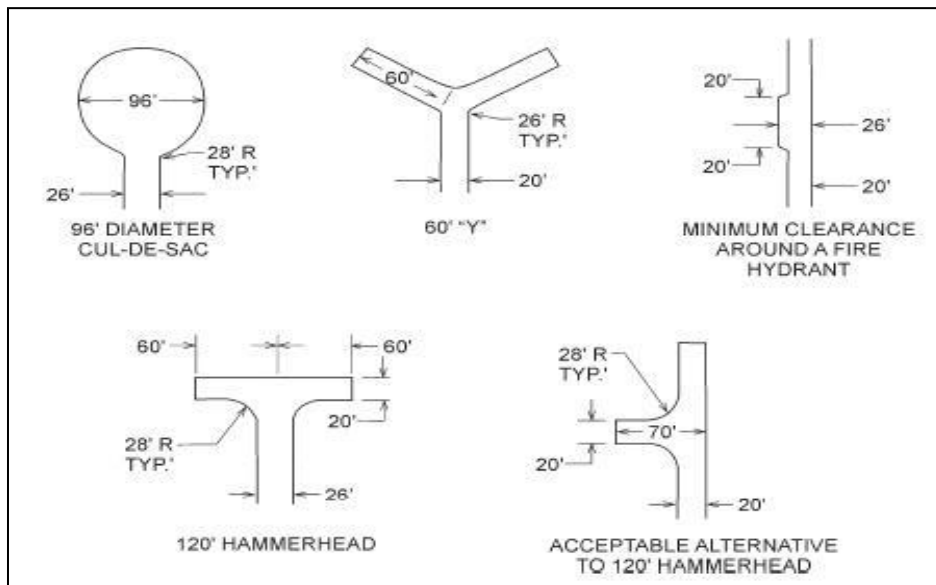
Fire Official Signature: \_\_\_\_\_ DATE \_\_\_\_\_

Certificate of Occupancy APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

### Access Road Guidelines

#### **Privately maintained Roadway Width, Surface and Turnaround Requirements:**

- All access roads serving dwellings shall have a minimum improved driving surface width of 20 feet.
- All roads and bridges shall be designed to meet a 75,000 lb fire apparatus load. Roads and bridges shall be inspected and certified by the applicant's engineer prior to obtaining a certificate of occupancy.
- If the access road exceeds 150 feet in length then a turnaround is required to be placed within 150 feet of the dwellings. See turnaround examples below.
- A vertical clearance of 13 feet 6 inches is required over the width of the access road.
- Existing driveways that add a second residence shall meet the minimum requirements of 4" thick  $\frac{3}{4}$  minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted with a 20 foot wide all weather driving surface.
- New driveways shall provide a subbase if longer than 150 feet. The subbase shall be 9" of uncrushed aggregate (pit-run). The base shall be 4" thick  $\frac{3}{4}$  minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted with a 20 foot wide all weather driving surface.
- Driveways serving two (2) properties and all private roads shall have a recorded road users maintenance agreement that describes the responsible parties for construction and maintenance, including repairs, and necessary improvements to accommodate additional accesses in the future. The agreement shall also list any construction warranties applicable to the specific driveway or private road.



**Water Supply for Fire Suppression** Fire flow square footage is determined by total occupiable space under the roof deck, including garages, bonus rooms, basements, and exterior porches/patios. (Building plans are required for review to calculate the actual square footage). Dwellings over 3,600 SF are required to have approved fire suppression water supply. The following are the only approved water supply options:

**Municipal Water System**- A fire hydrant, supplied by a municipal water system capable of the required fire flow per 2018 International Fire Code, Appendix B.

**Private and/or Community Well**- A fire hydrant, supplied by a private and/or community water system, located within 1,200 feet driving distance of the residence. The hydrant shall be capable of supplying the required fire flow for the structure. To be considered as a water supply the owner/applicant will be required to provide fire flow information from the water purveyor that verifies the well is capable of the required fire flow.

**Elevated and Pressure Tanks**- A fire hydrant, supplied by a tank with a water capacity of 180,000 gallons, located within 1,200 feet driving distance of the residence.

**NFPA 13D Fire Sprinkler System**- In lieu of the water systems above an NFPA 13D fire sprinkler system may be installed in the residence. Plans for the design of the fire sprinkler system are required to be submitted to the fire jurisdiction for review and approval. Installation inspections of the system will be carried out by the fire jurisdiction.

The Wilder Fire Board of Commissioners does hereby adopt and enact the following fee schedule to be imposed and collected by this District as a condition of conducting the service of inspection and/or plan review, hereinafter specified, effective October 1, 2024.

**FEE SCHEDULE**

Service Type	Fee
<b>Commercial Project</b>	
Accessory Building Plan Review	\$35.00
Commercial Hood Review/Inspection	\$150.00
Access & Water Supply Permit	\$200.00
Fire Alarm System Plan Review/Inspection	\$200.00+\$2.50/Device
Fire Sprinkler Plan Review/Inspection	\$200.00+\$2.50/Device
Plan Review Fire Code / Special Events Permit	\$100.00
<b>Residential Project</b>	
Commercial Hood Review/Inspection	\$150.00
Access & Water Supply Permit	\$100.00
Fire Alarm System Plan Review/Inspection	\$200.00+\$2.50/Device
Fire Sprinkler Plan Review/Inspection	\$200.00+\$2.50/Device
Planned Unit Development / Multi-Family Plan Review	\$150.00
Preliminary/Final Plat Review	\$150.00
<b>Other Inspections</b>	
Change of Occupancy	\$30.00
Day Care Inspections	\$30.00
Fireworks Stands	\$50.00
Fireworks Public Displays	\$50.00
Food Truck/Mobile Preparation Vehicle	\$25.00
Hazardous Material Tank/Storage	\$100.00
Manufactured Home Park Review	\$200.00
Re-Zoning Application	\$100.00
Tents, Canopies & Temporary Membrane Structures	\$25.00

**Emily Bunn**

---

**From:** Wilder Rural Fire Protection District <jmaloney@wilderfire.org>  
**Sent:** Thursday, May 15, 2025 7:56 PM  
**To:** Emily Bunn  
**Subject:** Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

It would be the same for an EMS response. Our Fire and EMS employees are at the same location.

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---

**From:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Sent:** Thursday, May 15, 2025 6:48:59 PM  
**To:** Wilder Rural Fire Protection District <jmaloney@wilderfire.org>  
**Subject:** RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Thank you for the information.

Does this also include EMS response time? Or would this only be fire department response time?

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://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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---

**From:** Wilder Rural Fire Protection District <jmaloney@wilderfire.org>  
**Sent:** Thursday, May 15, 2025 5:09 PM  
**To:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Subject:** RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hi Emily, estimated response time to this location is 6-8 minutes.

*Jeanne Maloney, District Secretary*  
**Wilder Rural Fire Protection District**  
601 Patriot Way, Wilder ID 83676  
Tel: (208) 482-7563  
<https://wilderfire.org/>



---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Sent:** Wednesday, May 14, 2025 3:52 PM  
**To:** Wilder Rural Fire Protection District <[jmaloney@wilderfire.org](mailto:jmaloney@wilderfire.org)>  
**Subject:** RE: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hello,

Thank you for sending this comment letter over to our office, it is very helpful. Do you happen to know an estimated response time to this property?

Thank you,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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---

**From:** Wilder Rural Fire Protection District <[jmaloney@wilderfire.org](mailto:jmaloney@wilderfire.org)>  
**Sent:** Tuesday, February 18, 2025 4:52 PM  
**To:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>; Joshua Johnson <[Joshua.Johnson@canyoncounty.id.gov](mailto:Joshua.Johnson@canyoncounty.id.gov)>

**Cc:** Chad Christiansen <[chad@wilderfire.org](mailto:chad@wilderfire.org)>

**Subject:** [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Joshua/Caitlin, attached is Wilder Fire's response to your request. Also attached is our Access & Water Supply Permit Application Form as mentioned in our letter.

Let us know if you have any questions.

Thank you.

*Jeanne Maloney, District Secretary*  
**Wilder Rural Fire Protection District**  
601 Patriot Way, Wilder ID 83676  
Tel: (208) 482-7563  
<https://wilderfire.org/>



---

**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>

**Sent:** Monday, February 3, 2025 9:29 AM

**To:** 'jdillon@wilderschools.org' <[jdillon@wilderschools.org](mailto:jdillon@wilderschools.org)>; Wilder Rural Fire Protection District <[jmaloney@wilderfire.org](mailto:jmaloney@wilderfire.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'bobw@gghd3.org' <[bobw@gghd3.org](mailto:bobw@gghd3.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'e Ingram@idahopower.com' <[e Ingram@idahopower.com](mailto:e Ingram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'Contract.Administration.Bid.Box@ziply.com' <[Contract.Administration.Bid.Box@ziply.com](mailto:Contract.Administration.Bid.Box@ziply.com)>; 'tritthaler@boiseproject.org' <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; 'gashley@boiseproject.org' <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; 'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; 'brentc@brownbuscompany.com' <[brentc@brownbuscompany.com](mailto:brentc@brownbuscompany.com)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; 'D3Development.services@itd.idaho.gov' <[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; 'niki.benyakhlef@itd.idaho.gov' <[niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)>; 'webmaster@valleyregionaltransit.org' <[webmaster@valleyregionaltransit.org](mailto:webmaster@valleyregionaltransit.org)>; Brian Cawforth <[Brian.Cawforth@canyoncounty.id.gov](mailto:Brian.Cawforth@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Cassie Lamb <[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[Kathleen.Husted@canyoncounty.id.gov](mailto:Kathleen.Husted@canyoncounty.id.gov)>; Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>; Sage Huggins <[Sage.Huggins@canyoncounty.id.gov](mailto:Sage.Huggins@canyoncounty.id.gov)>; Assessor Website <[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; 'middletown.rich@gmail.com' <[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)>; 'BRO.Admin@deq.idaho.gov' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; 'file@idwr.idaho.gov' <[file@idwr.idaho.gov](mailto:file@idwr.idaho.gov)>; 'stevie.harris@isda.idaho.gov' <[stevie.harris@isda.idaho.gov](mailto:stevie.harris@isda.idaho.gov)>; 'idahoooo@gmail.com' <[idahoooo@gmail.com](mailto:idahoooo@gmail.com)>

**Subject:** Agency Notification CR2023-0013 / White Barn Ventures Inc.

Please see the attached agency notice. You are invited to provide written testimony or comments by **March 5, 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 **Josh Johnson** at [joshua.johnson@canyoncounty.id.gov](mailto:joshua.johnson@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)

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Emily Bunn

---

**From:** Michael Stowell <mstowell@ccparamedics.com>  
**Sent:** Saturday, May 17, 2025 3:14 PM  
**To:** Emily Bunn  
**Subject:** [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.  
**Attachments:** Gravelly Response.pdf

Good afternoon Emily,

I have attached a map that shows the data below. These are estimated response times from CCP to the listed address.

Please let me know if you need anything else.

Response Times:

- ALS58 is 7.2 minutes
- Medic 51 is 22.8 minutes
- Medic 52 is 25.5 minutes



**Michael D. Stowell**

*Chief*

**Canyon County Ambulance District**

6116 Graye Lane, Caldwell, ID 83607

(208) 795-6920 *office*

(208) 795-6922 *direct*

(208) 795-6921 *fax*

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---

**From:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Sent:** Wednesday, May 14, 2025 2:57 PM  
**To:** Michael Stowell <mstowell@ccparamedics.com>  
**Subject:** Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hello,

I wanted to touch base to see if Canyon County Paramedics had any comments for this conditional rezone and comprehensive plan amendment application? The applicant is requesting to rezone Parcel R36963013 (20762 Gravelly Ln Wilder, ID 83676) with the intention of creating three (3) lots later on via a subdivision plat.

If you have any comments about EMS response time in this area, where the nearest station is, etc., please let me know.

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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---

**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>  
**Sent:** Monday, February 3, 2025 9:29 AM  
**To:** 'jdillon@wilderschools.org' <[jdillon@wilderschools.org](mailto:jdillon@wilderschools.org)>; Wilder Rural Fire Protection District <[jmaloney@wilderfire.org](mailto:jmaloney@wilderfire.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'bobw@gghd3.org' <[bobw@gghd3.org](mailto:bobw@gghd3.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'e Ingram@idahopower.com' <[eIngram@idahopower.com](mailto:eIngram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'Contract.Administration.Bid.Box@ziply.com' <[Contract.Administration.Bid.Box@ziply.com](mailto:Contract.Administration.Bid.Box@ziply.com)>; 'tritthaler@boiseproject.org' <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; 'gashley@boiseproject.org' <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; 'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; 'brentc@brownbuscompany.com' <[brentc@brownbuscompany.com](mailto:brentc@brownbuscompany.com)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; 'D3Development.services@itd.idaho.gov' <[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; 'niki.benyakhlef@itd.idaho.gov' <[niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)>; 'webmaster@valleyregionaltransit.org' <[webmaster@valleyregionaltransit.org](mailto:webmaster@valleyregionaltransit.org)>; Brian Crawforth <[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Cassie Lamb <[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[Kathleen.Husted@canyoncounty.id.gov](mailto:Kathleen.Husted@canyoncounty.id.gov)>; Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>; Sage Huggins <[Sage.Huggins@canyoncounty.id.gov](mailto:Sage.Huggins@canyoncounty.id.gov)>; Assessor Website <[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; 'middletown.rich@gmail.com' <[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)>; 'BRO.Admin@deq.idaho.gov' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; 'file@idwr.idaho.gov'

<[file@idwr.idaho.gov](mailto:file@idwr.idaho.gov)>; 'stevie.harris@isda.idaho.gov' <[stevie.harris@isda.idaho.gov](mailto:stevie.harris@isda.idaho.gov)>; 'idahoooo@gmail.com' <[idahoooo@gmail.com](mailto:idahoooo@gmail.com)>

**Subject:** Agency Notification CR2023-0013 / White Barn Ventures Inc.

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Please direct your comments or questions to Planner **Josh Johnson** at [joshua.johnson@canyoncounty.id.gov](mailto:joshua.johnson@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

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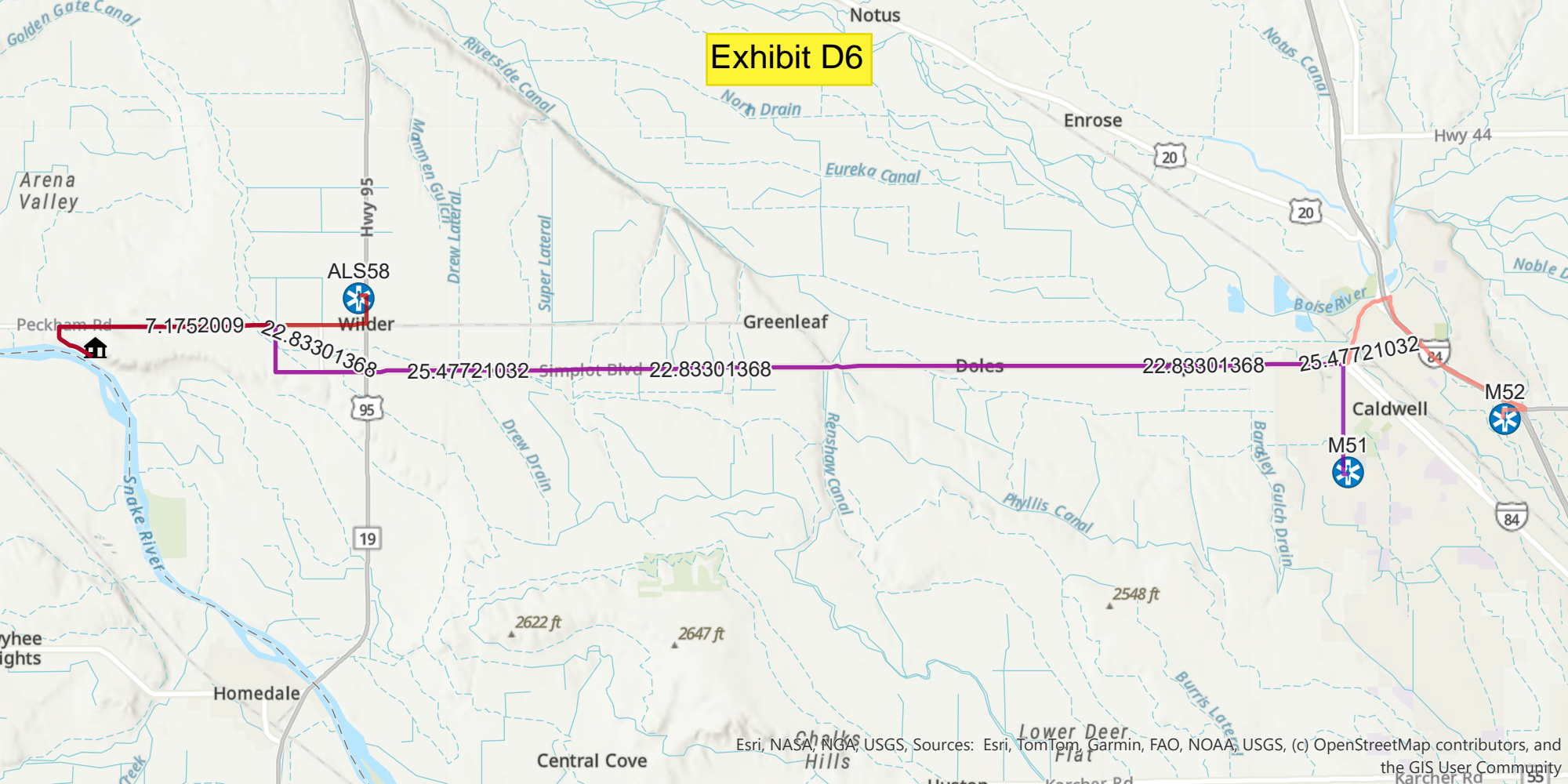
Wednesday

1pm – 5pm

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## Exhibit D6



**Emily Bunn**

---

**From:** Wilder Irrigation District <wilderirrigation10@gmail.com>  
**Sent:** Tuesday, May 27, 2025 9:35 AM  
**To:** Emily Bunn  
**Subject:** Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Correct, they have no water right.

***Wilder Irrigation District***

***Ph: 208-459-3421***

***Fax: 208-459-6407***

***[wilderirrigation10@gmail.com](mailto:wilderirrigation10@gmail.com)***

On Tue, May 27, 2025 at 9:04 AM Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

Hello,

I wanted to touch base and see if Parcel R36963013 (20762 GRAVELLY LN Wilder, ID 83676) has irrigation water rights? The property owners are requesting a rezone of the property and stated they do not have water rights and I wanted to verify that with you.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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---

**From:** Tom Ritthaler <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>

**Sent:** Tuesday, May 27, 2025 5:08 AM

**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>

**Subject:** Re: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

You need to contact Lisa Sweet at the Wilder Irrigation District for verification of surface water rights on that parcel.

Thanks,

Tom

Thomas B Ritthaler

Assistant Project Manager

Boise Project Board of Control

2465 Overland Rd.

Boise, Idaho 83705

208-344-1141



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**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Sent:** Friday, May 23, 2025 1:26 PM  
**To:** Tom Ritthaler <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>  
**Subject:** FW: [External] RE: Agency Notification CR2023-0013 / White Barn Ventures Inc.

Hello,

I wanted to touch base and see if Parcel R36963013 (20762 GRAVELLY LN Wilder, ID 83676) has irrigation water rights? The property owners are requesting a rezone of the property and stated they do not have water rights and I wanted to verify that with you.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://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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**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>

**Sent:** Monday, February 3, 2025 9:29 AM

**To:** '[jdillon@wilderschools.org](mailto:jdillon@wilderschools.org)' <[jdillon@wilderschools.org](mailto:jdillon@wilderschools.org)>; Wilder Rural Fire Protection District  
<[jmaloney@wilderfire.org](mailto:jmaloney@wilderfire.org)>; '[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; '[bobw@gghd3.org](mailto:bobw@gghd3.org)'  
<[bobw@gghd3.org](mailto:bobw@gghd3.org)>; '[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>;  
'[eingram@idahopower.com](mailto:eingram@idahopower.com)' <[eingram@idahopower.com](mailto:eingram@idahopower.com)>; '[easements@idahopower.com](mailto:easements@idahopower.com)'  
<[easements@idahopower.com](mailto:easements@idahopower.com)>; '[mkelly@idahopower.com](mailto:mkelly@idahopower.com)' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; '[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)'  
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'[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)' <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; '[gashley@boiseproject.org](mailto:gashley@boiseproject.org)' <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>;  
'[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; '[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)'  
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'[gis@compassidaho.org](mailto:gis@compassidaho.org)' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; '[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)'  
<[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; '[niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)' <[niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)>;  
'[webmaster@valleyregionaltransit.org](mailto:webmaster@valleyregionaltransit.org)' <[webmaster@valleyregionaltransit.org](mailto:webmaster@valleyregionaltransit.org)>; Brian Crawford  
<[Brian.Crawford@canyoncounty.id.gov](mailto:Brian.Crawford@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>;  
Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Cassie Lamb  
<[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Eric Arthur  
<[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[Kathleen.Husted@canyoncounty.id.gov](mailto:Kathleen.Husted@canyoncounty.id.gov)>; Tony Almeida  
<[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>; Sage Huggins <[Sage.Huggins@canyoncounty.id.gov](mailto:Sage.Huggins@canyoncounty.id.gov)>; Assessor Website  
<[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; '[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)' <[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)>;  
'[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; '[file@idwr.idaho.gov](mailto:file@idwr.idaho.gov)' <[file@idwr.idaho.gov](mailto:file@idwr.idaho.gov)>;  
'[stevie.harris@isda.idaho.gov](mailto:stevie.harris@isda.idaho.gov)' <[stevie.harris@isda.idaho.gov](mailto:stevie.harris@isda.idaho.gov)>; '[idahoaaa@gmail.com](mailto:idahoaaa@gmail.com)' <[idahoaaa@gmail.com](mailto:idahoaaa@gmail.com)>

**Subject:** Agency Notification CR2023-0013 / White Barn Ventures Inc.

Please see the attached agency notice. You are invited to provide written testimony or comments by **March 5, 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 **Josh Johnson** at [joshua.johnson@canyoncounty.id.gov](mailto:joshua.johnson@canyoncounty.id.gov).

Thank you,



## **Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**EXHIBIT E**

**Public Comments Received by: July 7, 2025**

Planning & Zoning Commission

Case #: CR2023-0013

Hearing Date: July 17, 2025



## Snake River Canyon Scenic Byway

Showcasing the beauty and agricultural heritage of the Snake River Canyon

To: Canyon County Planning and Zoning Commission  
Fr: Board of Directors, Snake River Canyon Scenic Byway  
Re: Case CR2023-0013, White Barn  
Date: July 3, 2025

The Snake River Canyon Board of Directors is opposed to this proposed conditional rezone and development for the following reasons:

1. The request is within the viewshed of the Snake River Canyon Scenic Byway, and will negatively impact the "Agricultural nature" of the Byway's immediate surroundings. The Byway was approved by the Canyon County BOCC and ITD as Idaho's only "Agriculturally themed" Byway, and the proposed 3 residential lots on this 8.44 acre parcel, 3-miles west of Wilder, 1-mile west of the Byway, and in the heart of production agriculture land, will negatively impact the Byway's viewshed. Our viewshed is supposed to be farm fields, not houses.
2. The insertion of a Rural Residential zone in this area of the county, 3-miles west of Wilder and surrounded by agricultural operations, will change the essentially "agricultural" character of the area. Not only will it negatively impact any current agricultural production by increasing non-Ag traffic on narrow county roads, but it will adversely affect the agricultural way-of-life of the neighbors who choose to live surrounded by production agriculture. In other words, it will negatively affect the neighbor's property rights.
3. The insertion of a Rural Residential zone in the middle of an agricultural zone, 3-miles west of Wilder and surrounded by agricultural operations, is a "foot-in-the-door" for further development of residential housing in an Ag zone. As we have seen over and over, once a residential zone is placed into the middle of Ag land, it is quickly joined by other residential zones. Residential development of any kind in the agriculture zone negatively affects the character of the area, and can lead to the complete destruction of production agriculture and the neighbor's agricultural way-of-life.

Feel free to contact Teri Ottens, Board Secretary/Treasurer at 208-869-6832 with any further questions.