



Hearing Examiner
Hearing Date: August 18, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: SD2024-0005

APPLICANT/REPRESENTATIVE: Mason & Associates, Inc.
PROPERTY OWNER: Walker Investment Trust

APPLICATION: Preliminary Plat – Walker Hill Subdivision: 6 residential lots and one (1) road lot.

LOCATION: The subject property, Parcel R30072010, is located on the north side of Lewis Ln., approximately 1900 ft. west of the intersection of Sky Ranch Road and Lewis Lane in a portion of the SE ¼ of Section 11, T2N, R3W, BM, Canyon County, Idaho.

ANALYST: Dan Lister, Principal Planner

REQUEST:
The applicant requests approval of a preliminary plat for Walker Hills Subdivision, a six-lot subdivision served by one private road lot. The parcel is zoned “R-R” (Rural Residential). The 15.15-acre parcel is south of 13528 Lewis Lane, Nampa (Parcel R30072010).

PUBLIC NOTIFICATION

Property owner notification within 600 feet:	July 11, 2025
Affected agencies notification:	July 11, 2025
Newspaper notice published:	July 18, 2025
Notice posted on-site:	July 17, 2025

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1. BACKGROUND:

The subject property was created via an administrative division/building permit transfer (Case No. AD2013-14). The subject property currently has one (1) residential building permit available to it.

In 2021, the subject parcel was rezoned from an “A” Zone to an “R-1” zone (RZ2020-0010, Exhibit B.4).

2. HEARING BODY ACTION:

Pursuant to Canyon County Zoning Ordinance (CCZO) Section §07-17-09(4) Commission Review:

- A. *The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for the action taken shall specify:*

1. The ordinance and standards used in evaluating the application;
2. Recommendations for conditions of approval that would minimize adverse conditions, if any;
3. The reasons for recommending the approval, conditional approval, modification, or denial; and
4. If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.

B. Upon recommendation by the commission, the preliminary plat, together with the commission's recommendation, shall be transmitted to the board.

OPTIONAL MOTIONS:

The commission should consider the aforementioned procedures outlined in Canyon County Zoning Ordinance (CCZO) §07-17-09(4).

Approval of the Application: "I move to recommend approval of the preliminary plat for Walker Hill Subdivision, Case #SD2024-0005, finding the application **does** meet the criteria for approval under Section 07-17-09 of Canyon County Zoning Ordinance (CCZO), **subject to the conditions listed in the staff report.**

Denial of the Application: "I move to recommend denial of the preliminary plat for Walker Hill Subdivision, Case #SD2024-0005, finding the application **does not** meet the criteria for approval under Section 07-17-09 of Canyon County Zoning Ordinance (CCZO), **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 the hearing of Walker Hill Subdivision, Case #SD2024-0005, to a [date certain or to a date uncertain].

3. Preliminary Plat

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-17-09(1)	Application: The applicant shall file with DSD a copy of the completed subdivision application form as prescribed by the director and a copy of the preliminary plat with data as required in this section, including, but not limited to, preliminary irrigation plans, the availability of irrigation water to the property, and a preliminary drainage plan. All applicable fees shall be paid at this time.
			Staff Analysis	<p>On July 11, 2024, the applicant submitted a preliminary plat application (Exhibit A). See Exhibit B.2 regarding review per CCZO §07-17-09(1)A through F.</p> <p>Summary</p> <ul style="list-style-type: none"> Total Acreage: 15.15 acres (13.51 acres after public road right-of-way dedication and private road lot). Total Number of Lots: Six (6) residential lots, one (1) road lot. Roads/Access: Existing access from Lewis Lane will meet public road standards, Sparky Ridge Place. A private road lot, Braap Lane, will provide access to six lots from Sparky Ridge Place, RD2024-0005 (Condition No. 10). Water/ Sewage Disposal: Domestic water services for each lot will be provided by individual wells. Sewage treatment shall be provided by

				<p>individual septic tanks and drain fields for each lot. See Plat Notes 9 & 10, Exhibits A.2 & 4).</p> <ul style="list-style-type: none"> • <u>Irrigation</u>: Irrigation water shall be supplied by individual wells via existing water rights (Irrigation notes 1 & 2, Exhibits A.3 & A.4). • <u>Drainage</u>: Three swales with seepage beds are proposed within easements near Sparky Ridge Place and Braap Lane. Homeowners Association, the underlying proper owner or adjacent property owner is responsible for all storm drainage facilities outside of the public right-of-way, including routine maintenance. Individual lot owners are responsible for perimeter lot berming to prevent direct lot stormwater discharge into irrigation facilities (Plat Note 11; Exhibits A.2 & 4).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-17-09(2)</p> <p>Staff Analysis</p>	<p>Acknowledgment: Upon receipt of the application, preliminary plat, and applicable fees, DSD shall acknowledge, sign, and date the application and deem it accepted.</p> <p>On July 11, 2024, the application and plat were accepted by DSD (Exhibit A).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-17-09(3)</p> <p>Staff Analysis</p>	<p>Agency Review: A: The DSD shall transmit one copy of the preliminary plat to county departments and any such other agencies that may have jurisdiction or an interest in the proposed subdivision for their review and recommendation. B. If no written reply is received from any of the various departments or interested agencies within thirty (30) calendar days from the date of notification, <u>approval of the preliminary plat by such department or agency will be considered to be granted.</u></p> <p>A. Affected agencies were notified on April 24, 2025, and July 11, 2025. <u>See Section 4 of this report for the list of agencies notified.</u></p> <p>B. The following agency comments were received within 30 days of notification:</p> <ol style="list-style-type: none"> 1. <u>DSD – GIS (Exhibit C.1)</u>: Private road name can be approved. Sparky Ridge Drive needs to be corrected to be labeled road or way, not a place. See Condition No. 9. 2. <u>DSD – Engineering (Exhibit B.2b)</u>: Recommends approval subject to conditions regarding affected agency approval, road user’s maintenance agreement, and USPS approval. <ul style="list-style-type: none"> ○ A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during homebuilding), and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems. See Condition No. 1.c. 3. <u>Nampa Fire District (Exhibit C.2)</u>: Does not oppose the request, subject to compliance with code requirements and conditions of approval regarding water supply, fire access, and requirements at the time of building permit. The private road must be 26’ wide since it exceeds 500 feet in length. Upper Deer Flat Fire Department is located 6.2 miles from the request, 9-minute response time. EMS located at Nampa Fire Station #2 is 8.2 miles from the request, a 17-minute response time.

				<ul style="list-style-type: none"> ○ Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat. See Condition No. 6 4. <u>Vallivue School District (Exhibit C.3)</u>: The proposed development will be served by West Canyon Elementary, Vallivue Middle School, and Vallivue High School. The schools can accommodate the small development. 5. <u>Southwest District Health (Exhibit C.4)</u>: Not located in a nitrate priority area. A nutrient pathogen study is not required. Test holes have not been conducted. A pre-development meeting is required. <ul style="list-style-type: none"> ○ Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat. See Condition No. 5. 6. <u>IDWR (Exhibit A.5)</u>: The email explains the current state of the water rights for the property, which shows rights have not been forfeited and are available. <ul style="list-style-type: none"> ○ Evidence shall include written correspondence from the Idaho Department of Water Resources (IDWR) ensuring water rights have been obtained before the Board of County Commissioners' signature on the final plat. See Condition No. 4. 7. <u>DEQ (Exhibit C.6)</u>: Guideline, not project specific. If guideline items are applicable, the applicant will need to work with DEQ. 8. <u>Nampa Highway District #1 (Exhibit A.5)</u>: Recommends approval of the request.
07-17-09(4)				<u>Commission Review: A. The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for the action taken shall specify:</u>
Compliant Yes No N/A			Code Section A.1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	The ordinance and standards used in evaluating the application; A. Idaho Code Section 67-6513 (Subdivisions); B. Idaho Code Sections 50-1301 through 50-1329 (Platting); C. Idaho Code Section 22-4503 (Right-to-Farm Act, Plat note #2); D. Idaho Code, Sections 31-3805 & 42-111 (Irrigation); and E. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.2	Recommendations for conditions of approval that would minimize adverse conditions, if any. Should the Commission wish to approve the subject application, staff recommends the following conditions be attached: 1) All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
			Staff Analysis	

				<p>a. Private road shall be built prior to final plat signature by the Board, subject to 07-10-03(2) and (3). Engineer certification of compliance shall be submitted as evidence.</p> <p>b. The private road must be 26' wide since it exceeds 500 feet in length (Exhibit C.2).</p> <p>c. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during homebuilding), and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems.</p> <p>2) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.</p> <p>3) Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat.</p> <p>4) Evidence shall include written correspondence from the Idaho Department of Water Resources (IDWR) ensuring water rights have been obtained before the Board of County Commissioners' signature on the final plat</p> <p>5) Development shall comply with Southwest District Health requirements. Evidence shall include Southwest District Health's signature on the final plat.</p> <p>6) Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat. See Exhibits A.5 & C.2.</p> <p>7) Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.</p> <p>8) Before the Board signs the final plat, a road user's maintenance agreement per CCZO §07-10-03(1)B3 shall be recorded, and the instrument number shall be added as a plat note on the final plat.</p> <p>9) Before the Board signs the final plat, Sparky's Ridge Drive must be revised to Sparky's Ridge Place or Sparky's Ridge Way (Exhibit C.1).</p> <p>10) The final plat shall include the approved private road name(s) per the approval of RD2024-0018, including any conditions of approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.3	The reasons for recommending the approval, conditional approval, modification, or denial.
			Staff Analysis	<i>See Sections 2, 3 & 6 of this report</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.4	If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.
			Staff Analysis	N/A

4. AGENCY COMMENTS:

Pursuant to CCZO §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.

Staff received agency comments from the Vallivue School District, Southwest District Health, Idaho Dept. of Water Resources (Water Rights), DSD – GIS, DSD – Engineering, Idaho Dept. of Environmental Quality (DEQ), Nampa Highway District #1, and Nampa Fire District. All agency comments received by the materials deadline are located in ***Exhibit C***.

5. PUBLIC COMMENTS:

No written public comment was received by the materials deadline of August 8, 2025.

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, the staff concludes that the proposed preliminary plat is **compliant** with Canyon County Ordinance 07-17-09. A full analysis is detailed within the staff report. Should the Commission wish to approve the preliminary plat, staff-recommended conditions may be found in section 5 of this report, criteria 07-17-09(4)A.2.

7. EXHIBITS:

A. Application Packet & Supporting Materials:

1. Master Application
2. Subdivision Worksheet
3. Irrigation Plan
4. Preliminary Plat
5. Agency Acknowledgment

B. Supplemental Documents:

1. Property Tool Report – R30072010
2. DSD Preliminary Plat Review
 - a. Preliminary Plat Checklist DSD Review
 - b. DSD Engineering Approval Letter
3. Case Maps
 - a. Aerial
 - b. Vicinity
4. RZ2020-0010 – Findings of Fact, Conclusions of Law and Order, signed by the Board of County Commissioners on January 29, 2021.

C. Agency Comments:

1. DSD – GIS
2. Nampa Fire District
3. Vallivue School District
4. Southwest District Health
5. Idaho Dept. of Environmental Quality (DEQ)

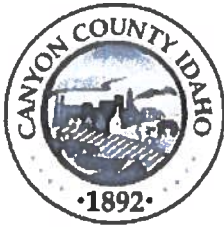
EXHIBIT A

Application Packet & Supporting Materials

Case No. SD2024-0005

Hearing Examiner

Hearing date: August 18, 2025



PRELIMINARY PLAT **PUBLIC HEARING - MASTER APPLICATION**

PROPERTY OWNER	OWNER NAME: Walker Investment Trust	
	MAILING ADDRESS: 4718 East Goldstone Drive, Meridian ID 83642	
	PHONE: 602-432-6474	EMAIL: bwalker@comvms.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature:		Date: 6/17/24

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Will Mason	
	COMPANY NAME: Mason & Associates Inc	
	MAILING ADDRESS: 924 3 rd Street S, Nampa ID 83651	
	PHONE: 208-454-0256	EMAIL: wmason@masonandassociates.us

SITE INFO	STREET ADDRESS: Lewis Lane	
	PARCEL NUMBER: 30072010	
	PARCEL SIZE: 15.15 acres	
	NUMBER OF LOTS: 6 Proposed Res 1 proposed Rd/comm	
	PROPOSED SUBDIVISION NAME: Walker Hills Subdivision	
	FLOOD ZONE (YES/NO): <input checked="" type="radio"/> NO	ZONING DISTRICT: RR

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	SD2024-0005	DATE RECEIVED:	7-11-24
RECEIVED BY:	Emily Kiester	APPLICATION FEE:	\$1700
			<input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH

2019-019703	
RECORDED	
05/09/2019 03:02 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=6 HCRETAL	\$15.00
TYPE DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

Electronically Recorded - DO NOT
Remove the County Stamped First
Page as it is now Incorporated as
Part of the original Document.

678541 TB/SM

***This document was signed in
SPECIAL WARRANTY DEED counter part***

Mark McDonough, an unmarried man ("Grantor"), for valuable consideration paid by Walker Investments Trust ("Grantee"), which has a current address of 25445 Jesmond Dene Rd, Escondido, CA, 92026 hereby sell, transfer and convey unto Grantee, all of that certain real property located in Canyon County, Idaho, and described on Exhibit "A" attached hereto and incorporated herein ("Property").

The Property includes the following water rights:

A portion of Water Right No. 63-3597F, that is appurtenant to the Property for irrigation of 8.0 acres, for the diversion of 0.067 cfs at the point of diversion identified in Water Right No. 63-3597F.

A portion of Water Right No. 63-7156D, that is appurtenant to the Property for irrigation of 2.0 acres, for the diversion of 0.02 cfs at the point of diversion identified in Water Right No. 63-7156D.

Grantee shall pay all costs to transfer the above identified water rights with the Idaho Department of Water Resources.

No other portions of Water Right Nos. 63-3597F or 63-7156D or any other water rights are included with the Property and are retained by Grantor, to be transferred by Grantor to Grantor's adjacent property at Grantor's cost. Grantee shall apply with the Idaho Department of Water Resources for a new point of diversion for the water rights they are acquiring and shall be responsible for paying all costs to establish said new points of diversion.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Property.

To have and to hold, all and singular the Property together with its appurtenances unto Grantee and Grantee's successors and assigns forever, subject to any and all easements, restrictions, exceptions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor, subject to any and all easements, restrictions, exceptions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized.

GRANTOR:

Mark McDonough

Mark McDonough

Date: 05/08/19

The provisions of this Deed are hereby approved and accepted:

GRANTEE:

Walker Investments Trust

By _____

Bob, Walker, Trustee

Date: _____

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized.

GRANTOR:

By _____
[print name] _____
Its: _____
Date: _____

The provisions of this Deed are hereby approved and accepted:

GRANTEE:

WALKER INVESTMENTS TRUST

By ROBERT WALKER
[print name] ROBERT WALKER
Its: Pres. & T
Date: 5/8/19

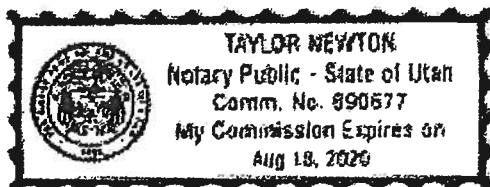
STATE OF ~~IDAHO~~ ^{TN} Utah

ACKNOWLEDGEMENTS

County of Davis } ss.

On this 8 day of May, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Walker known or identified to me to be the President of Walker Investments Trust, the entity that executed the within instrument or the person who executed the instrument on behalf of said entity, and acknowledged to me that such entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for ~~Idaho~~ ^{TN} Utah
Residing at Farmington
My commission expires August 18, 2020

Taylor Newton

State of Idaho, County of Canyon

This record was acknowledged before me on May 8th, 2019 by Mark A. McDonough

Tiffany A. Barrett

Signature of notary public

Commission Expires:

RESIDING IN: CALDWELL, IDAHO

MY COMMISSION EXPIRES 05/17/2020

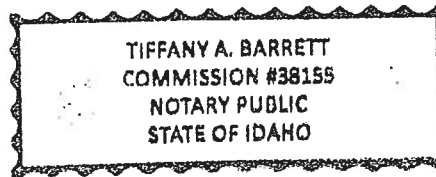


EXHIBIT A

A parcel of land being a portion of the W 1/2 SW1/4 SE1/4 of Section 11, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at a found 5/8 inch diameter iron pin with illegible cap marking the SW corner of said SW1/4 SE1/4, (South 1/4 corner), said corner bears N. 89°56'44" W., a distance of 2654.30 feet from a found 5/8 inch diameter iron pin with no cap marking the SE corner of the SE1/4 SE1/4, (Section corner common to sections 11, 12, 13 and 14); thence along the westerly boundary of said W 1/2 SW1/4 SE1/4, N. 00°34'19" E., a distance of 994.53 feet to a found 1/2 inch diameter iron pin stamped "CLS PLS 7732"; thence parallel with the northerly boundary of said W 1/2 SW1/4 SE1/4, S. 89°55'47" E., a distance of 663.67 feet to a set 1/2 inch diameter iron pin stamped "CLS PLS 7732" marking a point on the easterly boundary of said W 1/2 SW1/4 SE1/4; thence along the easterly boundary of said W 1/2 SW1/4 SE1/4, South 00°34'38" W., a distance of 994.38 feet to a found PK nail marking the SE corner of said W 1/2 SW1/4SE1/4, said point bears N. 00°34'38" E., a distance of 25.00 feet from a found 1/2 inch diameter iron pin witness corner; thence along the southerly boundary of said W 1/2 SW1/4SE1/4, N. 89°56'36" W., a distance of 663.58 feet to the POINT OF BEGINNING.

SUBDIVISION WORKSHEET**Overview:**

Number of Buildable Residential Lots: <u>6</u>	Number of Non-Buildable Lots: <u>1</u>
Number of Common Lots: <u>1 Private Rd lot</u>	Total Subdivision Size: <u>15.15</u>
Number of Common Lots:	Average Residential Lot Size: <u>2.13</u>

Area of City Impact:

Is the property in an Area of City Impact? ☒ No ☐ Yes- What City:

Will you be requesting subdivision Improvement Waivers? ☐ No ☒ Yes

If yes, which waivers will you be requesting?

☒ Curbs ☒ Gutters ☒ Sidewalks ☒ Street Lights ☒ Landscaping ☐ Other

If you are located in an Area of City Impact the following is required:

- Evidence of compliance with IC 31-3805 which could include evidence of irrigation system plan approval by the planning and zoning authority and city council and coordination with the irrigation entity.
- Communication with the City.

Roads:

Roads within the development will utilize:

☒ Public ☒ Private* ☐ Not Applicable

*Private Roads Require: Name approved prior to submittal & a Private Road Application at the Time of submittal. see email - approved.

Hillside Development:

Of the total lots requested how many of each contain slopes +15%?

Residential: 0 Non-Buildable: 0 Common: 0

Will the proposed roads be located within any area containing +15% slopes?

☐ Yes* ☒ No

*If any development or construction activities will occur on slopes > 15% please submit the information required by CCZO 07-17-33

Irrigation:

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

Irrigation: IDWR

Drainage:

This property has: ☒ Water rights available ☐ No water rights available.

If No Water Rights are available, please fill out an Irrigation Plan Worksheet

Irrigation Water is Provided via: ☒ Irrigation Well ☐ Surface Water

Percentage of property that has water: 65%

Volume of water or diversion rate available at the property:

Please describe, in detail, how the property is currently irrigated and how it will be irrigated after it is subdivided:

Property is not currently irrigated but has water rights through IdWR. ✓ location of irrigation well is being worked on with IdWR

Are there irrigation easement(s) on the property? ☐ Irrigation Well ☐ Surface Water

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

Swales

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

filtration through vegetation

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

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

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

Signed: [Signature] Date: 6 / 18 / 24
Property Owner (Application Submitted)

Signed: Cyril Cullen - Mason & Associate Date: 6 / 19 / 24
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: [Signature] Date: 6 / 24 / 24
Director / Staff



IRRIGATION PLAN APPLICATION

Applicant(s) Walker Investment Trust 602-432-6474
 Name Daytime Telephone Number
4718 E. Goldstone Dr Meridian ID 83642
 Street Address City, State Zip

Representative Name Mason's Associates 208-454-0256 - w.mason@masonandassociates.us
 Daytime Telephone Number / E-mail Address
924 3rd street S. Nampa ID 83651
 Street Address City, State Zip

Location of Subject Property: North of Lewis Lane between Pump Ln and Sky Ranch Rd
 Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 36072010 Section 11 Township 2N Range 3W

This land:



Has water rights available to it.



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

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

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

Revised 3/29/23

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

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

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

Irrigation: Idaho Department of Water Resources

Drainage: _____

3. How many acres is the property being subdivided? 15.15

4. What percentage of this property has water? 65%

5. How many inches of water are available to the property? 43 acre feet

6. How is the land currently irrigated? NA
- | | | |
|--|---|--|
| <input type="checkbox"/> Sprinkler | <input type="checkbox"/> Surface | <input type="checkbox"/> Irrigation Well |
| <input type="checkbox"/> Above Ground Pipe | <input type="checkbox"/> Underground Pipe | |
7. How is the land to be irrigated after it is subdivided?
- | | | |
|--|---|---|
| <input type="checkbox"/> Sprinkler | <input type="checkbox"/> Surface | <input checked="" type="checkbox"/> Irrigation Well |
| <input type="checkbox"/> Above Ground Pipe | <input type="checkbox"/> Underground Pipe | |

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

IDWR is working with Walker Trust to determine location for irrigation well

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

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

Swales

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

Filtration through vegetation

Applicant Acknowledgement

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

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

Signed: 
Property Owner

Date: 6/18/24
(Application Submitted)

Signed: Angie Geller - Masonic Associates
Applicant/Representative (if not property owner)

Date: 6/19/24
(Application Submitted)

Accepted By: _____
Director / Staff

Date: ____/____/____

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

- 1 ☐ All canals, ditches, and laterals with their respective names. *NA*
- 2 ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity. *NA*
- 3 ☐ Rise locations and types, if any. *NA*
- 4 ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 ☒ Slope of the property in various locations.
- 6 ☒ Direction of water flow (use short arrows → on your map to indicate water flow direction). *A*
- 7 ☒ Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8 ☒ Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9 ☐ Other information: _____

Also, provide the following documentation:

- ☐ Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

Emily Kiester

From: Bradbury, Allen <Allen.Bradbury@idwr.idaho.gov>
Sent: Wednesday, June 26, 2024 3:26 PM
To: Emily Kiester
Cc: Storms, Scott
Subject: [External] RE: Preliminary Plat (Walker Investments) - Water Right Question
Attachments: 63-7156D_irr_Map.png; 63-35419_irr_Map.png; 63-35420_irr_Map.png; 63-3597F_irr_Map.png

Dear Ms. Kiester,

To answer your question, I'll give a little background. Transfer No. 88597 for Walker Investments was received by IDWR on July 12, 2023. The purpose of the transfer was to change the point of diversion for water right numbers 63-35419 and 63-35420 to a new well to serve an HOA pressurized irrigation system for six residential lots. Water rights 63-35419 and 63-35420 are decreed rights both decreed on 2/6/2009. Also, there are two additional rights 63-3597F, 63-7156D overlapping this property.

IDWR has statutory jurisdiction to consider forfeiture in certain administrative matters which require an injury analysis, such as in water right transfer applications pursuant to Idaho Code § 42-222. Since the transfer proposed a change to these water rights Walker Investments would be subject to a comprehensive forfeiture analysis. According to Idaho Statute 42-222, if appropriated water is not put to beneficial use any right to the use may be lost through nonuse or forfeiture and the water will revert to the state and be again subject to appropriation.

A quick review using aerial photography and remote sensing tools from satellite imagery in 2016 to 2023 revealed that the areas described in transfer may be subject to forfeiture. This situation initiated the information request attached to your email. That letter requested evidence of irrigation use to continue processing of the transfer application or a defense to forfeiture as outlined in section §42-223, Idaho Code. The third option was to withdraw the transfer. Walker Investments chose to withdraw the transfer application on December 18, 2023.

To answer your question about forfeiture, the withdrawal of the transfer avoided a comprehensive forfeiture analysis. Therefore, these rights continue to be valid water rights and have not been forfeited. This also means that this property could resume use of those water rights for the purpose of irrigation.

Please contact me, if you have any additional questions.

Allen Bradbury



Allen Bradbury | Water Resource Agent, Sr.
IDWR-Western Region | 208.334.2190
allen.bradbury@idwr.idaho.gov

*Shows property still
has water rights
-Emily Kiester,
Associate Planner*

From: Emily Kiester <Emily.Kiester@canyoncounty.id.gov>
Sent: Tuesday, June 25, 2024 4:17 PM

To: Bradbury, Allen <Allen.Bradbury@idwr.idaho.gov>

Subject: FW: Preliminary Plat (Walker Investments) - Water Right Question

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.

Dear Mr. Bradbury,

Our office has received an application for a preliminary plat for Walker Investments.

In the attached letter, it shows you had correspondence with Mr. Walker on forfeiture of water rights. Have these water rights been forfeited? Or is there any update on your end from the applicant?

The only other information they gave us is stating there is water rights available, and they are working with IDWR on the location of the irrigation well with your department.

I am checking with you, as we need to check there is an actually irrigation water available for the irrigation plan they turned in.

Thank you for your time,



Emily Kiester,

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.kiester@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705 5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

11/6/2023

Walker Investments
C/O Bob Walker
4718 E Goldstone Dr
Meridian, ID 83642

RE: Additional Information Request for Transfer

Dear Mr. Walker,

On July 12, 2023, you filed a transfer application to change the diversion point for water rights 63-35419 and 63-35420. Part of the transfer process is review for rights subject to forfeiture. Idaho Statute 42-222 states in part:

... (2) All rights to the use of water acquired under this chapter or otherwise shall be lost and forfeited by a failure for the term of five (5) years to apply it to the beneficial use for which it was appropriated and when any right to the use of water shall be lost through nonuse or forfeiture such rights to such water shall revert to the state and be again subject to appropriation under this chapter, except that any right to the use of water shall not be lost through forfeiture by the failure to apply the water to beneficial use under certain circumstances as specified in section 42-223, Idaho Code.

I am now trying to verify the water use on your land. Water right 63-35419 authorizes irrigation with an acre limit of 8.0 acres within a total 96.0 acre place of use. Water right 63-35420 authorizes irrigation with an acre limit of 2.0 acres within a total 96.0 acre place of use. Remote sensing tools from satellites in 2016 to 2023 were used to show the areas described in your application may be subject to forfeiture.

Evidence of irrigation use in these areas is needed to complete processing of the transfer application. The circumstances outlined in section §42-223, Idaho Code, are attached to this letter. Please provide the Department a defense to forfeiture as outlined in that section.

Submit the requested information for the application to be processed. You may seek additional time to provide the information by making a written request to interrupt processing for up to six months. The application will be rejected or approved with partial forfeiture without a timely written reply within the next **thirty (30) days**. Refunds are not issued for rejected applications. You may also withdraw the application with the form enclosed in order to receive a refund for the filing. Thank you for your time and for your attention to these matters.

Respectfully,

Allen Bradbury
Water Resource Agent, Sr.

Enclosure(s): Idaho Statute §42-223
Withdrawal form

42-223

TITLE 42

IRRIGATION AND DRAINAGE — WATER RIGHTS AND RECLAMATION

CHAPTER 2

APPROPRIATION OF WATER — PERMITS, CERTIFICATES, AND LICENSES SURVEY

42-223. Exceptions or defenses to forfeiture. A right to the use of water shall not be lost by forfeiture pursuant to the provisions of section [42-222](#), Idaho Code, for a failure to apply the water to beneficial use under the conditions specified in any subsection of this section. The legislature does not intend through enactment of this section to diminish or impair any statutory or common law exception or defense to forfeiture existing on the date of enactment or amendment of this section, or to preclude judicial or administrative recognition of other exceptions or defenses to forfeiture recognized in Idaho case law or other provisions of the Idaho Code. No provision of this section shall be construed to imply that the legislature does not recognize the existence or validity of any common law exception or defense to forfeiture existing on the date of enactment or amendment of this section.

- (1) A water right appurtenant to land contracted in a federal cropland set-aside program shall not be lost or forfeited for nonuse during the contracted period. The running of any five (5) year period of nonuse for forfeiture of a water right shall be tolled during the time that the land remains in the cropland set-aside program.
- (2) A water right held by a municipal provider to meet reasonably anticipated future needs shall be deemed to constitute beneficial use, and such rights shall not be lost or forfeited for nonuse unless the planning horizon specified in the license has expired and the quantity of water authorized for use under the license is no longer needed to meet reasonably anticipated future needs.
- (3) A water right shall not be lost or forfeited by a failure to divert and apply the water to beneficial use if the water is not needed to maintain full beneficial use under the right because of land application of waste for disposal purposes including, but not limited to, discharge from dairy lagoons used in combination with or substituted for water diverted under the water right.
- (4) A water right shall not be lost or forfeited by a failure to divert and apply the water to beneficial use if the reason for the nonuse of the water is to comply with the provisions of a ground water management plan approved by the director of the department of water resources pursuant to section [42-233a](#) or [42-233b](#), Idaho Code.
- (5) A water right shall not be lost or forfeited by a failure of the owner of the right to divert and apply the water to beneficial use while the water right is placed in the water supply bank or is retained in or rented from the water supply bank pursuant to sections [42-1761](#) through [42-](#)

1765A, Idaho Code, or while the water right is leased pursuant to sections 43-335 through 43-342, Idaho Code, or sections 42-2501 through 42-2509, Idaho Code, or while use of the water is made under any other provision of law authorizing the rental or lease of water rights.

- (6) No portion of any water right shall be lost or forfeited for nonuse if the nonuse results from circumstances over which the water right owner has no control. Whether the water right owner has control over nonuse of water shall be determined on a case-by-case basis.
- (7) No portion of a water right held by an irrigation district, a Carey Act operating company, or any other company, corporation, association, or entity which holds water rights for distribution to its landowners, shareholders or members shall be lost or forfeited due to nonuse by such landowners, shareholders or members, unless the nonuse is subject to the control of such entity.
- (8) No portion of a water right held by an irrigation district shall be lost, forfeited or subject to forfeiture as a result of the exclusion of land from the district pursuant to chapter 11, title 43, Idaho Code, so long as any five (5) year period of nonuse following the exclusion does not result from circumstances over which the district has control.
- (9) No portion of any water right shall be lost or forfeited for nonuse if the nonuse results from a water conservation practice, which maintains the full beneficial use authorized by the water right, as defined in section 42-250, Idaho Code.
- (10) No portion of any water right shall be lost or forfeited for nonuse if the nonuse results from the water right being used for mitigation purposes approved by the director of the department of water resources including as a condition of approval for a new water right appropriation approved pursuant to section 42-203A, Idaho Code, a water right transfer approved pursuant to section 42-222, Idaho Code, a water exchange approved pursuant to section 42-240, Idaho Code, or a mitigation plan approved in accordance with rules promulgated pursuant to section 42-603, Idaho Code.
- (11) No portion of any water right with a beneficial use related to mining, mineral processing or milling shall be lost or forfeited for nonuse, so long as the nonuse results from a closure, suspension or reduced production of the mine, processing facility or mill due in whole or in part to mineral prices, if the mining property has a valuable mineral, as defined in section 47-1205, Idaho Code, and the water right owner has maintained the property and mineral rights for potential future mineral production.

History:

[42-223, added 2000, ch. 85, sec. 3, p. 185; am. 2002, ch. 343, sec. 1, p. 961; am. 2003, ch. 166, sec. 1, p. 470; am. 2004, ch. 178, sec. 1, p. 560; am. 2008, ch. 239, sec. 1, p. 719.]

**WITHDRAWAL
OF
APPLICATION FOR TRANSFER OF WATER RIGHT(S)**

I/We, _____ and _____
(Applicant's Printed Name) (Applicant's Printed Name)

_____ and _____
(Applicant's Printed Name) (Applicant's Printed Name)

hereby withdraw our Application for Transfer No. _____ of Water Right

No(s). _____

Signed this _____ day of _____, 20 _____

(Signature/Title of Applicant)

(Signature/Title of Applicant)

(Signature/Title of Applicant)

(Signature/Title of Applicant)

Water Right Report : 63-35419(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	WALKER INVESTMENTS TRUST	4718 E GOLDSTONE DR	MERIDIAN	ID	83642-5739
Original Owner	ESTATE OF REX S JENSEN	C/O E T EVANS CO-TRUSTEE 9990 ROAN MEADOWS DR	BOISE	ID	83709
Original Owner	MILLAR, BRYCE	RT 7 BOX 7380	NAMPA	ID	83651
Previous Owner	MC DONOUGH, MARK A	PO BOX 2265	BOISE	ID	83701-2265

Water Right Status

Priority Date : 4/13/1967

Basis : Decreed

Status : Active

Water Source

Source Source Qualifier Tributary Tributary Qualifier

GROUND WATER

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	02N	03W	11	0			NW	SW CANYON	
GROUND WATER	02N	03W	11	0			NE	SE CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.07 CFS	32.00 AFA
TOTAL			0.07 CFS	32.00 CFS

Places of Use

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
02N	03W	11		SE	NE	2	
02N	03W	11		NE	SE	26	
02N	03W	11		SW	SE	34	
02N	03W	11		SE	SE	34	

Irrigation Totals

Total Acres	Acre Limit
96.00	8.00

Conditions

Code Cndtions

- X61 The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 3/15 is subordinate to all water rights having no subordinated early irrigation use and a priority date earlier than 2/6/2009.
- X27 This right is limited to the irrigation of 8.0 acres within the place of use described above in a single irrigation season.
- R65 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
- X35 Rights 63-3597F, 63-7156D, 63-35419 & 63-35420 when combined shall not exceed a total annual maximum diversion volume of 428.0 af for the irrigation of 95.1 acres.
- 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
- 004 This right does not grant any right-of-way or easement across the land of another.
- T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
- T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
- T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Dates

Licensed Date :
 Decreed Date : 2/6/2009
 Permit Proof Due Date :
 Permit Proof Made Date :
 Permit Approved Date :
 Permit Moratorium Expiration Date :
 Enlargement Use Priority Date :
 Enlargement Statute Priority Date :
 Application Received Date:
 Protest Deadline Date:

Other Information

State or Federal : S
 Water District Number : TBD
 Generic Max Rate Per Acre : 0.02
 Generic Max Volume Per Acre : 4.5
 Civil Case Number :
 Decree Plaintiff :
 Decree Defendant :
 Swan Falls Trust or Nontrust :
 Swan Falls Dismissed :
 DLE Act Number :
 Cary Act Number :
 Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

7/6/2023

Water Right Report : 63-35420(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	WALKER INVESTMENTS TRUST	4718 E GOLDSTONE DR	MERIDIAN	ID	83642-5739
Original Owner	ESTATE OF REX S JENSEN	C/O E T EVANS CO-TRUSTEE 9990 ROAN MEADOWS DR	BOISE	ID	83709
Original Owner	MILLAR, BRYCE		NAMPA	ID	83651
Previous Owner	MC DONOUGH, MARK A	PO BOX 2265	BOISE	ID	83701-2265

Water Right Status

Priority Date : 10/7/1968

Basis : Decreed

Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	02N	03W	11	0				NW SW CANYON	
GROUND WATER	02N	03W	11	0				NE SE CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	11/01	0.02 CFS	8.60 AFA
TOTAL			0.02 CFS	8.60 CFS

Places of Use

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
02N	03W	11				SE NE 2	
02N	03W	11				NE SE 26	
02N	03W	11				SW SE 34	
02N	03W	11				SE SE 34	

Irrigation Totals

Total Acres	Acre Limit
96.00	2.00

Conditions

Code Cndtions

- X61 The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 and end date of 11/15 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 4/1 and after 11/1 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 2/6/2009.
- X27 This right is limited to the irrigation of 2.0 acres within the place of use described above in a single irrigation season.
- R65 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
- X35 Rights 63-3597F, 63-7156D, 63-35419 & 63-35420 when combined shall not exceed a total annual maximum diversion volume of 428.0 af for the irrigation of 95.1 acres.
- 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
- 004 This right does not grant any right-of-way or easement across the land of another.
- T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
- T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
- T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Dates

Licensed Date :
 Decreed Date : 2/6/2009
 Permit Proof Due Date :
 Permit Proof Made Date :
 Permit Approved Date :
 Permit Moratorium Expiration Date :
 Enlargement Use Priority Date :
 Enlargement Statute Priority Date :
 Application Received Date:
 Protest Deadline Date:

Other Information

State or Federal : S
 Water District Number : TBD
 Generic Max Rate Per Acre : 0.02
 Generic Max Volume Per Acre : 4.5
 Civil Case Number :
 Decree Plaintiff :
 Decree Defendant :
 Swan Falls Trust or Nontrust :
 Swan Falls Dismissed :
 DLE Act Number :
 Cary Act Number :
 Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

7/6/2023



WALKER HILLS SUBDIVISION DRAINAGE, IRRIGATION & GRADING PLAN

A PART OF THE SW 1/4 SE 1/4, SECTION 11, T. 2 N., R. 3 W., B.M.,
CANYON COUNTY, IDAHO
2025

OWNER/DEVELOPER
WALKER INVESTMENT TRUST
4718 EAST GOLDSTONE DRIVE
MERIDIAN, ID 83642
(602) 432-6474

ENGINEER/SURVEYOR
MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454-0256

PROJECT BENCHMARKS

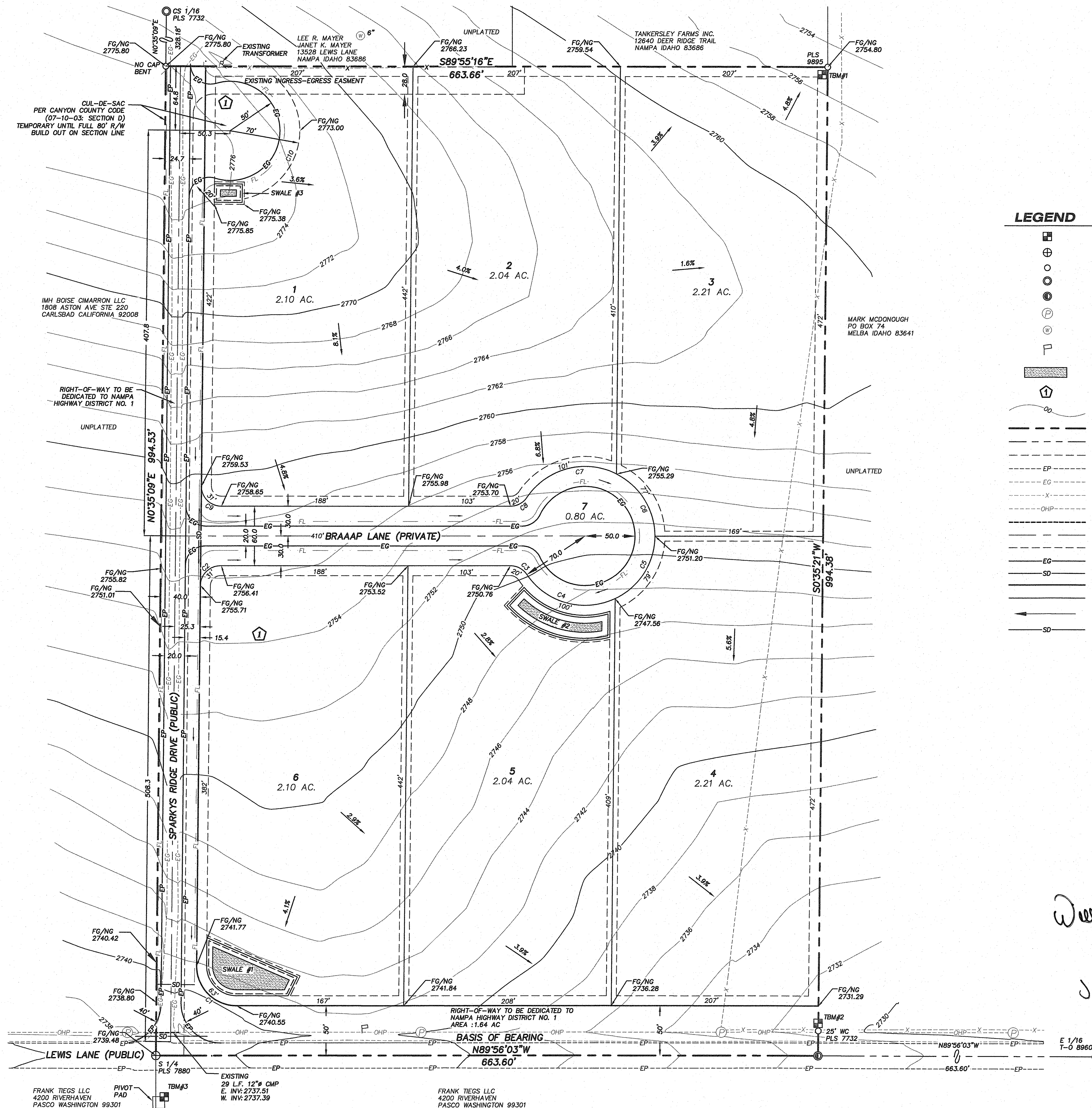
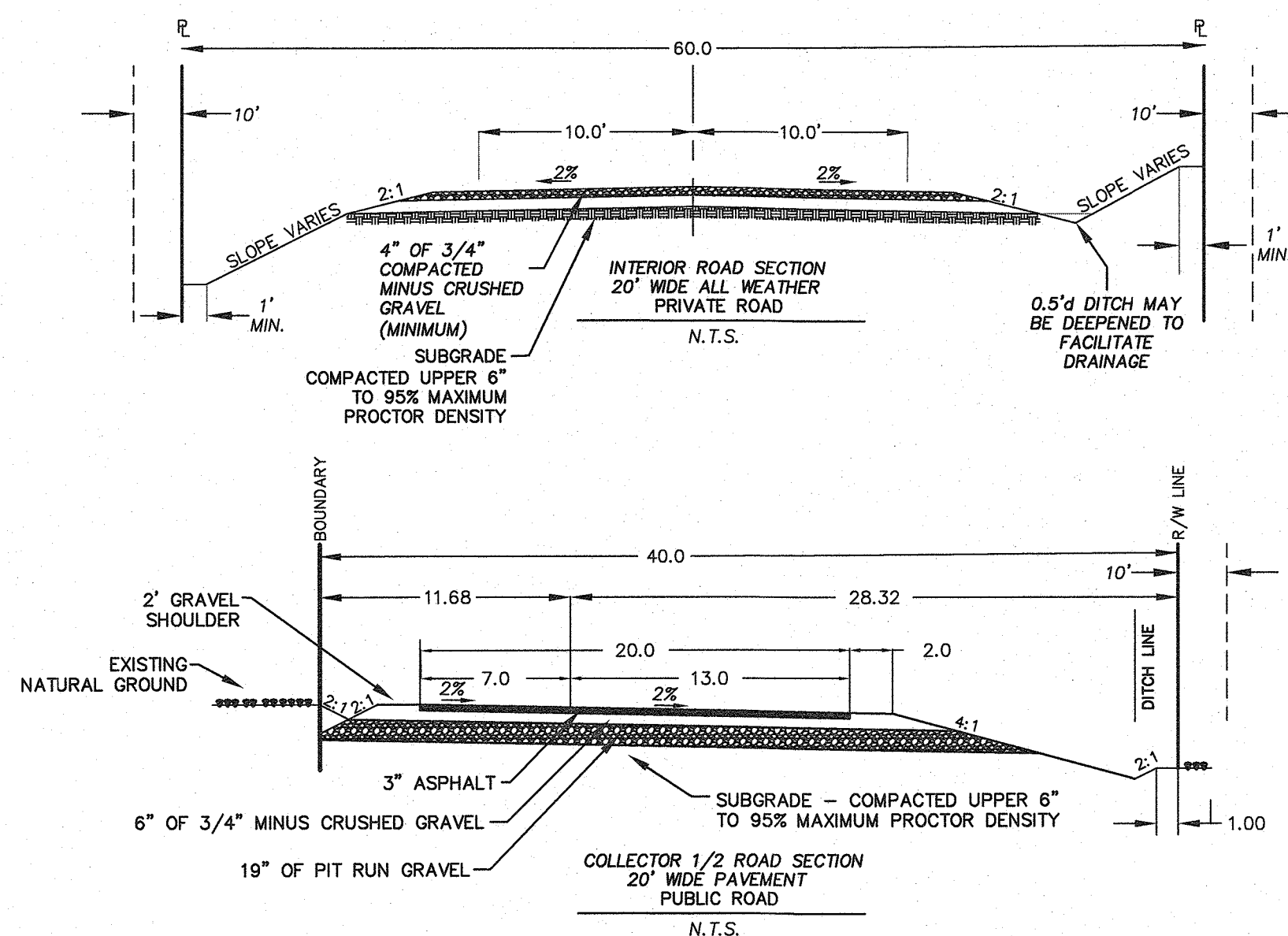
TBM #1
FOUND 1/2" IRON PIN PLASTIC CAP "KHC 9895"
NORTHEAST PROPERTY CORNER.
NAVD88 ELEVATION=2754.80'

TBM #2
FOUND 1/2" IRON PIN PLASTIC CAP "CLS PLS 7732"
25' WITNESS TO SOUTHEAST PROPERTY CORNER 12'
NORTH OF NORTH EP LEWIS LANE.
NAVD88 ELEVATION=2731.10'

TBM #3
CHISELED "X" IN NORTHEAST CORNER OF SPRINKLER
PIVOT PAD 28' SOUTH OF THE SOUTH EP LEWIS
LANE AND 31.5' SOUTHWEST OF SOUTHWEST
PROPERTY CORNER ALSO S 1/4 SEC 11
NAVD88 ELEVATION=2735.75'

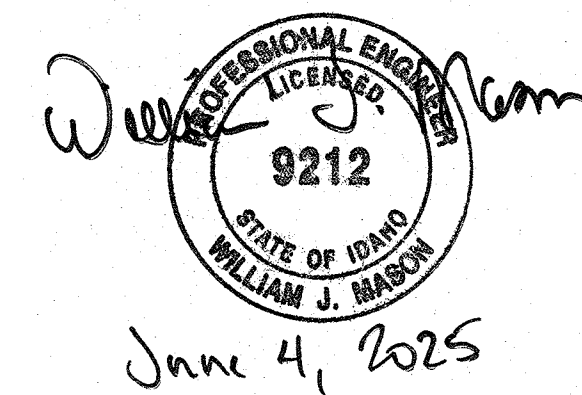
NOTES

1. PROPERTY IS NOT LOCATED WITHIN AN EXISTING IRRIGATION DISTRICT.
2. ALL LOTS SHALL BE IRRIGATED VIA INDIVIDUAL PRIVATE WELLS.



LEGEND

- Project Benchmark
- Found Aluminum Cap Monument
- Found 1/2" Iron Pin
- Found 5/8" Iron Pin
- Found Mag Nail
- Existing Power Pole
- Existing Well
- Existing Mail Box
- Seepage Bed
- Block Number
- Natural Ground Contour Line
- Property Boundary Line
- Section Line
- Easement Line
- Existing Edge of Pavement
- Existing Edge of Gravel
- Existing Fence
- Existing Overhead Power
- Existing Irrigation Pipe
- Centerline
- Easement Line
- Edge Gravel Road
- Storm Drain
- Right-of-Way
- Lot Line
- Flow Arrows
- Storm Drain



NO.	BY	DATE	DESCRIPTION
1	BP	6/2/25	COUNTY COMMENTS
1	BP	7/22	REVISIONS
DESIGNED BY: Professional Engineer, Land & Planners DRAWN BY: Mason & Associates CHECKED BY: Mason & Associates APPLIED BY: Mason & Associates			
CLIENT: WALKER INVESTMENT TRUST 4718 E. GOLDSTONE DRIVE MERIDIAN, ID 83642 (602) 432-6474			
JOB NO. MY0122	DWG NO. MY0122PP	SCALE: 1"=60'	FIELD BOOK NO.
DRAWING TITLE: WALKER HILLS SUBDIVISION DRAINAGE, IRRIGATION & GRADING PLAN SHEET NO. 2 OF 2 SHEETS			



AGENCY ACKNOWLEDGMENT

Date: 4-9-24

Applicant: Walker Investment Trust

Parcel Number: R32072010

Site Address: _____

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: _____ Signed: _____

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

Fire District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

☒ Applicant submitted/met for informal review.

District: Nampa Hwy Dist. #1

Date: 4-9-24 Signed: _____

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

Irrigation District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: NA Signed: _____

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

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



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

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: 04/18/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
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)

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



Fire District 9500 MISSOURI AVENUE, NAMPA ID 83686
208) 466-0670

Date: 4/10/2024

From: Upper Deer Flat
Fire District

Regarding: Pre-Plat Approval
Walker Hills Subdivision
Pump Road, S Nampa, ID

Agency Comments: Additional information will be required for Fire District approval of the proposed planned unit development. Where future development includes single family homes designed in accordance with the International Residential Code, the provisions of the 2018 International Fire Code shall apply as relates to premises identification, fire apparatus access and water supplies. See exceptions Idaho title 41-253 (2).

- Fire Apparatus Access:

Approved fire apparatus access roads shall be provided for this residential subdivision development. The fire apparatus access roads shall comply with the requirements of the 2018 International Fire Code section 503 and appendix "D". No Parking Fire Lane Signage shall comply with IFC appendix D103.6.1-2. (Ref IFC 102.5, 503, appendix B & D)

Plans indicate a single roadway 20 feet in width. Please revise plans demonstrating compliance with the above requirements regarding NO PARKING FIRE LANE restrictions on each side of the private lane.

- Fire Fighting Water Supply:

Suitable firefighting water supply shall be provided for new residential subdivisions. Where future development includes single family homes designed and constructed in accordance with the International Residential Code, residential subdivisions shall comply with the International Fire Code section 507 and appendix B105.1. Alternatively, areas without water supply systems can be designed with firefighting water supply systems designed in accordance NFPA 1142 *"Standard on Water Supplies for Suburban and Rural Fire Fighting"*. Such designed systems shall be approved by the Fire Code Official and include a specific note to be recorded on the final plat for each phase. (Ref IFC 102.5, 507, B103.3, B105.1)

Plans do not indicate compliance with the above provisions. Please revise plans to indicate how firefighting water supply will be provided for the proposed residential subdivision.

Upper Deer Flat Fire District
9500 Missouri Avenue, Nampa, ID 83686
1.208.466.0670 or 1.208.629.8636 (plan review)

Exhibit A.5

NAMPA HIGHWAY DISTRICT NO. 1

July 6, 2020

To: Jennifer Almeida, Planner
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re: Walker Investments Trust Rezone

I have reviewed the Conditional Rezone Application Notice received July 1, 2020, requesting rezone from Agricultural to Single Family Residential for property located on the north side of W. Lewis Ln 1900ft west of Sky Ranch Rd.

Comments are based upon information provided to the Highway District by Canyon County Development Services. Nampa Highway District #1 has no objection to the rezone subject to the following information:

1. The Subject property fronts W. Lewis Ln.
2. NHD#1 Functional Classification of W. Lewis Ln. is Rural Minor Arterial.
3. ACCHD Standards does not allow new direct access to an Arterial Roadway. An approved Application to Vary Standards will be required for access.
4. Either a subdivision plat and the associated fees will need to be submitted to the Highway District for a formal review, or a Land Split Application with the associated fee will need to be submitted.
5. Any approach serving 3 or more residences will require a paved apron.

All comments above are based on the ACCHD Standards Manual and Nampa Highway District #1 Supplementals.

The Highway District reserves the right to provide amended comments/conditions of approval in the event of application revision or revisions to the ACCHD Standards Manual.



NAMPA HIGHWAY DISTRICT NO. 1

March 29, 2023

Mason & Associates
C/O William Mason
924 3rd St. South
Nampa, ID. 83651

RE: Walker Hills Subdivision Preliminary Plat Review

Dear Will,

As requested, we have completed a review of the Preliminary Plat for Walker Hills Subdivision. The following comments relating to this development are based on the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts and Nampa Highway Dist. #1 Supplementals:

Sec. 2010.060 – Where there is no existing road along a section or quarter section line within or contiguous to the frontage of the development, the development shall be responsible for constructing $\frac{1}{2}$ the roadway width, but in no case less than a 20' plant mix pavement width.

Sec. 2020.040 – New private roads shall not have direct access to any roadway designated as arterials.

Sec. 2030.021.A – Vicinity map shall extend 1 mile beyond all boundaries.

Sec. 2040.010 – Private utilities not controlled by the PUC shall be located in a ten-foot easement adjacent to the public right-of-way unless otherwise approved by the District. Any drain/irrigation facilities shall be moved out of the right-of-way prior to signing the Final Plat.

Sec. 2120.040.A – Landscaping within the Public ROW requires a License Agreement approved by the Highway District Commissioners.



NAMPA HIGHWAY DISTRICT NO. 1

Sec. 3020.030 – Collector roadways shall be required at $\frac{1}{4}$ section lines unless waived by the District.

Sec. 3030.010 – 50' ROW dedication from the section line is all that is required on W. Lewis Ln.

Sec. 3061.010.A.– Private roads are not allowed direct access to Arterial Roadways. If the Variance Request is approved, a paved apron is required per ACCHD Standard Drawing #ACCHD-106 with 40' radiuses.

Sec. 3061.070. – No access shall be allowed to lots in a platted subdivision including those created by land division other than to internal subdivision streets or as otherwise shown on a plat. Include a note on the final plat stating this.

Sec. 3063.010. Private utilities not controlled by the PUC shall be located in a ten-foot easement adjacent to the public right-of-way unless otherwise approved by the District. Irrigation facilities shall be removed from the public right-of-way.

Sec. 3066.010 – All irrigation facilities, except crossings, shall be removed and maintained outside Highway District ROW.

Sec. 3070 – All drainage shall be retained on site. No discharge is allowed to the public ROW.

Sec. 3070.020 – Access culvert is required at the Braap Ln approach to W. Lewis Ln.

Sec. 3070.100. – Storm Drainage Maintenance: A note shall be included on the face of the final plat exactly as written stating “Storm drainage facilities outside the public Right-of-Way shall be the responsibility of the Homeowner’s Association or property owner on which the storm drainage facility is constructed if no Homeowner’s Association exists. Responsibility for storm drainage facilities includes all maintenance both routine and non-routine.”

Sec. 3070.110 – Per Resolution #2013-05, add a note on the plat stating “No new development or redevelopment of land may discharge storm water onto Highway District right-of-way or into the District’s Municipal Separate Storm Sewer System.”

Sec. 3090 – Street signs shall meet ACCHD Standards.



NAMPA HIGHWAY DISTRICT NO. 1

We recommend these comments be addressed prior to approval of the Final Plat. If you have any questions or need additional information, please give us a call.

Sincerely,

Eddy Thiel
Right-of-Way Tech



EXHIBIT B

Supplemental Documents

Case No. SD2024-0005

Hearing Examiner

Hearing date: August 18, 2025

Exhibit B.1

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R30072010 PARCEL INFORMATION REPORT

8/11/2025 5:31:56 PM

PARCEL NUMBER: **R30072010**

OWNER NAME: **WALKER INVESTMENTS TRUST**

CO-OWNER:

MAILING ADDRESS: **4718 E GOLDSTONE DR MERIDIAN ID 83642**

SITE ADDRESS: **0 LEWIS LN**

TAX CODE: **2120000**

TWP: **2N** RNG: **3W** SEC: **11** QUARTER: **SE**

ACRES: **15.15**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **RR / RURAL RESIDENTIAL**

HIGHWAY DISTRICT: **NAMPA HWY DIST #1**

FIRE DISTRICT: **UPPER DEER FLAT FIRE**

SCHOOL DISTRICT: **VALLIVUE SCHOOL DIST #139**

IMPACT AREA: **NOT In Impact Area**

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

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **AG**

IRRIGATION DISTRICT: **NOT In IRRIG_DIST**

FEMA FLOOD ZONE: **X** FLOODWAY: **NOT In FLOODWAY** FIRM PANEL: **16027C0375F**

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **NO Nitrate Prio**

FUNCTIONAL Classification: **MINOR ARTERIAL**

INSTRUMENT NO. : **2019019703**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **11-2N-3W SE TX 14189 IN W1/2 SW1/4 SE1/4**

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

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

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

Exhibit B.1



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

Preliminary Plat Check-List (CCZO §07-17-09)

Applicant: Walker/Mason & Assoc.			Case Number: SD2024-0005						
Subdivision Name: Walker Hills Sub.			Plat Date (Review #2): 6/4/2025						
Review Required by Planning:			Review Required by Engineering:			Review Required by Both:			

GENERAL REVIEW ITEMS	Meets Code / Comments	
	Planning	Engineering
1. Complete the initial review of all information given graphically and by note on the plat.	Complete	-
2. Check for compliance with FCOs and/or Development Agreement from the entitlement process, if applicable.	R-R, RZ2020-0010 (no DA)	-
3. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	N/A	-
4. Check for applicable agency comments. These comments could have been made at the entitlement stage or after.	Complete	-
5. Make note of agencies that should be noticed if not typically included on the notice list and pass the information along to the planner.	Agency notice sent on 4/24, comments sent to applicant on 5/29/25.	-
<i>Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in the ordinance and may not be strictly required.</i>		
A. FORM OF PRESENTATION	Meets Code / Comments	
	Planning	Engineering
1. Scale of Drawing (No more than 1" = 100' unless approved by DSD before submission).	1" = 60' Fine	-
2. Size of Drawing (No larger than 24' x 36"). • Obtain an electronic version of all submittals.	Yes	-
B. IDENTIFICATION AND DESCRIPTIVE DATA	Meets Code / Comments	
	Planning	Engineering
1. Proposed name of the subdivision and its location by section, township, and range. • Name of sub needs to be reserved through DSD GIS	4/22: Update the title block year from 2024 to 2025. 6/9: Meets	-
2. Reference by dimension and bearing to a section corner or quarter section corner.	Yes, but missing the basis of bearing (4/22). 6/9: Meets	-
3. Name, address, and phone number of the developer.	Yes, Walker Investment Trust	-
4. Name, address, and phone number of the person preparing the plat.	Yes, Mason & Assoc.	-

5. North arrow.	Yes	-
6. Date of preparation.	3/28/2024	-
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block, which shall be placed along the right edge of the drawing sheet.	Yes	-
8. The vicinity map is drawn to scale, clearly showing the proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. • <i>Check for consistency between the pre-plat and the vicinity map.</i>	Scale: Yes Arterial/Collector roads: Yes Adjacent subs: N/A	-
C. EXISTING CONDITIONS DATA	Meets Code / Comments	
	Planning	Engineering
1. Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope.	Two-foot contours. No slopes greater than 15%. DSD Engineering will review grading and drainage plan. Review sent on 4/24.	Meets
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of known areas subject to inundation.	DSD Engineering will review. Review sent on 4/24.	Meets
3. Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract. • <i>Future use of remaining wells, if applicable</i>	DSD Engineering will review. Review sent on 4/24.	Meets
4. Name, book, and page numbers of any recorded adjacent subdivisions having a common boundary with the tract.	N/A	-
5. Existing zoning classification, by note. • <i>Proposed zoning, by note, if new zoning is being proposed concurrently with a pre-plat application</i>	Yes, Project narrative #1	-
6. Approximate acreage of the tract, by note.	Yes, Project narrative #3	-
7. Boundary dimensions of the tract.	Yes	-
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract.	Yes	-
D. PROPOSED CONDITIONS DATA	Meets Code / Comments	
	Planning	Engineering
1. Road layout, including location, width, and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract. • <i>Confirmation that the highway district will allow proposed access if new access is on an arterial</i> • <i>Check the ownership of the access location if a separate lot</i> • <i>Check the alignment of stub streets with adjacent developments, if applicable.</i> • Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040)	Private road name (RD2024-0018) reviewed by GIS. 4/22: Check with the Nampa HWY District regarding the creation of Sparkys Ridge (public) and ROW dedication. Road name missing suffix (St., Dr., etc.)	Cul-de-sac turnaround radius shown as 65' but must be 70' per CCZO 7-10-03(3). Private road (Walker Hills Dr) connection to public Sparks Rd requires highway district approval. Road typical sections appear

Exhibit B.2a

<ul style="list-style-type: none"> Private road names need to be reserved through DSD GIS. Private roads require a separate application. Public road names must be checked for availability with DSD GIS <i>If typical sections are shown, make sure they are consistent with what will be required</i> 	<p>Cul-de-sac easement radius must be 70', not 65' (7-10-03(3))</p> <p>6/9: Road name updated to Sparkys Ridge Drive. Cul-de-sac radius updated to meet code.</p> <p>Private road name, Braap Lane, is fine. Private road lot width meets code.</p>	adequate for private road standards.
<p>2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; the total number of lots by type and grand total. A private road must be a lot.</p> <ul style="list-style-type: none"> <i>Curve table is present and matches the data shown graphically</i> <i>Minimum lot size</i> <i>Average lot size (calculated as total residential area divided by the number of residential lots)</i> <i>Check block numbering</i> <i>Consider any phasing shown</i> 	<ul style="list-style-type: none"> 4/22: Missing curve table. 6/9: Meets Minimum and average lot size: Yes, see project narrative Block and lot numbers: Yes No phasing proposed. 	Curve table missing from plat.
<p>3. Location, width, and use of easements</p> <ul style="list-style-type: none"> <i>Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.</i> <i>Show easements for all shared infrastructure</i> 	Yes	Yes
<p>4. Designation of all land to be dedicated or reserved for public use, with use indicated</p>	ROW dedication along the south and west boundaries.	-
<p>5. If the plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any</p>	N/A	-
<p>6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided</p>	N/A	-
<p>7. Appropriate information that sufficiently details the proposed development within any special development area, such as hillside, PUD, flood plain, cemetery, manufactured home, large-scale development, hazardous, and unique areas of development</p> <ul style="list-style-type: none"> <i>Check mapping layers for the above special development items. Include wetland and natural drainage ways.</i> <i>Consider recommended conditions related to special development areas and related reports</i> 	N/A	-
<p>8. All roads must be labeled as either "private" or "public" behind or beneath the road name</p>	Yes	-
E. PROPOSED UTILITY METHODS	Meets Code / Comments	
	Planning	Engineering

Exhibit B.2a

<p>1. Sewage: A statement as to the type of proposed sanitary sewage facilities</p> <ul style="list-style-type: none"> • Preliminary location/layout of proposed sewage facilities • Nutrient-Pathogen study if required by SWDH • If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include a preliminary sewer plan. DSD should complete a high-level feasibility review of shared utilities 	Project narrative note #10. DSD Engineering will review. Review sent on 4/24.	Meets
<p>2. Water Supply: A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> • Preliminary location/layout of proposed potable water facilities • If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include a preliminary potable water plan. DSD should complete a high-level feasibility review of shared utilities 	Project narrative note #9. DSD Engineering will review. Review sent on 4/24.	Meets
<p>3. Storm Water Disposal: A statement as to the type of storm water disposal facilities, which may include evidence as may be required relative to the design and operation of the proposed storm water system</p> <ul style="list-style-type: none"> • Include a statement that all stormwater shall be retained on site, if appropriate • Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, etc. • Maintenance easements for storm drain facilities treating drainage from public roads should be in place 	Project narrative note #11 and the drainage/grading plan. DSD Engineering will review. Review sent on 4/24.	Meets, see notes
<p>4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system</p> <ul style="list-style-type: none"> • Irrigation Supply and Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: <ul style="list-style-type: none"> - Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and - Copies of the community association's or similar organization's documents, which may be required precedent to the establishment of an irrigation distribution system within the proposed development. 	See the Irrigation plan. DSD Engineering will review. Review sent on 4/24.	Meets, see notes
<p>5. Utility Easement: The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.</p>	Yes. Project narrative note #8	Meets
GENERAL RECOMMENDED CONDITIONS		
<p>1. All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.</p> <p>a. Private road shall be built prior to final plat signature by the Board, subject to 07-10-03(20 and (3). Engineer certification of compliance shall be submitted as evidence.</p>		

2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Development shall comply with the requirements of the local highway district. Evidence shall include written correspondence from the highway district before the first public hearing held for the preliminary plat and the highway district's signature on the final plat.
4. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district before the first public hearing held for the preliminary plat and before the Board of County Commissioners' signature on the final plat.
5. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from Southwest District Health before the first public hearing held for the preliminary plat and Southwest District Health's signature on the final plat.
6. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the first public hearing held for the preliminary plat and before the Board of County Commissioners' signature on the final plat.
7. Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
8. Before the Board signs the final plat, a road user's maintenance agreement in accordance with CCCO §07-10-03(1)B3 shall be recorded, and the instrument number shall be added as a plat note on the final plat.

Date Reviewed**Reviewer**

4/22/2025	Dan Lister
5/27/2025	Dalia Alnajjar
6/9/2025	Dan Lister
6/23/2025	Dalia Alnajjar Approval letter

Engineering Notes

1. Revise cul-de-sac radius to 70'.
2. Add the missing curve table.
3. Secure all required agency approvals. Clarify responsibility for long-term maintenance of drainage and irrigation systems.

Planning Notes

- Fix all items in red. All items addressed 6/9 (DL)



Professional Engineers, Land Surveyors and Planners

924 3rd St. So., Suite B, Nampa, ID 83651

Ph (208) 454-0256

e-mail: wmason@masonandassociates.us

June 4, 2025

Canyon County Development Services
Attn: Dan Lister
111 North 11th Avenue #310
Caldwell, ID, 83605

Re: Walker Hills Subdivision Review #1

Mr. Lister:

Mason & Associates, Inc has updated the Preliminary Plat to address Canyon County Development Services and Engineering review comments. The following information is in response to the Engineering Review for Walker Hills Subdivision.

Identification and Descriptive Data

1. The title block year has been changed from 2024 to 2025.
2. Basis of bearing has been listed as Lewis Lane.

Proposed Conditions Data

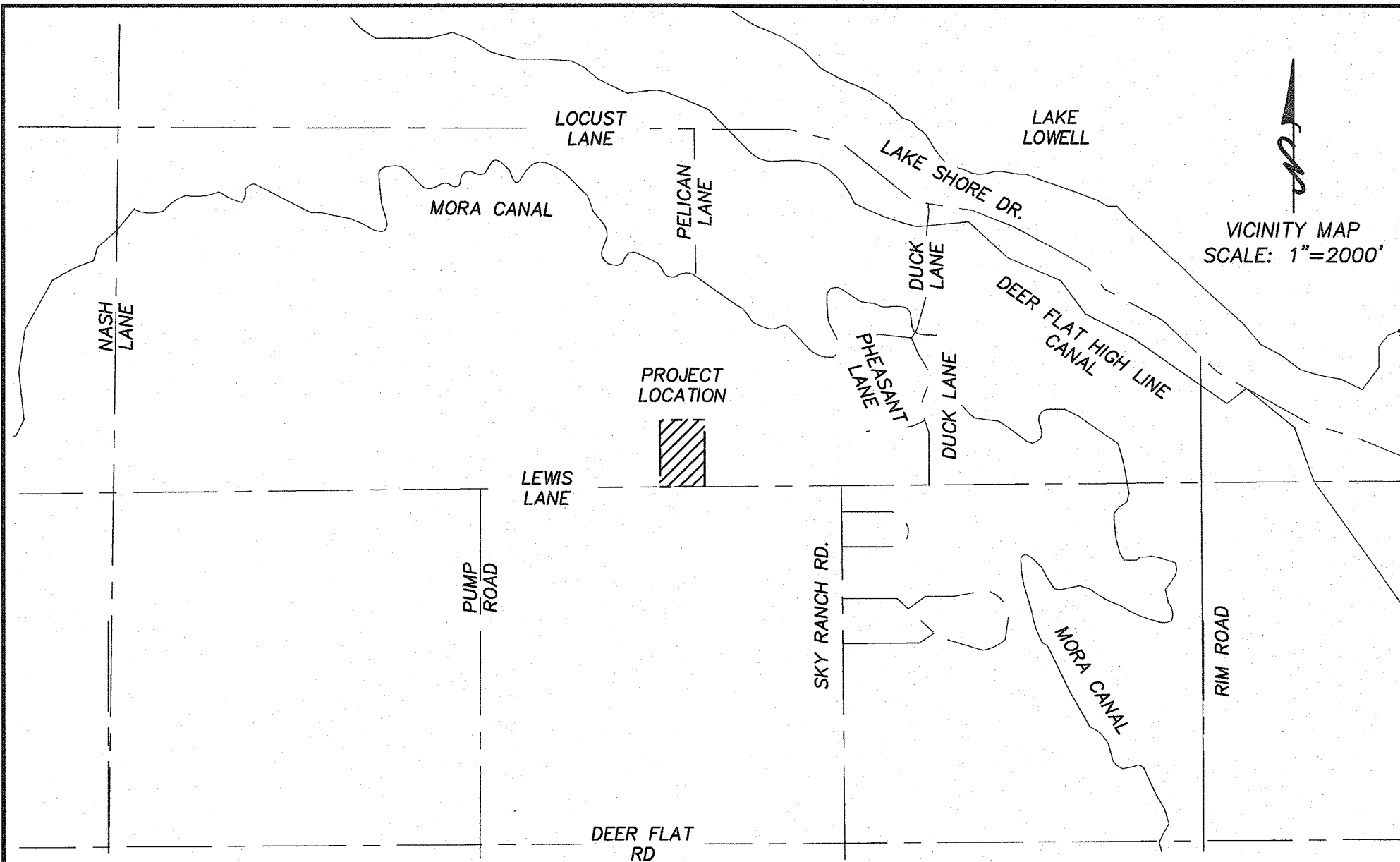
1. Sparkys Ridge is now listed as Sparkys Ridge Drive.
2. Cul-De-Sac has been updated to have a 70 foot radius.
3. Curve Table has been added.

Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "William J. Mason".

William J. Mason, P.E.
Mason & Associates, Inc.

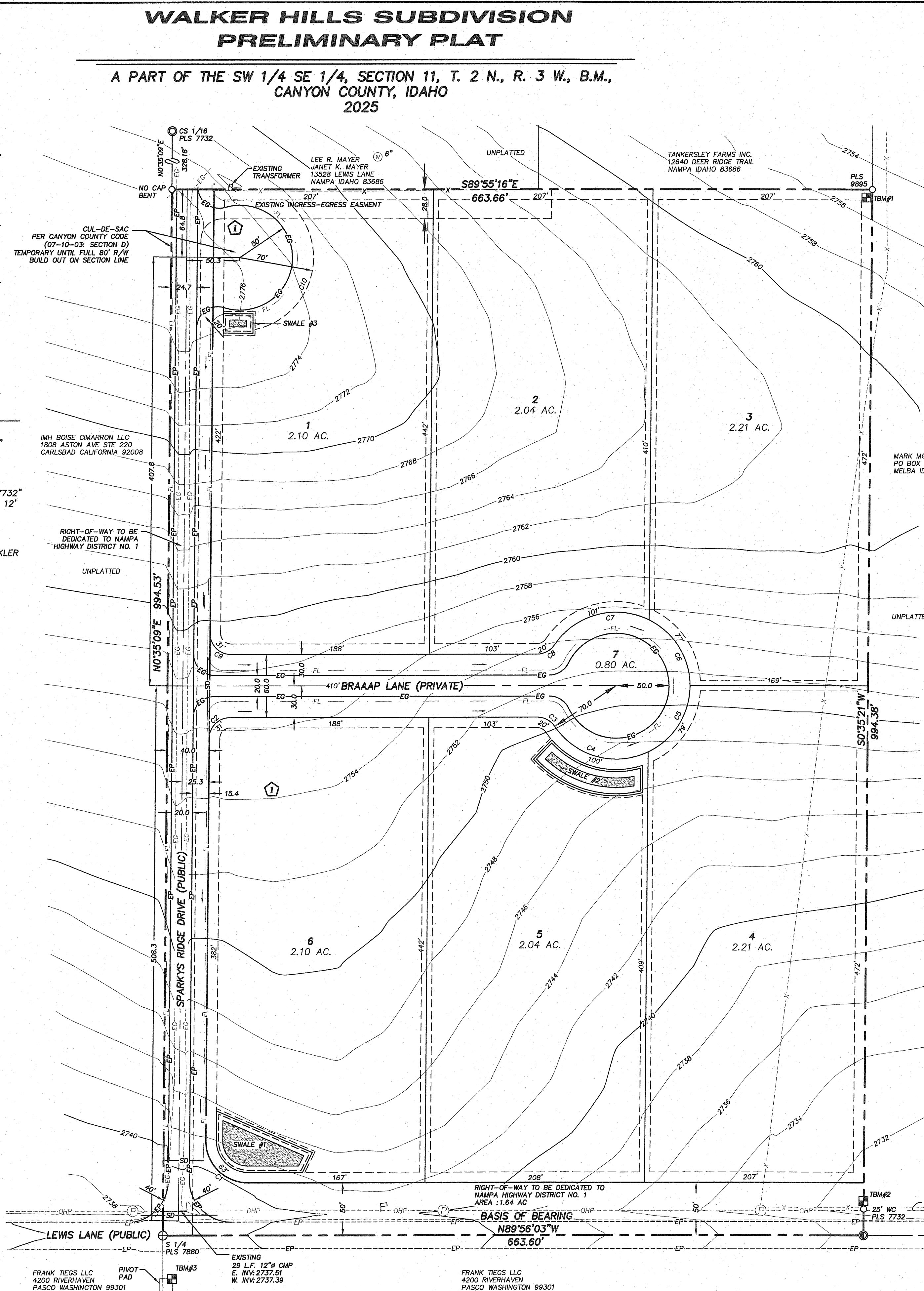


PROJECT NARRATIVE

- CURRENT CANYON COUNTY ZONE R-R.
- NO. OF RESIDENTIAL LOTS IS 6.
NO. OF COMMON LOTS IS 0.
NO. OF PRIVATE ROAD LOTS IS 1.
TOTAL NUMBER OF LOTS IS 7.
- AREA: ±15.15 ACRES (±13.51 AFTER NAMPA HIGHWAY DISTRICT NO. 1 DEDICATION)
- MINIMUM LOT SIZE: 2.00 ACRE
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- PUBLIC UTILITY EASEMENTS TO BE PROVIDED
UNLESS OTHERWISE SHOWN
SUBDIVISION BOUNDARY : 10 FEET
STREET FRONTAGE : 10 FEET
REAR LOTS : 10 FEET
SIDE LOTS : 5 FEET
- INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED BY HOMEOWNER.
- INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED BY HOMEOWNER.
- IMPROVEMENTS SHOULD NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF. INCREASED RUNOFF WILL BE RETAINED VIA SWALES. PUBLIC STREET STORM DRAINAGE SHALL BE CONVEYED VIA ROADSIDE BARROW DITCHES INTO STORM DRAINAGE DISPOSAL FACILITIES. STORM DRAINAGE FACILITIES SHALL BE LOCATED WITHIN AN EASEMENT, OUTSIDE OF THE PUBLIC RIGHT OF WAY. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE APPLICATION OF PERIMETER LOT BERMING TO PREVENT DIRECT LOT STORMWATER DISCHARGE INTO IRRIGATION FACILITIES.
- FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING FINISH GRADES. RUNOFF SHALL BE MAINTAINED ON SUBDIVISION PROPERTY UNLESS OTHERWISE APPROVED.
- PRIVATE ROAD TO BE MAINTAINED BY BRAAAP LANE ROAD USER'S AGREEMENT.

PROJECT BENCHMARKS

- TBM #1
FOUND 1/2" IRON PIN PLASTIC CAP "KHC 9895"
NORTHEAST PROPERTY CORNER.
NAVDB8 ELEVATION=2754.80'
- TBM #2
FOUND 1/2" IRON PIN PLASTIC CAP "CLS PLS 7732"
25' WITNESS TO SOUTHEAST PROPERTY CORNER 12'
NORTH OF NORTH EP LEWIS LANE.
NAVDB8 ELEVATION=2731.10'
- TBM #3
CHISELED "X" IN NORTHEAST CORNER OF SPRINKLER
PIVOT PAD 28' SOUTH OF THE SOUTH EP LEWIS
LANE AND 31.5' SOUTHWEST OF SOUTHWEST
PROPERTY CORNER ALSO S 1/4 SEC 11
NAVDB8 ELEVATION=2735.75'



OWNER/DEVELOPER

WALKER INVESTMENT TRUST
4718 EAST GOLDSTONE DRIVE
MERIDIAN, ID 83642
(602) 432-6474

ENGINEER/SURVEYOR

MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454-0256

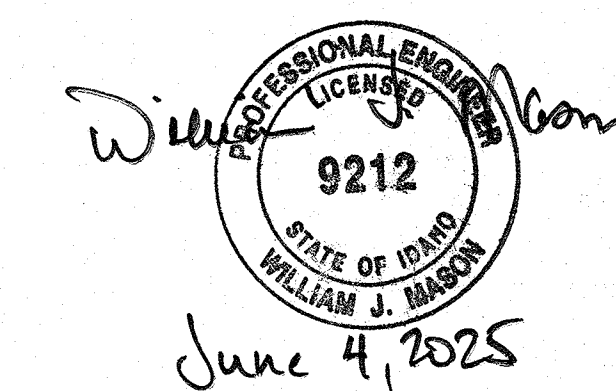
LEGEND

- Project Benchmark
- Found Aluminum Cap Monument
- Found 1/2" Iron Pin
- Found 5/8" Iron Pin
- Found Mag Nail
- Existing Power Pole
- Existing Well
- Existing Mail Box
- Seepage Bed
- Block Number
- Natural Ground Contour Line
- Property Boundary Line
- Section Line
- Easement Line
- Existing Edge of Pavement
- Existing Edge of Gravel
- Existing Fence
- Existing Overhead Power
- Existing Irrigation Pipe
- Centerline
- Edge Gravel Road
- Edge Of Pavement
- Storm Drain
- Right-of-Way
- Lot Line
- Storm Drain
- Flow Line of Borrow Ditch

SHEET INDEX

SHEET 1 - PRELIMINARY PLAT
SHEET 2 - DRAINAGE, IRRIGATION & GRADING PLAN

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	63.19	40.00	90°31'12"	S44°40'27"E	56.82
C2	31.23	20.00	89°28'48"	S45°19'33"W	28.16
C3	19.64	20.00	56°15'04"	N61°48'31"W	18.86
C4	99.95	70.00	81°48'29"	S74°35'14"E	91.67
C5	78.73	70.00	64°26'34"	N32°17'14"E	74.65
C6	77.46	70.00	63°24'10"	N31°38'08"W	73.57
C7	101.22	70.00	82°50'54"	S75°14'20"W	92.63
C8	19.64	20.00	56°15'04"	N61°48'26"E	18.86
C9	31.60	20.00	90°31'12"	S44°40'27"E	28.41
C10	158.72	70.00	129°55'02"	N13°15'03"E	126.84



DRAWING TITLE: WALKER HILLS SUBDIVISION PRELIMINARY PLAT	JOB NO. MY0122	CLIENT: WALKER INVESTMENT TRUST 4718 E. GOLDSTONE DRIVE MERIDIAN, ID 83642 (602) 432-6474	DESIGNED BY:	DATE:	DESCRIPTION:
			DRAWN BY:	BY:	COUNTY COMMENTS:
			CHECKED BY:	NO:	
			APPROVED BY:	10/22	
FIELD BOOK NO.			Rev		

WALKER HILLS SUBDIVISION DRAINAGE, IRRIGATION & GRADING PLAN

A PART OF THE SW 1/4 SE 1/4, SECTION 11, T. 2 N., R. 3 W., B.M.,
CANYON COUNTY, IDAHO
2025

OWNER/DEVELOPER
WALKER INVESTMENT TRUST
4718 EAST GOLDSTONE DRIVE
MERIDIAN, ID 83642
(602) 432-6474

ENGINEER/SURVEYOR
MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454-0256

PROJECT BENCHMARKS

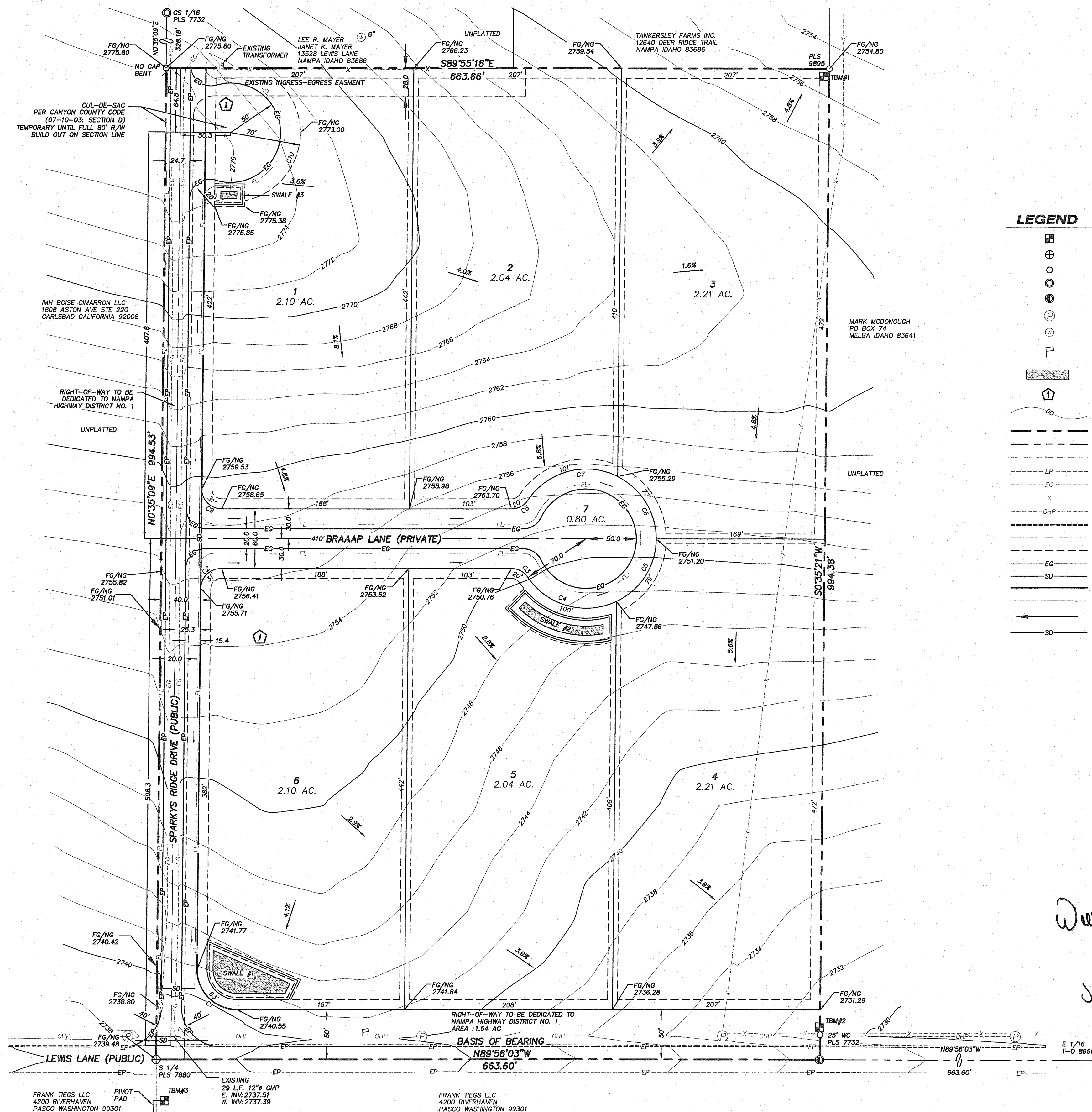
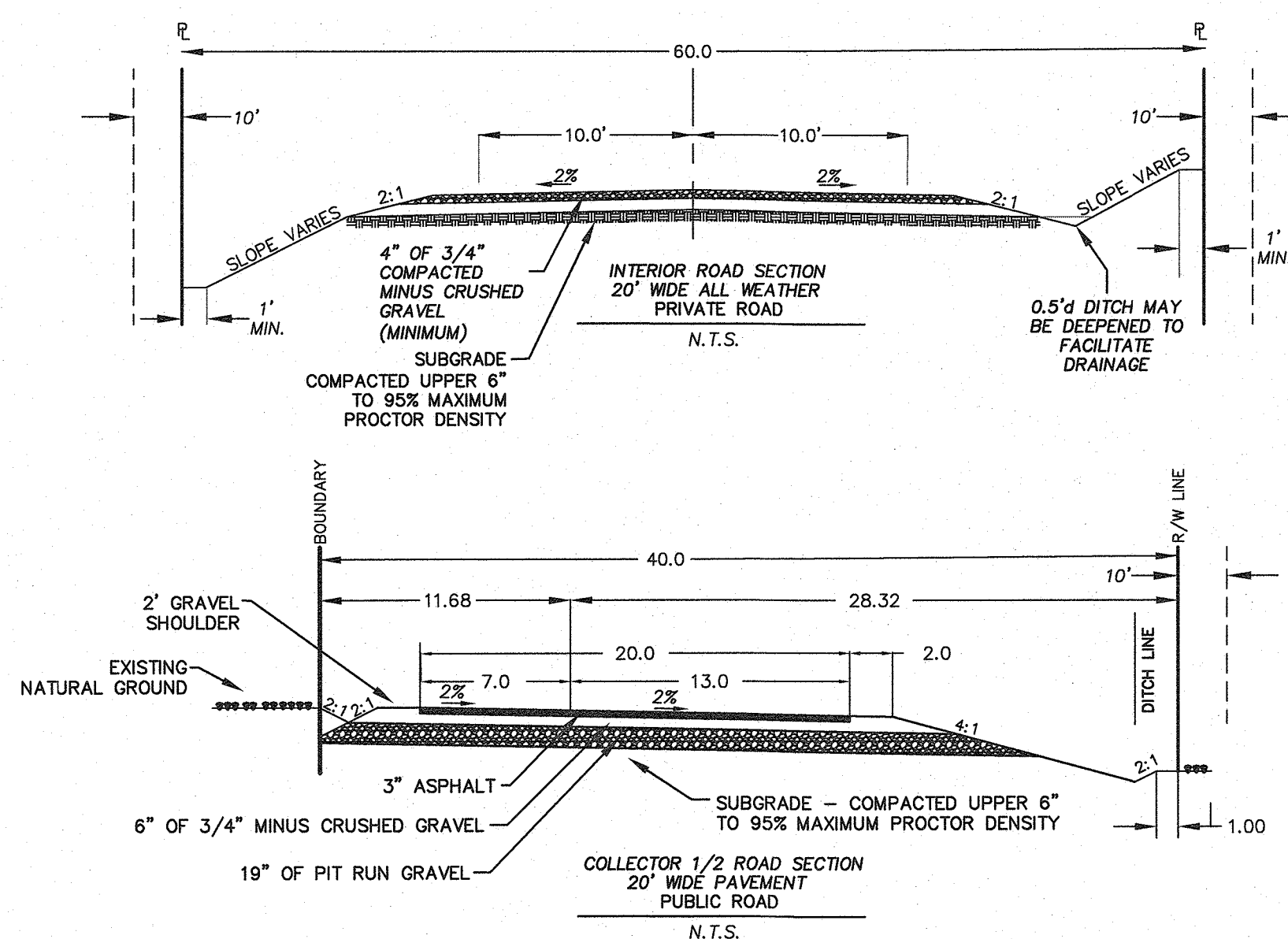
TBM #1
FOUND 1/2" IRON PIN PLASTIC CAP "KHC 9895"
NORTHEAST PROPERTY CORNER.
NAVD88 ELEVATION=2754.80'

TBM #2
FOUND 1/2" IRON PIN PLASTIC CAP "CLS PLS 7732"
25' WITNESS TO SOUTHEAST PROPERTY CORNER 12'
NORTH OF NORTH EP LEWIS LANE.
NAVD88 ELEVATION=2731.10'

TBM #3
CHISELED "X" IN NORTHEAST CORNER OF SPRINKLER
PIVOT PAD 28' SOUTH OF THE SOUTH EP LEWIS
LANE AND 31.5' SOUTHWEST OF SOUTHWEST
PROPERTY CORNER ALSO S 1/4 SEC 11
NAVD88 ELEVATION=2735.75'

NOTES

1. PROPERTY IS NOT LOCATED WITHIN AN EXISTING IRRIGATION DISTRICT.
2. ALL LOTS SHALL BE IRRIGATED VIA INDIVIDUAL PRIVATE WELLS.



LEGEND

- Project Benchmark
- Found Aluminum Cap Monument
- Found 1/2" Iron Pin
- Found 5/8" Iron Pin
- Found Mag Nail
- Existing Power Pole
- Existing Well
- Existing Mail Box
- Seepage Bed
- Block Number
- Natural Ground Contour Line
- Property Boundary Line
- Section Line
- Easement Line
- Existing Edge of Pavement
- Existing Edge of Gravel
- Existing Fence
- Existing Overhead Power
- Existing Irrigation Pipe
- Centerline
- Easement Line
- Edge Gravel Road
- Storm Drain
- Right-of-Way
- Lot Line
- Flow Arrows
- Storm Drain

Professional Engineer
9212
STATE OF IDAHO
WILLIAM J. MASON
June 4, 2025

NO.	DATE	DESCRIPTION
1	6/2/25	COUNTY COMMENTS
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Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

▪ Engineering Division ▪

June 23, 2025

Re: Walker Hills Subdivision – Preliminary Plat #2 Review

Dear Applicant,

The Engineering Division has reviewed the Preliminary Plat for the Walker Hills Subdivision, dated March 28, 2024. Our review focused on conformance with Canyon County Code Ordinance, Article 17. The following items must be addressed to meet County requirements:

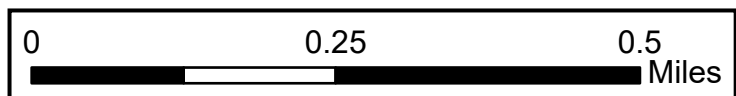
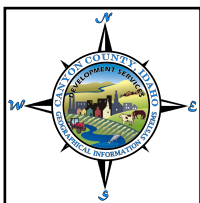
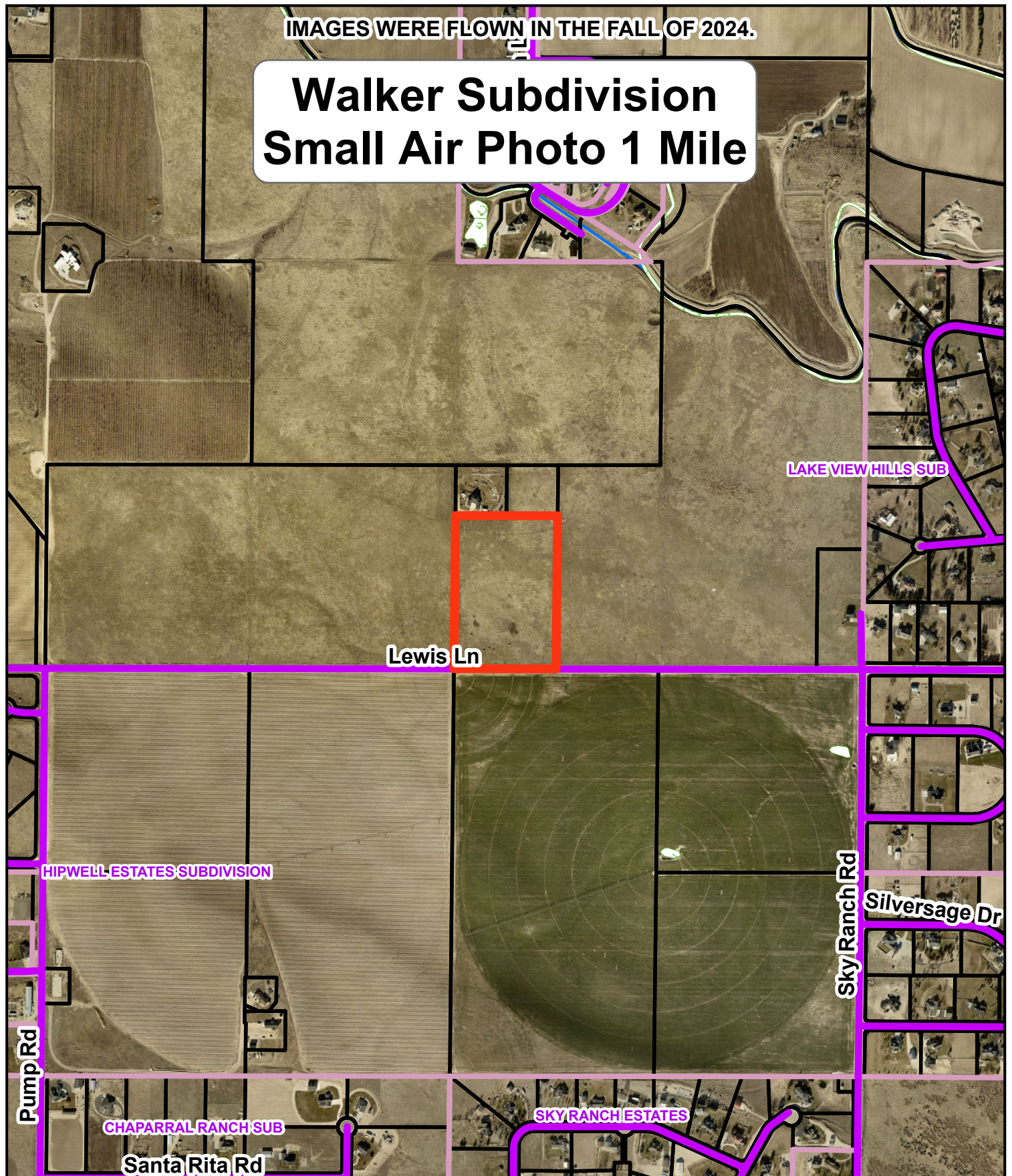
1. The Secure written correspondence from the following agencies prior to final plat approval:
 - Local Highway District
 - Southwest District Health
 - Fire District
2. Include a road users' maintenance agreement on the final plat in accordance with CCZO §07-10-03(1)B3. The recorded instrument number must be referenced as a plat note.
3. Provide an easement for a USPS community mailbox or obtain a waiver from USPS prior to final plat approval.

We recommend that the preliminary plat be **APPROVED**. Any variances or waivers to Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of this preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of their respective responsibilities.

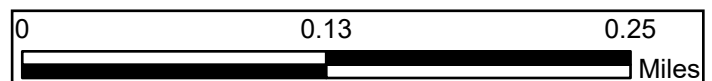
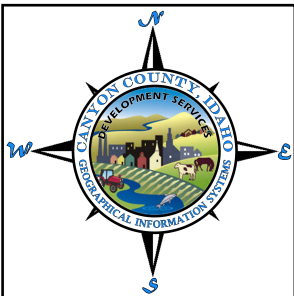
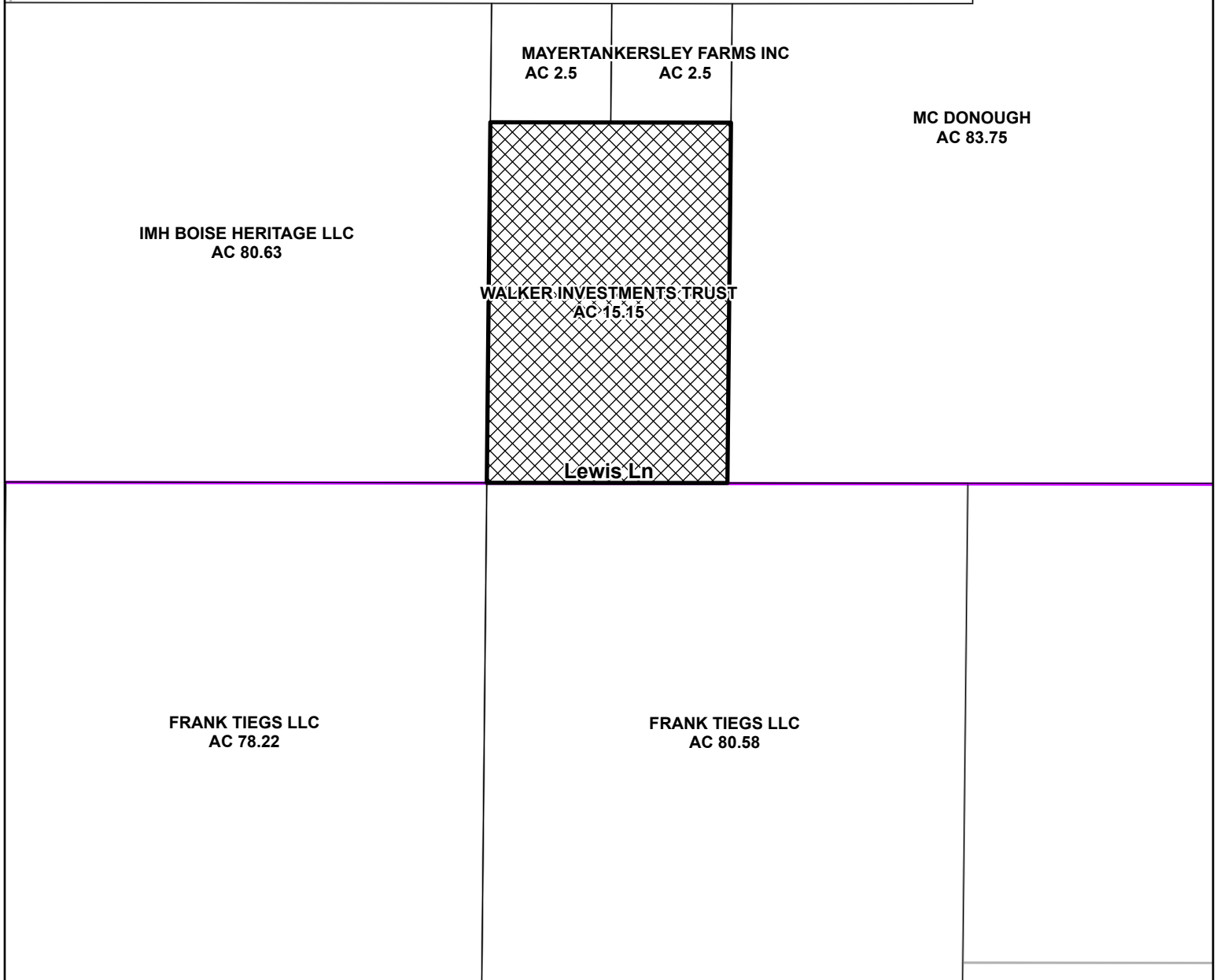
Sincerely,
Dalia Alnajjar
Engineering Supervisor
Canyon County Development Services

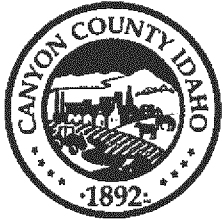
IMAGES WERE FLOWN IN THE FALL OF 2024.

Walker Subdivision Small Air Photo 1 Mile



Walker Subdivision Small Vicinity Map





Canyon County Board of County Commissioners
Walker Investments Trust- Rezone Case No. RZ2020-0010

Development Services Department

January 29, 2021

Findings of Fact, Conclusions of Law, and Order

Findings of Fact

1. The applicant is requesting a **Rezone** of approximately 15.15 acres from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone.
2. The average minimum lot size in an "R-R" zone is two (2) acres.
3. The subject property, parcel no. R30072010 is located on the north side of Lewis Ln., approximately 1900 ft. west of the intersection of Sky Ranch Rd. and Lewis Ln. in a portion of the SE ¼ of Section 11, T2N, R3W, BM, Canyon County, Idaho.
4. The subject property is currently zoned "A" (Agricultural).
5. The subject property is designated as Residential on the 2020 Canyon County Future Land Use Map. (Exhibit 11).
6. The subject property is not located within an area of city impact.
7. The subject property is located within Nampa Highway District No. 1, Upper Deer Flat Fire Protection District, and Vallivue School District.
8. The neighborhood meeting was held on 2/18/20 in accordance with CCZO §07-01-15.
9. The Planning & Zoning Commission recommended denial of the request for a rezone to "R-1" (Single Family Residential). The applicant amended their request, and is now requesting an "R-R" (Rural Residential) zone.
10. Notice of the public hearing was provided as per CCZO §07-05-01: Agencies were notified on 1/13/21, property owners within 300 ft. were notified by mail on 81/13/21, Newspaper notice was provided on 1/14/21, and the property was posted on 1/22/21.
11. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on 9/3/20, 1/29/21, and all information contained in DSD case file, RZ2020-0010.

Conclusions of Law

For this request the Board of County Commissioners find and conclude the following regarding the Standards of Review for a Zoning Amendment (§07-06-05):

A. Is the proposed zone change generally consistent with the comprehensive plan?

Conclusion: The proposed zone change is consistent with the Canyon County 2020 Comprehensive Plan and future land use map.

Finding: Property Rights Policy No. 1- *"No person shall be deprived of private property without due process of law."*

Property Rights Policy No. 8- *"Promote orderly development that benefits the public good and protects the individual with a minimum of conflict."* The property is designated as "residential" on the 2020 Canyon County Future Land Use Map.

Population Policy No. 3- *"Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses."* The property is located in an area that is designated for future residential uses on the future land use map. A rezone to residential would not create an incompatible land use. An "R-R" (Rural Residential) zoning district is commensurate with existing approvals in the area.

Public Services, Facilities and Utilities Policy No. 3- *"Encourage the establishment of new development to be located within the boundaries of a rural fire protection district."* The subject property is located within Upper Deer Flat Fire Protection District.

Land Use Goal No. 6- *"Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur."* The subject property is designated as "residential" on the Canyon County Future Land Use Map.

Transportation Policy No. 13- *"Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency services purposes."* The property has frontage on Lewis Ln., a public road.

B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?

Conclusion: The proposed zone change is more appropriate than the current zoning designation and is consistent with the future land use map designation of residential.

Finding: The proposed zone change is more appropriate than the current zoning designation of "A" (Agriculture) based on the Canyon County Future Land Use Map for the area. The zoning amendment to "R-R" (Rural Residential) is commensurate with the surrounding area as well as the prior approvals for "R-R" zoning that are adjacent to the property.

C. Is the proposed zoning map amendment compatible with surrounding land uses?

Conclusion: The proposed zoning map amendment is compatible with the surrounding land uses.

Finding: The proposed zoning map amendment to “R-R” (Rural Residential) is compatible with the surrounding land uses and the mix of lot sizes / approvals that exist within the area. The property is adjacent “CR-RR” (Conditional Rezone/Rural Residential) zoned property along the west boundary, agricultural parcels to the south, two (2.5) acre parcels to the north, and agricultural zoned property to the east.

D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed zoning map amendment to “R-R” (Rural Residential) will not negatively affect the character of the area.

Finding: The proposed zoning map amendment will not have a negative impact the essential character of this area by. The property is adjacent to “CR-RR” (Conditional Rezone/Rural Residential) zoning. There are also two (2) 2.5 acre parcels along the north boundary of the subject property. At this time no mitigation is proposed.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?

Conclusion: Adequate sewer, drainage, irrigation, and storm water drainage facilities and utility systems will be provided to accommodate the proposed zoning map amendment at the time of development.

Finding: New septic systems will require approval from Southwest District Health Department.

Domestic wells will require the appropriate permitting from Idaho Department of Water Resources.

Drainage, irrigation, and other utilities will be addressed during the development of the property.

F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?

Conclusion: The property has frontage on Lewis Ln.

Finding: The subject property has frontage on Lewis Lane, which is a public road. Nampa Highway District No. 1 has provided an agency response to the rezone request. NHD1 indicates that Lewis Ln. is classified as a “rural minor arterial” and no new direct access is allowed without approval of a variance. NHD1 will also require the approach apron to be paved (Exhibit 15).

Idaho Transportation Department did not anticipate any significant traffic impacts to the State Highway System from the development and had no objection to the request (Exhibit 17).

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

Conclusion: The rezone of the subject property will not cause undue interference with existing or future traffic patterns as proposed.

Finding: The proposed zoning map amendment will not require public street improvements in order to provide adequate access to and from the subject property.

No mitigation measures are proposed at this time.

H. Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will be provided to accommodate the use. No mitigation is proposed at this time.

Finding: Canyon County Ambulance District, Vallivue School District, Canyon County Sheriff, and Upper Deer Flat Fire Protection District were notified of the request and did not provide responses to indicate that the proposed zone change amendment would have a negative impact. No mitigation measures are proposed at this time.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein the Board of County Commissioners **approve** Case # RZ2020-0010 a request to rezone parcel R3007201 approximately 15.15 acres, from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone.

APPROVED this 29 day of January, 2021.

BOARD OF COUNTY COMMISSIONERS

CANYON COUNTY,

Yes

No

Did Not Vote



Commissioner Leslie Van Beek



Commissioner Keri Smith

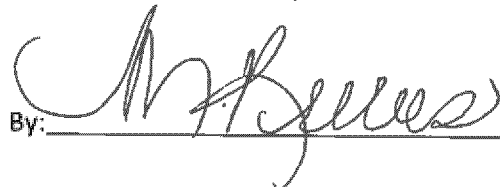




Commissioner Pamela White



Attest: Chris Yamamoto, Clerk

By: 

Date: 1-29-21

Exhibit B.4

EXHIBIT C

Agency Comments

Case No. SD2024-0005

Hearing Examiner

Hearing date: August 18, 2025

Dan Lister

From: GIS and Addressing Division
Sent: Friday, August 1, 2025 12:11 PM
To: Dan Lister
Subject: RE: Agency Notice SD2024-0005 / Walker Hills

Hello Dan,

Sparky Ridge Drive does not meet the addressing ordinance. A drive is “a street generally meandering in an east-west direction” whereas this is north-south. Sparkys Ridge Place, Road, or Way would work.

Thanks,

Madelyn Vander Veen
GIS Analyst, [Canyon County Development Services](#)
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:

Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

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: Caitlin Ross
Sent: Friday, July 11, 2025 12:18 PM
To: Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: FW: Agency Notice SD2024-0005 / Walker Hills

Hello All,

My apologies, I missed sending this to you...please see attached and below.

Thank you!
Caitlin

From: Caitlin Ross
Sent: Friday, July 11, 2025 12:07 PM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>;

'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'ingram@idahopower.com' <ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'edward_owens@fws.gov' <edward_owens@fws.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'Tammi.L.Barth@usps.gov' <Tammi.L.Barth@usps.gov>; 'henry.medel@usps.gov' <henry.medel@usps.gov>

Subject: Agency Notice SD2024-0005 / Walker Hills

Dear Agencies,

Please see the attached agency notice regarding the scheduled Hearing Examiner hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. No response is required unless there is an update to your original comments.

This is the notification that a hearing date of **August 18, 2025** at 1:00 pm has been set for this case along with a final deadline of **August 8, 2025** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

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

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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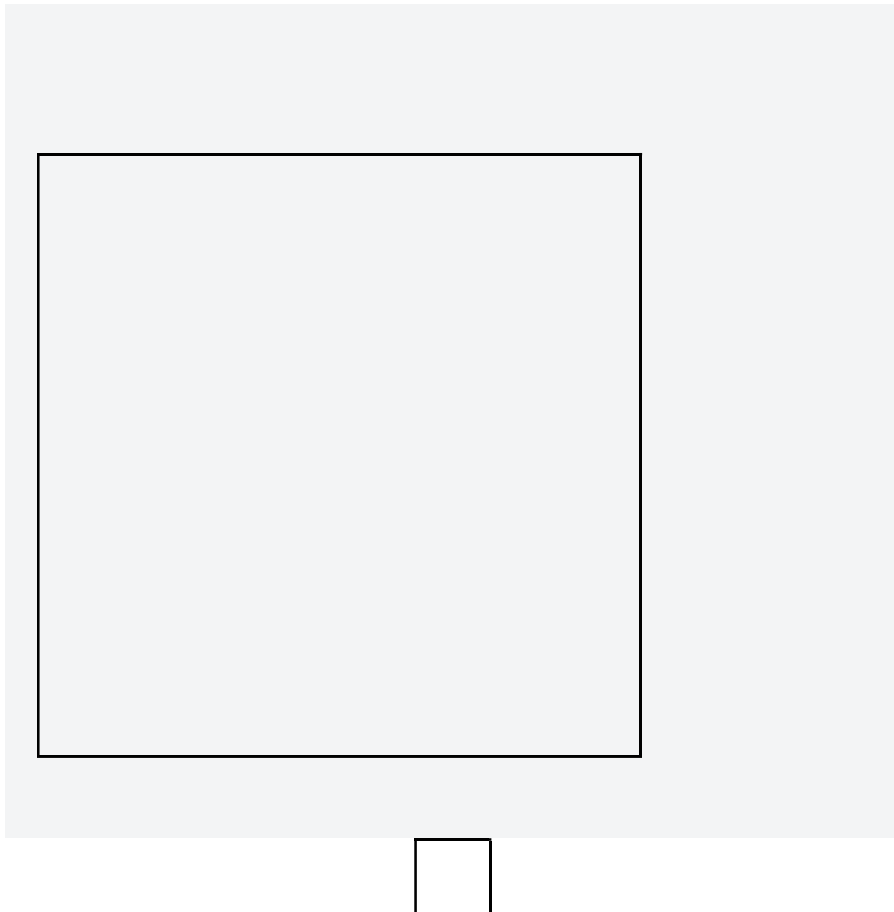
Dan Lister

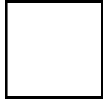
From: Tony Almeida
Sent: Thursday, April 24, 2025 9:58 AM
To: Dan Lister
Subject: SD2024-0005 & RD2024-0018 Walker Hills Prelim. SD

The private road application has "Sparkys Ln", which is already in use.
The preliminary plat has "Sparkys Ridge", which is ok but they need a road type, St, Dr, etc.
We need to verify if they want to use Sparkys Ridge Rd or St.

Tony

From: Daniel Lister via monday.com <notifications@monday.com>
Sent: Tuesday, April 22, 2025 1:31 PM
To: Tony Almeida <tony.almeida@canyoncounty.id.gov>
Subject: [External] [You're assigned] SD2024-0005 & RD2024-0018 Walker Hills Prelim. SD





Daniel Lister [assigned you](#) to **SD2024-0005
& RD2024-0018 Walker Hills Prelim. SD**

Current Planning - Hearings ☐ Application Assignment

[View Item](#)

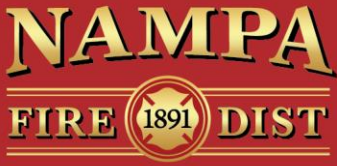
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Exhibit C.2

ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: August 4, 2025

TO: Dan Lister, Planner, Canyon County Development Services Department

FROM: Ron Johnson, Nampa Fire District, Fire Marshal, Representing Upper Deer Flat Fire District.

APPLICANT: Walker Investment Trust

OWNER: Walker Investment Trust

PROJECT ADDRESS: R30072010; South of 13528 Lewis Ln.

RE: Walker Hills Subdivision, SD2024-0005

This application is for preliminary plat of a subdivision with 6 residential lots on 15.51 acres.

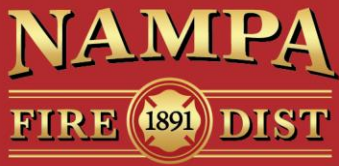
This review is being conducted by Nampa Fire Protection District for Upper Deer Flat Fire District. The Upper Deer Flat Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire District required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

- **No municipal water system is available in the area. An approved alternative water supply for fire flow shall be provided.**



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

Fire Access Comments:

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Dead end fire apparatus access roads **exceeding 500 feet in length** shall have an unobstructed width of not less than **26** feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Exhibit C.2

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. (IFC 503.8)

General Conditions

Specific building construction requirements of the International Building Code, and International Fire Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Emergency Response Time Analysis and Service Impact:

The proposed lot is located 6.2 miles from the Upper Deer Flat Fire Department with an approximate driving time of 9 minutes. The overall fire response time could be significantly longer and varies due to Upper Deer Flat Fire District being a volunteer organization which requires time to assemble a crew of firefighters before responding. This land division does not have a negative impact on the service level of the Upper Deer Flat Fire District.

EMS Services are provided by Nampa Fire District and Canyon County Paramedics. The proposed lot is located 8.3 miles from Nampa Fire Station 2 with an overall response time of approximately 17 minutes.

“No Parking” Signs

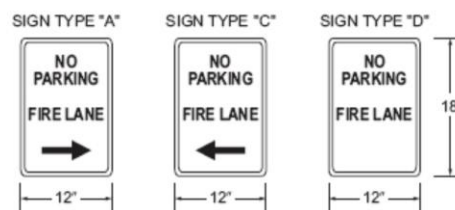
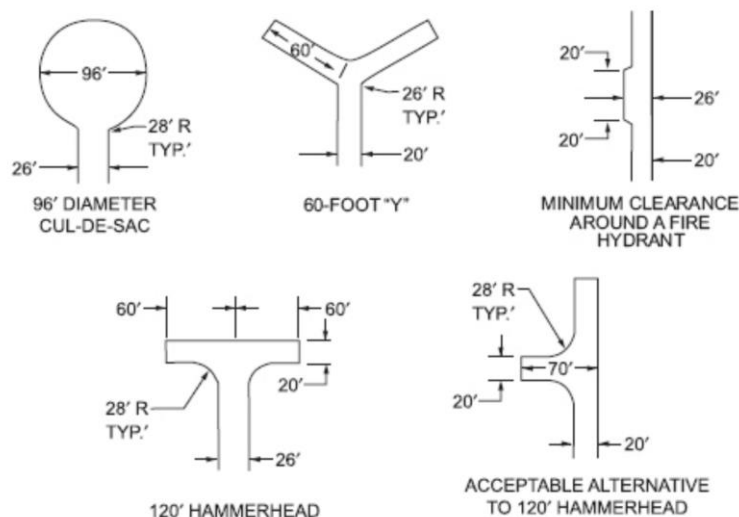


FIGURE D103.6 FIRE LANE SIGNS

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



Lisa Boyd, Superintendent

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

May 8, 2025

Re: SD2024-0005

Dear Canyon County Planning and Zoning,

If the application is approved, the students would attend West Canyon Elementary, Vallivue Middle School, and Vallivue High School.

Currently, the surrounding schools can accommodate such a small development. The district's main concern is with large swaths of land approved for major developments that could compromise the district's overall capacity to provide appropriate services over the next ten years.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Palmer", written in a cursive style.

Joseph Palmer
Assistant Superintendent

Exhibit C.4

Dan Lister

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, April 25, 2025 8:32 AM
To: Dan Lister
Subject: [External] RE: Agency Notice for SD2024-0005 / Walker Hills

Hi Dan,

- 1.) Will a Nutrient Pathogen Study be required? **The development is NOT in a designated Nitrate Priority Area (NPA) and does not require a Nutrient Pathogen Study.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been conducted, and septic systems have not been proposed for each lot.**
- 3.) Any concerns about the request? If so, are there any conditions or improvements recommended? **The applicant/developer must schedule a pre-development meeting with SWDH to discuss the details of this project.**

Please let me know if you have any questions.

Thank you,



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

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 24, 2025 10:07 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.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>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian

Exhibit C.5

1445 N Orchard St
Boise, ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

April 28, 2025

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

Subject: Agency Notice for SD2024-0005 Walker Hills

Dear Mr. Lister:

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

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

1. AIR QUALITY

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

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

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

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

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

6. ADDITIONAL NOTES

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith".

Troy Smith
Regional Administrator